

City of Maple Ridge

**COMMITTEE OF THE WHOLE
AGENDA
January 9, 2017
1:00 p.m.
Council Chamber**

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.

Note: If required, there will be a 15-minute break at 3:00 p.m.

Chair: Acting Mayor

1. ***DELEGATIONS/STAFF PRESENTATIONS*** – (10 minutes each)

2. ***PUBLIC WORKS AND DEVELOPMENT SERVICES***

Note: Owners and/or Agents of Development Applications may be permitted to speak to their applications with a time limit of 10 minutes.

Note: The following items have been numbered to correspond with the Council Agenda:

1101 2016-434-AL, 11680 252 Street, Application to Subdivide within the Agricultural Land Reserve

Staff report dated January 9, 2017 recommending that Application 2016-434-AL to subdivide 2.5 hectares (6.2 acres) of land within the Agricultural Land Reserve not be forwarded to the Agricultural Land Commission

1102 2016-398-RZ, 12178 and 12192 227 Street, RS-1 to RM-1

Staff report dated January 9, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7302-2016 to rezone from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential) to allow for future construction of 12 townhouse 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.

1103 2016-411-RZ, 21188 Wicklund Avenue, RS-1 to R-1

Staff report dated January 9, 2017 recommending that Application 2016-411-RZ not be given first reading.

1104 2011-089-RZ, 22325 St. Anne Avenue, Heritage Revitalization Agreement Amendment

Staff report dated January 9, 2017 recommending that Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Amending Bylaw No. 7306-2016 be given first and second reading and be forwarded to Public Hearing.

1105 2016-129-RZ, 11225 240 Street, Site Specific Text Amendment, C-1

Staff report dated January 9, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7303-2016 for a site specific text amendment to a C-1 (Neighbourhood Commercial) zone to add additional permitted uses for a proposed mixed use commercial and rental apartment project be given first and second readings and be forwarded to Public Hearing.

1106 2015-350-DVP, 24341 112 Avenue

Staff report dated January 9, 2017 recommending that the Corporate Officer be authorized to sign and seal 2015-350-DVP to reduce the minimum setback from an interior side lot line for the garage roof projection for proposed Lots 4 through 9 to permit 9 single family lots.

1107 2016-129-DVP, 2016-219-DP, 11225 240 Street

Staff report dated January 9, 2017 recommending that the Corporate Officer be authorized to sign and seal 2016-129-DVP to allow buildings to be sited closer to Kanaka Way (front lot line) and 240 Street (exterior side lot line), that the Corporate Officer be authorized to sign and seal 2016-219-DP to permit a mixed use commercial and rental apartment building in the C-1 (Neighbourhood Commercial) zone and that the Corporate Officer be authorized to sign the Cancellation of Charges application to discharge DP/045/09 and DVP/045/09.

1108 2015-207-DP, 22650 136 Avenue, Wildfire Development Permit

Staff report dated January 9, 2017 recommending that the Corporate Officer be authorized to sign and seal 2015-207-DP to allow the first phase of a four phase single family subdivision located within the Wildfire Development Permit Area.

3. ***FINANCIAL AND CORPORATE SERVICES (including Fire and Police)***

1131 Disbursements for the month ended November 30, 2016

Staff report dated January 9, 2017 recommending that the disbursements for the month ended November 30, 2016 be received for information.

1132 Adjustments to the 2016 Collector's Rolls

Staff report dated January 9, 2017 submitting information on changes to the 2016 Collector's Roll through the issuance of Supplementary Rolls 3 through 11.

1133 Revision to Policy 10.1 Disposal of Found Goods

Staff report dated January 9, 2017 recommending approval of revised Policy 10.1 Disposal of Found Goods.

4. ***COMMUNITY DEVELOPMENT AND RECREATION SERVICES***

1151 Dog Off-Leash Areas – Westview and Upper Maple Ridge Parks

Staff report dated January 9, 2017 recommending that the trial dog off-leash areas at Westview Park and Upper Maple Ridge Park be approved as permanent off-leash areas.

1152 Ridge Meadows Seniors Society Operating Agreement

Staff report dated January 9, 2017 recommending the preparation of an updated operating agreement with the Ridge Meadows Seniors Society (RMSS) which removes RMSS involvement in strata fee management and increases funding for the programming.

5. ***ADMINISTRATION***

1171

6. ***CORRESPONDENCE (moved to consent section on Council agenda)***

1181

7. ***OTHER ISSUES***

1191

8. ***ADJOURNMENT***

9. ***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.

Each person will be permitted 2 minutes to speak or ask questions (a second opportunity is permitted if no one else is sitting in the chairs in front of the podium). Questions must be directed to the Chair of the meeting and not to the individual members of Council. The total time for this Forum is limited to 15 minutes.

If a question cannot be answered, the speaker will be advised when and how a response will be given.

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

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

For more information on these opportunities contact:

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

Checked by: _____

Date: _____

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: January 9, 2017
FILE NO: 2016-434-AL
MEETING: C of W
SUBJECT: Application to Subdivide Land within the Agricultural Land Reserve
11680 252 Street

EXECUTIVE SUMMARY:

An application has been received under Section 21 (2) of the Agricultural Land Commission Act to subdivide 2.5 hectares (6.2 acres) of land that is within the Agricultural Land Reserve. The Applicant’s submission conforms with the requirements of the Agricultural Land Commission.

This report evaluates the merits of this subdivision proposal within the policy context of the Official Community Plan and the Agricultural Plan. Based on this analysis, the recommendation is not to support this application for subdivision within the Agricultural Land Reserve. On this basis, the recommendation is not to forward the application to the Agricultural Land Commission.

RECOMMENDATION:

That Application 2012-107-AL not be forwarded to the Agricultural Land Commission based on the considerations as outlined in this report, dated January 9, 2017.

DISCUSSION:

a) Background Context:

Applicant:	Justin Endresen
Legal Description:	Section: 14, Township: 12
OCP :	
Existing:	Agricultural
Proposed:	No Change
Zoning:	
Existing:	RS-3 (One Family Rural Residential)
Proposed:	No Change
Surrounding Uses	
North:	Use: Rural Residential
	Zone: RS-3 (One Family Rural Residential)
	Designation: Agricultural
South:	Use: Park
	Zone: RS-3 (One Family Rural Residential)
	Designation: Park

East:	Use:	Park
	Zone:	RS-3 (One Family Rural Residential)
	Designation	Park
West:	Use:	2 Properties, Rural Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation	Agricultural

Existing Use of Property:	Agriculture & Rural Residential
Proposed Use of Property:	No Change
Site Area:	2.5 hectares (6.2 acres)
Access:	252 Street
Servicing:	Water, on site septic

b) Project Description:

The applicant wishes to subdivide the 2.5 hectare (6.2 acre) subject property into 3 parcels to develop into smaller lot hobby farms.

This proposal conforms with the minimum parcel sizes of the RS-3 One Family Rural Residential Zone which is 0.8 hectares (2 acres) where municipal water is available. Kanaka Creek traverses the site at its eastern property line.

If this application is forwarded by Council, and receives Agricultural Land Commission approval, the applicant will have to apply for a subdivision through the municipality. Through this process, the applicant will have to demonstrate that all of the proposed lots will have on-site septic capability to current standards. All new parcels must comply with municipal requirements with respect to lot geometry, servicing, road frontage and parcel size.

c) Planning Analysis:

Official Community Plan

The property is designated Agriculture in the Official Community Plan, which contains policies in support of agriculture. On December 16, 2009 Council adopted an Agricultural Plan to support agriculture within the rural area and the Agricultural Land Reserve. The merits of this application will be viewed within this policy context.

Section 6.2.2 Sustainable Agriculture

Policy 6-12 states:

Maple Ridge will protect the productivity of its agricultural land by:

- a) *adopting a guiding principle of "positive benefit to agriculture" when making land use decisions that could affect the agricultural land base, with favourable recognition of initiatives including but not limited to supportive non-farm uses, infrastructure improvements for farmland, or the inclusion of land elsewhere in the Agricultural Land Reserve;*
- b) *requiring agricultural impact assessments (AIAs) and Groundwater Impact Assessment of non-farm development and infrastructure projects and identifying measures to off-set impacts on agricultural capability;*
- c) *preserving larger farm units and areas by using appropriate buffers such as roads, topographic features, watercourses, ditching, fencing, or gradually reduced residential densities on properties adjacent to agricultural land;*

- d) *discouraging the subdivision of agricultural land into smaller parcels, except where positive benefits to agriculture can be demonstrated;*
- e) *reinforcing the concept that the Agricultural Land Reserve is intended for agricultural use by increasing the minimum lot size for ALR properties that are zoned Rural Residential;*
- f) *encouraging the amalgamation of smaller parcels of farmland into larger, more cohesive parcels.*

Policy 6-12 emphasizes the importance of discouraging the subdivision of agricultural land into smaller parcels, increasing the minimum parcel size of ALR properties with Rural Residential zoning, and amalgamation to create larger farm parcels. Reasons for discouraging subdivision within the Agricultural Land Reserve include minimizing incentives for land speculation in the Agricultural Land Reserve, which increases the market value of farmland, and exacerbates the issue of economic barriers to entry for legitimate farming interests.

Section 6.2.1 Economic Development Strategy.

Policy 6-6 of the Official Community Plan describes alternatives to subdivision such as leaseholds that could ensure greater utilization and retain larger parcels, as follows:

Maple Ridge will develop an Agricultural Plan that:

- a) *maintains an inventory of local agricultural products and agricultural land use;*
- b) *develops and maintains a database of farm businesses and operators;*
- c) *promotes leasing opportunities of agricultural land;*
- d) *promotes agricultural heritage initiatives;*
- e) *identifies appropriate land uses within agricultural areas and at the rural/urban interface;*
- f) *promotes urban agriculture;*
- g) *recognizes the positive role that agricultural lands have on the environment;*
- h) *will identify a variety of mechanisms to assist farm operators and to protect agricultural lands, including but not limited to the creation of trusts, endowments, and life-leases;*
- i) *includes an assessment of the agricultural land base; and*
- j) *develops Development Permit area guidelines to direct non-agricultural development at the urban/rural interface.*

One reason for promoting alternative tenures (Policies 6-6 c and h) relates to the high cost of land, which is a known barrier for new farmers wishing to start an agricultural business. By supporting other forms of tenure that can delay or avoid the need for this capital investment by individual farmers, the municipality can improve its agricultural potential, and bring more of its agricultural land into full production.

For the above noted reasons, this application does not comply with the Agricultural policies of the Official Community Plan.

Agricultural Plan

Issue 5 of the Agricultural Plan notes concerns with the loss of the agricultural land base, describing the following situations that are pertinent to this application:

- Many small parcels
- High level of rural residential incursion into Agricultural Land Reserve
- Non-farmed areas of the Agricultural Land Reserve tend to be smaller parcels
- Continued conversion pressure from the District of Maple Ridge's urban growth
- Financial pressure on farming

The Plan also notes that more recent priorities given to food safety, food security, and climate change, includes the development of a local food system. Towards this end, the community would benefit from greater certainty that the agricultural land base is not undermined by incremental land use decisions. The Plan makes the following recommendations that pertain to this application:

- b) Continue to implement the OCP policies to protect the agricultural land base by creating guidelines for reviewing applications for non-farm use, exclusions, fill applications, transportation and utility applications, subdivisions, and government applications;...*
- g) Explore retention of lots 2 ha (5 acres) and larger in the Agricultural Land Reserve.*

Currently, the minimum parcel size in the RS-3 One Family Rural Residential Zone is 0.8 hectares (2.0 acres) where community water is available. This zone pertains to most of the land that is within the Agricultural Land Reserve, including the subject property. The RS-3 (One Family Rural Residential) zone pre-dates the creation of the Agricultural Land Reserve. Although designated for Agriculture, there is a concern that this historic zoning contributes to the perception that farming is not the primary use of this zone. The Agricultural Plan recommends that 2.0 hectares (5 acres) is a more appropriate minimum parcel size for lands within the Agricultural Land Reserve.

Ministry of Agriculture

Research provided by the Ministry of Agriculture in their most recent inventory work validates concerns raised in the Agricultural Plan about small lot sizes¹. Conclusions drawn from this region wide information have been summarized by Metro Vancouver, as follows:

Evidence exists that small parcels are less likely to be farmed and therefore further subdivision of parcels in the ALR is not warranted and will only encourage more non-farm use of ALR land. Currently 75% of the parcels less than 2 ha (5 acres) are not farmed. The average size of parcels not used for farming is 3 ha (7.4 acres), while the average size of parcels used for farming is 7 ha (17 acres).²

¹ Maple Ridge was a project partner for the Ministry of Agriculture inventory work in 2011

² Metro Vancouver, Farming in Metro Vancouver, Metro Facts in Focus | Policy Backgrounder, 2014

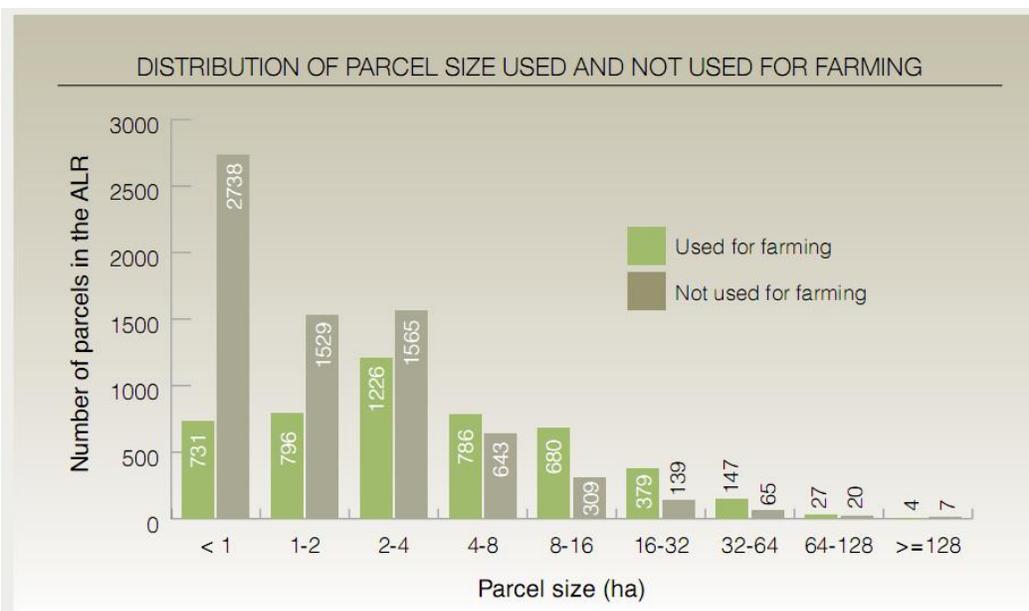


Figure 1 Source: Metro Vancouver, Farming in Metro Vancouver, Metro Facts in Focus | Policy Backgrounder, 2014

Based on Ministry data, the above table demonstrates the connection between parcel size and farming activity. This information indicates that the subdivision of this property will significantly increase the probability that the 3 new parcels created will not be used for farming.

d) Interdepartmental Implications:

Engineering Department

The Engineering Department would review this proposal for its servicing requirements as part of the municipal subdivision application should Commission approval be granted. It should be noted that the subject property has unconstructed access to 252nd Street. Road construction would be required to serve all properties. Water connection to each parcel would be required and septic capacity to current municipal standards for each parcel would need to be determined by a qualified professional.

e) Alternatives:

If Council decides not to forward this application to the Commission, it will be considered denied and will not proceed further. However, if Council decides to forward this application to the Agricultural Land Commission, the Commission will evaluate the merits of this application, and make their decision accordingly.

CONCLUSION:

This application has been evaluated for its consistency with the policies of the Official Community Plan, and its implications for the Agricultural Plan, and is found not to comply with this policy framework. On this basis, the recommendation is that this application for subdivision not be supported.

“Original signed by Diana Hall”

**Prepared by: Diana Hall, MA (Planning), MCIP, CIP
Planner 2**

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

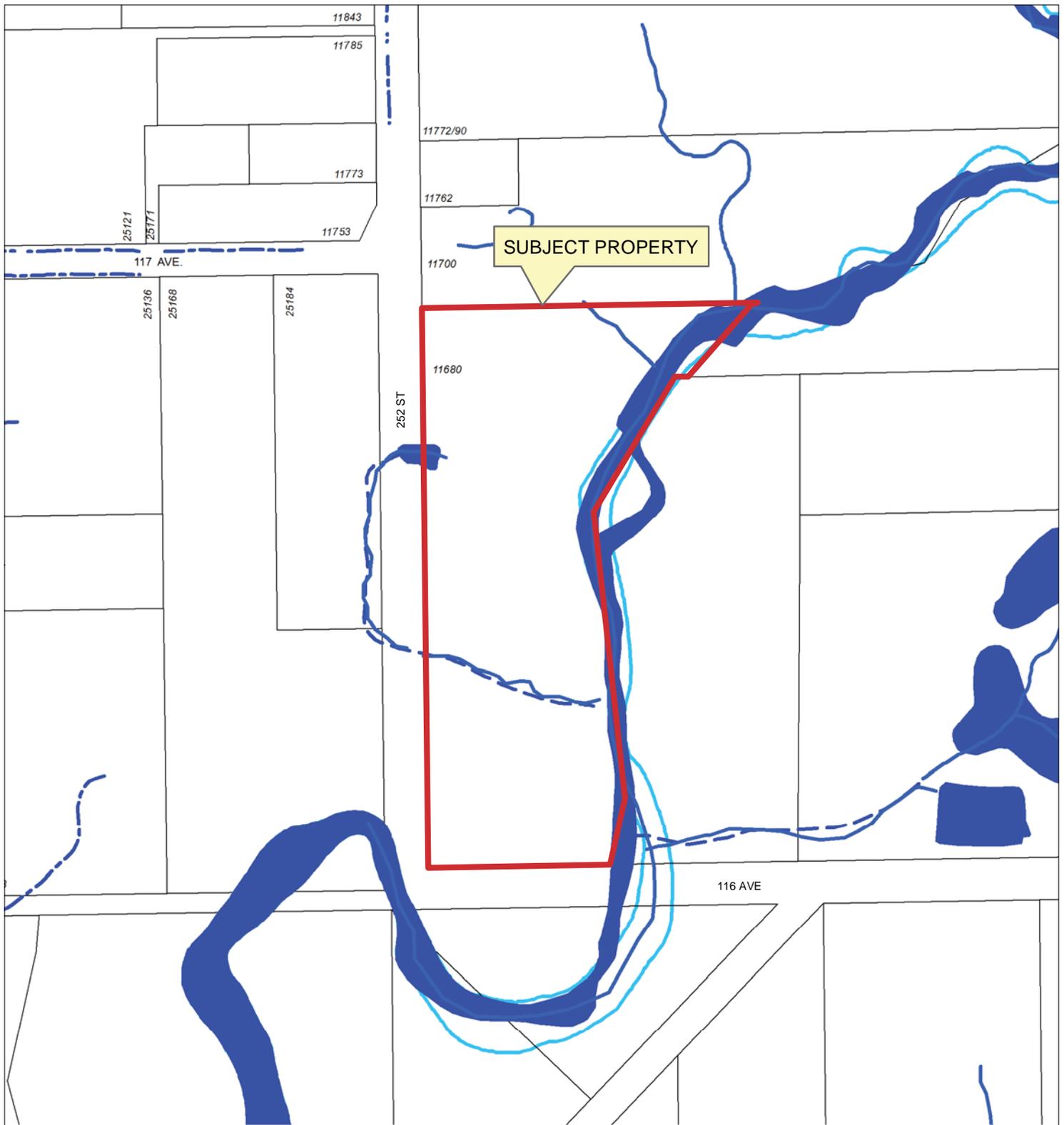
**Approved by: Frank Quinn, MBA, P.Eng
GM: Public Works & Development Services**

“Original signed by E.C. Swabey”

**Concurrence: E.C. Swabey
Chief Administrative Officer**

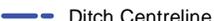
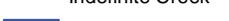
The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Photo
- Appendix C – Subdivision Sketch prepared by Applicant



Scale: 1:2,500

Legend

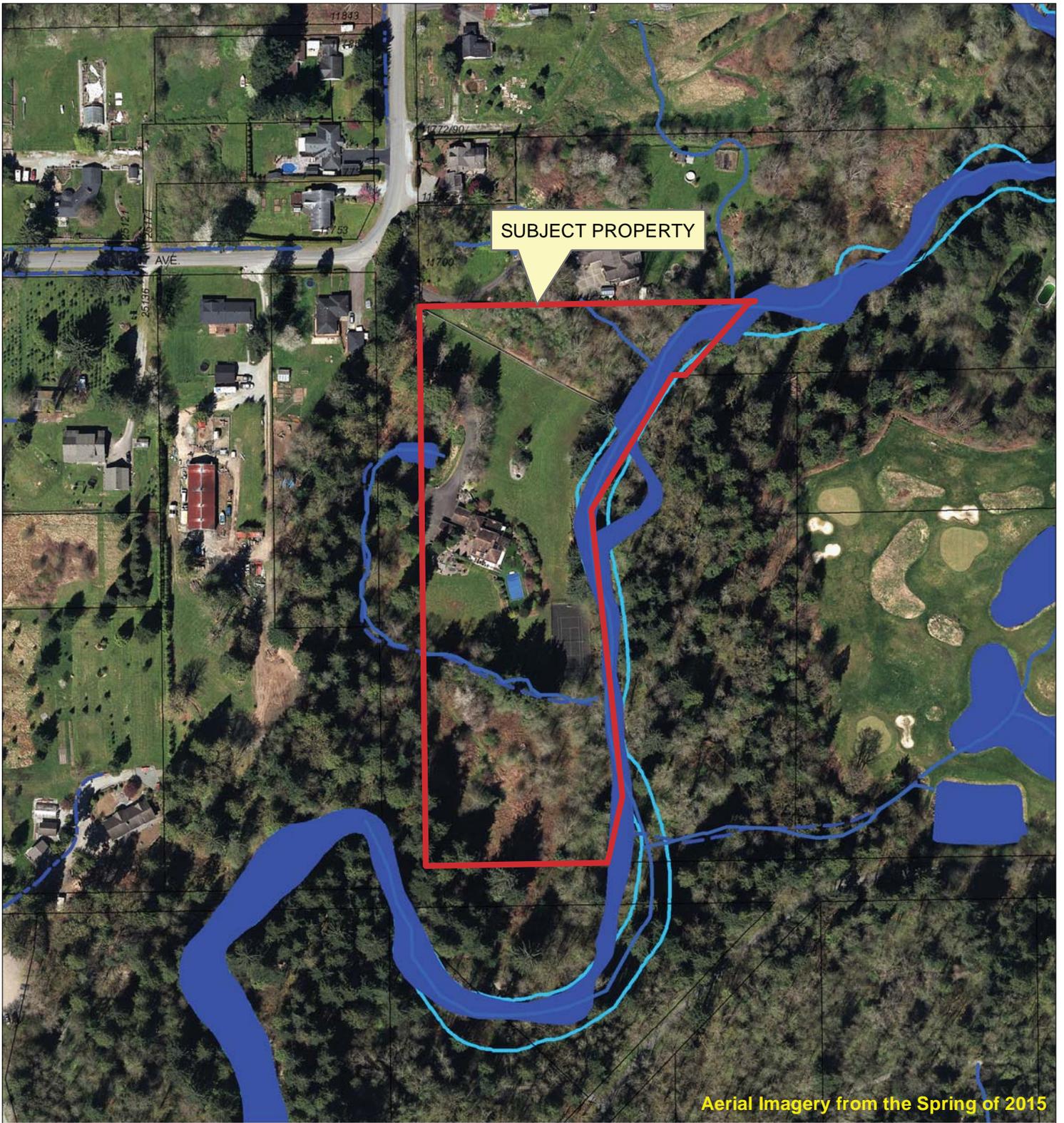
-  Stream
-  Ditch Centreline
-  Edge of River
-  Indefinite Creek
-  Lake or Reservoir
-  River
-  Major Rivers & Lakes

11680 252 STREET



FILE: 2016-434-AL
DATE: Nov 29, 2016

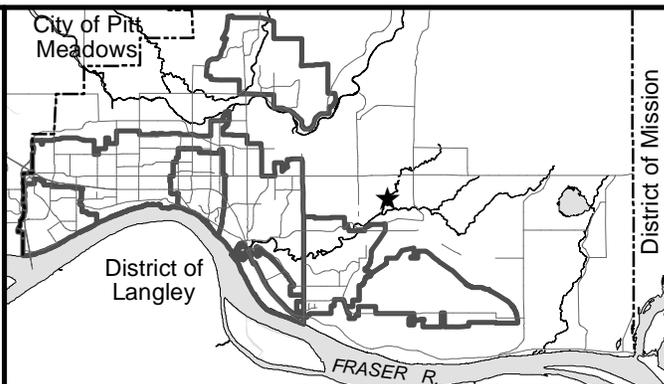
BY: PC



Aerial Imagery from the Spring of 2015



Scale: 1:2,500



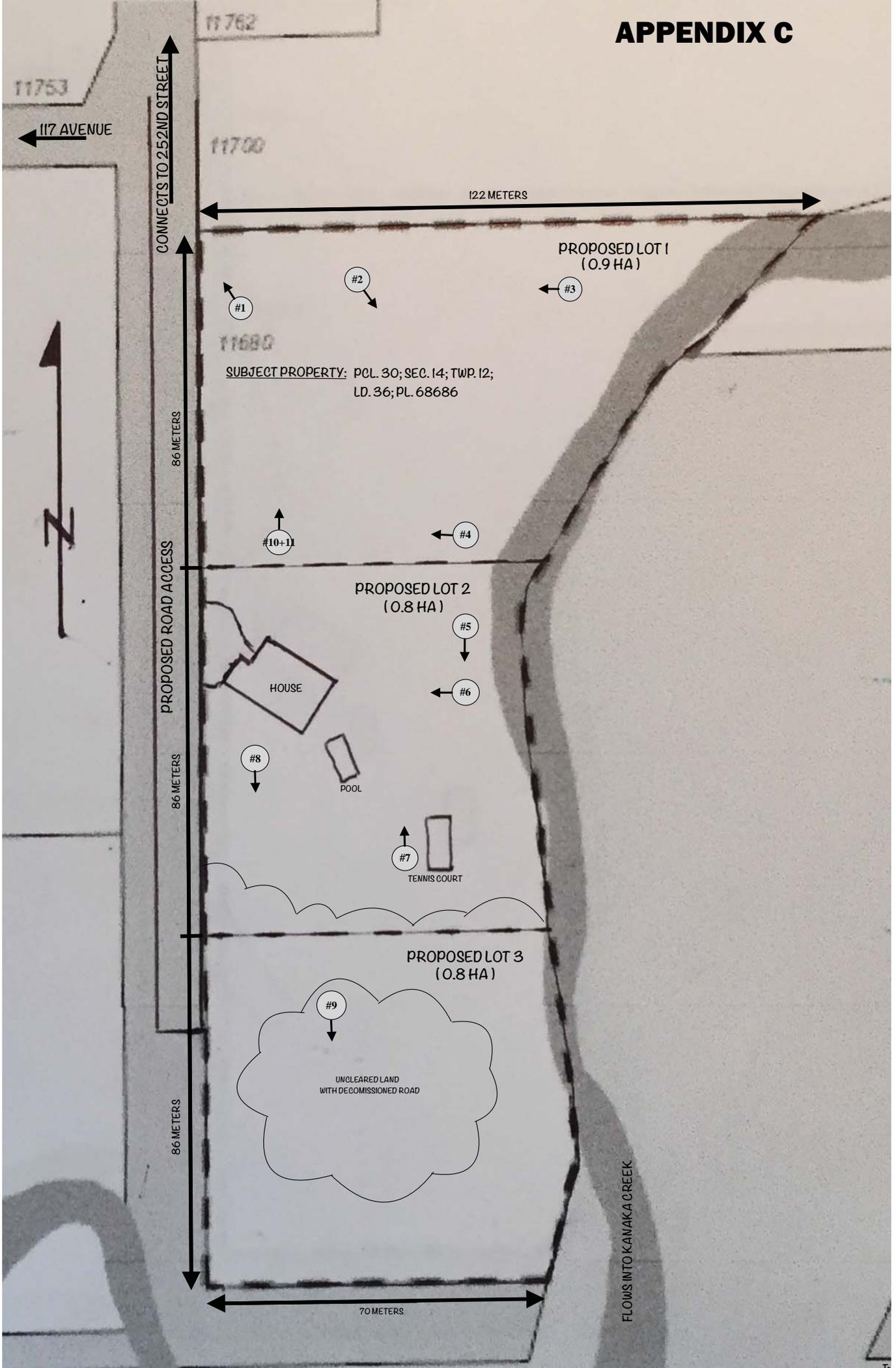
11680 252 STREET



FILE: 2016-434-AL
DATE: Nov 4, 2016

BY: PC

APPENDIX C



City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **First Reading**
Zone Amending Bylaw No. 7302-2016
12178 and 12192 227 Street

MEETING DATE: January 9, 2017
FILE NO: 2016-398-RZ
MEETING: C of W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential), to allow for the future development of 12 townhouse units. To proceed further with this application additional information is required as outlined below.

The subject properties are within the Town Centre Area Plan and therefore are exempt from the Community Amenity Contribution Program.

RECOMMENDATIONS:

That Zone Amending Bylaw No. 7302-2016 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.

DISCUSSION:

a) Background Context:

Applicant:	George (Guangping) Du
Legal Descriptions:	Lot 65 of the west half of Section 20, Township 12, NWD Plan 19921 Lot 66, Section 20, Township 12, NWD Plan 19921
OCP:	
Existing:	GOMF (Ground-Oriented Multi-Family)
Zoning:	
Existing:	RS-1 (One Family Urban Residential)
Proposed:	RM-1 (Townhouse Residential)
Surrounding Uses:	
North:	Use: Single Family Residential Zone: RS-1 (One Family Urban Residential) Designation: Ground-Oriented Multi-Family

South:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Ground-Oriented Multi-Family
East:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Ground-Oriented Multi-Family
West:	Use:	Single Family Residential, and School
	Zone:	RS-1 (One Family Urban Residential), and P1 (Park & School)
	Designation:	Ground-Oriented Multi-Family, and Institutional/Park

Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Multi Family Residential
Site Area:	0.26 ha. in total (0.65 acres)
Access:	new lane to be created in rear
Servicing requirement:	Urban Standard

b) Site Characteristics:

The subject properties, located at 12178 and 12192 227 Street, (see Appendix A and B) are approximately 0.65 acres in total. The properties are generally flat, and are currently bounded by single family residential properties to the north, east, south and west, with 227 Street to the west, the Eric Langton Elementary School to the southwest. To the north, on the corner of 122 Ave and 227 Street an application is at third reading, to rezone to R-3 (Special Amenity Residential) to subdivide into 3 single family residential lots.

c) Project Description:

The current application proposes to rezone the subject properties from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential), to permit future development into approximately 12 townhouse units (see Appendix C). Access for the townhouse development is proposed to be from a new lane in the rear, with temporary access off of 227 Street, until such time that the lane can be connected to the public road and the temporary access can be closed off.

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 a further report 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 subject properties are located within the Town Centre Area Plan and are currently designated Ground Oriented Multi Family. The Ground Oriented Multi Family designation is intended to provide housing options that range from a low density attached form to a medium-high density attached form of ground-oriented housing that will generally be a maximum of three (3) storeys in height with ground level access to each unit. The development forms include townhouse, rowhouse, and stacked townhouse. For the proposed development no OCP amendment will be required to allow the proposed RM-1 (Townhouse Residential) zoning.

Zoning Bylaw:

The current application proposes to rezone the subject properties from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential) to permit the future development into approximately 12 townhouse units. The minimum lot size for the current zone is 668 m², and the minimum lot size for the proposed zone is 557m². The total site area is 2660 m².

Any variations from the requirements of the proposed zone will require a Development Variance Permit application. The applicant is proposing buildings located at 4.5m from both rear and front lot lines. Staff is prepared to support a variance to allow a reduced front and rear lot line setback, from 7.5m to 4.5m.

Development Permits:

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

Advisory Design Panel:

The Town Centre Development Permit will 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) Licenses, Permits and Bylaws Department; and
- e) 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 requirements has 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 the *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); and
3. A Development Variance Permit Application (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.

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

“Original signed by Therese Melser”

Prepared by: Therese Melser
Planning Technician

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

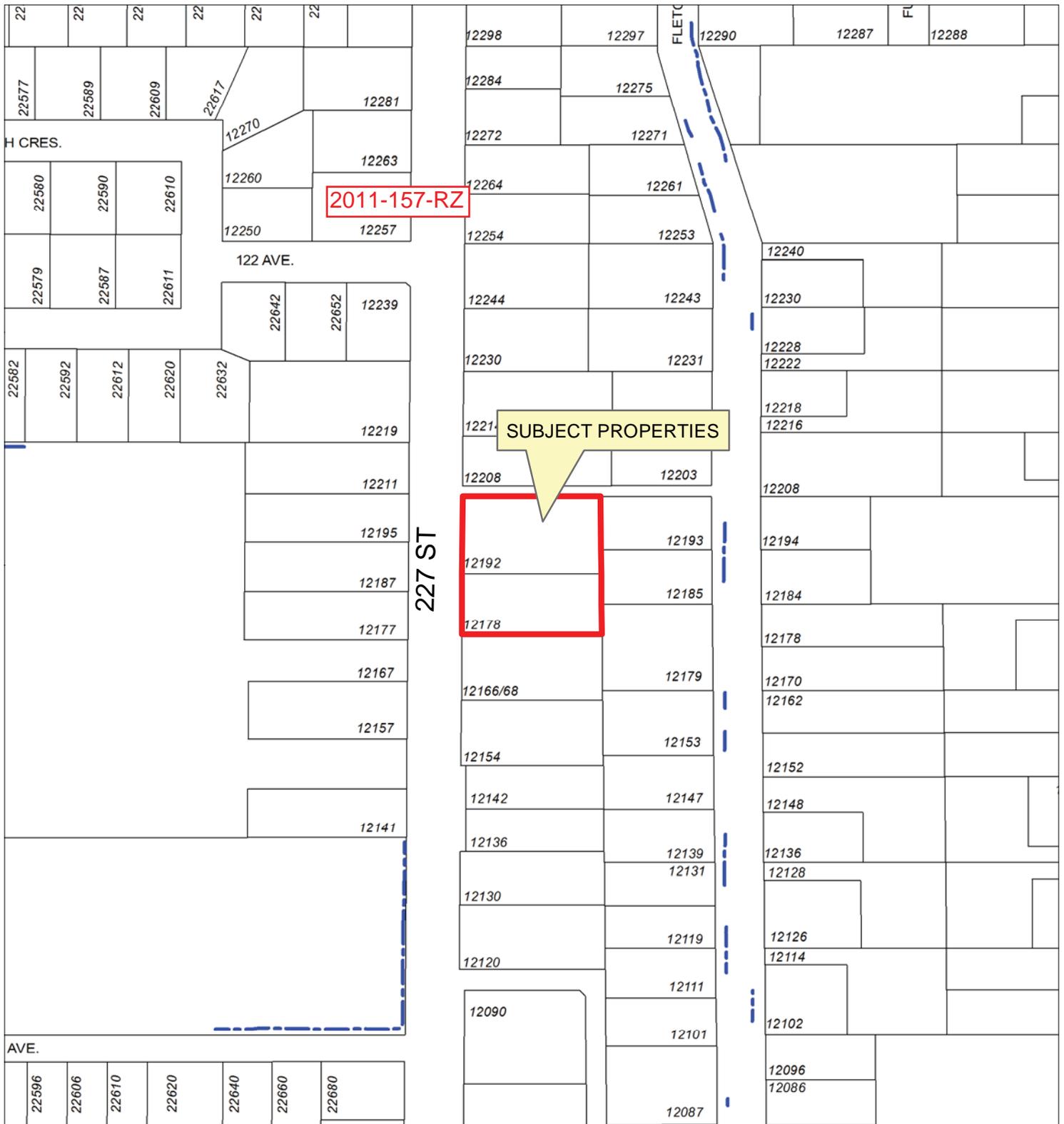
Approved by: Frank Quinn, MBA, P. Eng
GM: Public Works & Development Services

“Original signed by E.C. Swabey”

Concurrence: E.C. Swabey
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7302-2016
- Appendix D – Proposed Site Plan



Scale: 1:2,000

Legend

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

12178 & 12192 227 Street



2016-398-RZ
DATE: Oct 18, 2016

BY: JV



Scale: 1:2,000

Legend

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

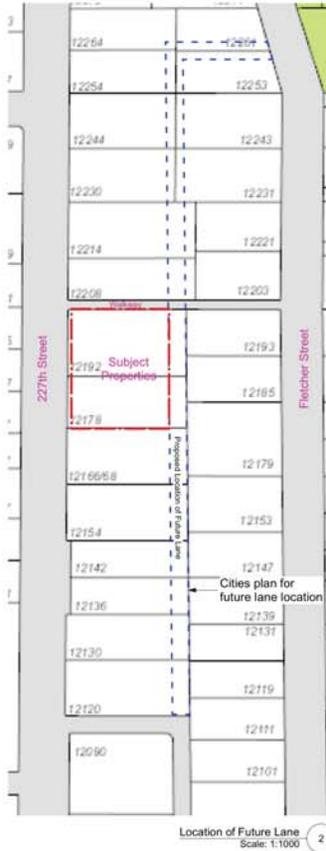
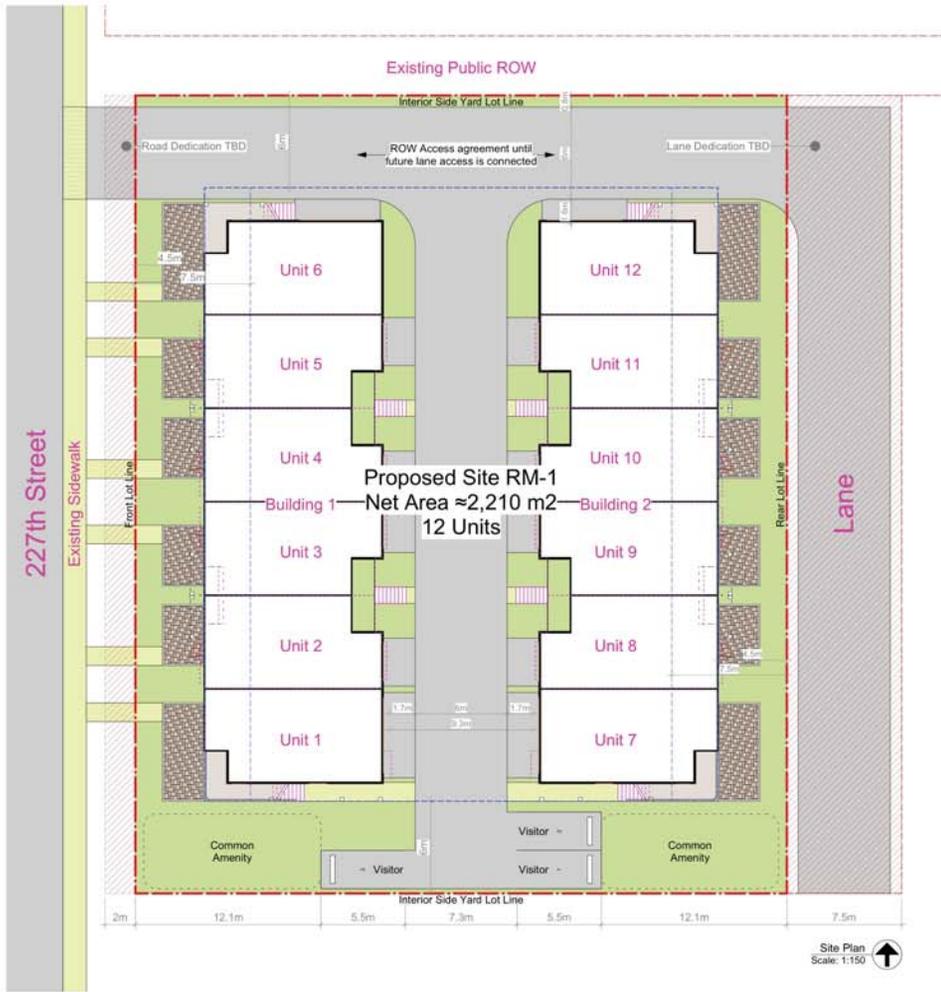
12178 & 12192 227 Street



2016-398-RZ
DATE: Oct 18, 2016

BY: JV

PRELIMINARY ONLY NOT FOR CONSTRUCTION



Property Reconciliation			
	Property #1	Property #2	
Civic	12192 227th Street	12178 22nd Street	2 Lots
Legal	LT 66, SEC 20, TWP 12, NWD, PL, W4P19921	LT 66, SEC 20, TWP 12, NWD, PL, W4P19921	
PID	002-383-487	002-884-355	
Existing Area	1,490.0 m ²	1,170.0 m ²	= 2,660.0 m ²
Existing Zone	RS-1	RS-1	28,632 sqft
Existing OCP	RES	RES	

Variations Requested
Front & Rear Setbacks to 4.5m from 7.5m

Unit Area Compliance Calculations

Lot Area (After Dedications)	Unit A	Unit B	Site Total	Comments / Notes
23,788 SF = 2,210.0 m ² = 0.221 ha				
Comment / Description	3 Bedroom	3 Bedroom	Site Total	
Number of Units	4 units	8 units	12 units	
Site Coverage / Unit	727 SF = 67.6 m ²	1,416 SF = 131.6 m ²	14,237 SF = 1,322.6 m ²	
Garage Area	386 SF = 35.9 m ²	429 SF = 39.8 m ²	4,976 SF = 462.3 m ²	
Basement Habitable	274 SF = 25.4 m ²	206 SF = 19.1 m ²	2,741 SF = 254.8 m ²	Habitable
Basement Non Habitable	63 SF = 5.8 m ²	73 SF = 6.8 m ²	835 SF = 77.6 m ²	Non Habitable
Basement Floor (Zoning)	63 SF = 5.8 m ²	73 SF = 6.8 m ²	835 SF = 77.6 m ²	As defined by zoning bylaw (Habitable Area - 50m ² or 538.2 SQ FT + Non Habitable Area)
Main Floor	639 SF = 59.3 m ²	544 SF = 50.5 m ²	8,903 SF = 824.3 m ²	
Upper Floor	597 SF = 55.5 m ²	512 SF = 47.5 m ²	6,482 SF = 602.2 m ²	Excludes Stair
Gross Floor Area (Zoning)	1,299 SF = 120.7 m ²	1,128 SF = 104.8 m ²	14,220 SF = 1,321.1 m ²	Excluding - Garage, 1 Stair
Gross Floor Area (Saleable)	1,672 SF = 155.4 m ²	1,654 SF = 153.7 m ²	19,921 SF = 1,850.7 m ²	Includes Non and habitable basement areas
FSR Allowed	14.273 SF = 1,326.0 m ²	0.800 0.6 x Net Developable Area		
FSR Actual	14.220 SF = 1,321.1 m ²	0.588		
FSR Difference	52 SF = 4.9 m ²	0.002		

All buildings and structures shall not exceed a floor space ratio of 0.6 times the net lot area, excluding a maximum of 50 m² of habitable basement area. (HABITABLE ROOM means a room used for cooking, eating, sleeping or human occupancy; excludes bathroom, utility room, terrace room, crawl space, garage or storage area.) (BASEMENT means a storey which has the finished floor elevation greater than 0.3 metres below the average finished grade of the lot.)

ISSUED DRAWINGS

19111 Search for Pro Application

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Wayne Stephen Bissky Architecture & Urban Design Inc. 4924 2220 Inglewood Highway, Suite 100, Richmond, BC V6V 1K9. Tel: 604-273-4300 Fax: 604-273-4305 Email: info@wbsai.com

Multifamily Residential Development

Civic Address: 12178 & 12192 - 227 Street, Maple Ridge, BC
Legal Address: LT 66, SEC 20, TWP 12, NWD PL, W4P19921 PID: 002-383-487 LT 66, SEC 20, TWP 12, NWD, PL, W4P19921

Proposed Site Plan

Wayne Stephen Bissky Architecture & Urban Design Inc.
ARCHITECTURE & URBAN DESIGN
PLANNING
INTERIOR DESIGN

Date: 2016-11-23
Scale: As Noted
Drawn: WB/JM
Dwg #: 1631

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Sheet: A1.0

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **First Reading**
21188 Wicklund Avenue

MEETING DATE: January 9, 2017
FILE NO: 2016-411-RZ
MEETING: C of W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 21188 Wicklund Avenue, from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit subdivision into two single family residential lots. As the application does not align with policies within the Official Community Plan (OCP), the recommendation is to not support this development proposal.

This application proposes the creation of fewer than 3 new lots; therefore, it is exempt from the requirements under the Community Amenity Contribution (CAC) Policy 6.31.

RECOMMENDATION:

That the subject application not be given first reading.

DISCUSSION:

a) Background Context:

Applicant: Anita Chowdhury

Legal Description: Lot 119 District Lot 242 Group 1 New Westminster District Plan 47383

OCP:
Existing: Urban Residential

Zoning:
Existing: RS-1 (One Family Urban Residential)
Proposed: R-1 (Residential District)

Surrounding Uses:
North: Use: Residential
Zone: RS-1 (One Family Urban Residential) and RS-1b (One Family Urban (Medium Density) Residential)
Designation: Urban Residential

South: Use: Residential
Zone: RG (Group Housing Zone)
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)
 Designation: Urban Residential

Existing Use of Property: Single Family Residential
Proposed Use of Property: Single Family Residential
Site Area: 969 m² (0.24 acres)
Access: Wicklund Avenue
Servicing requirement: Urban Standard

b) Site Characteristics:

The subject property is 969 m² (0.24 acres) in size and is bound by single family residential lots to the north, west and east, and townhomes to the south. The subject property is flat with a row of hedges to the rear of the property and a few trees located in the front and rear yards. There is an existing house on the property that will require removal.

c) Project Description:

The applicant proposes to rezone the subject property, from RS-1 (One Family Urban Residential) to R-1 (Residential District), to permit future subdivision into two single family residential lots not less than 371 m². It is noted that the proposed lot sizes are larger than the minimum R-1 (Residential District) requirements.

Staff had a pre-application meeting with the applicant advising that an application to rezone and subdivide to the R-1 (Residential District) zone would not be supported. Alternative development options were discussed noting that either Duplex or Triplex housing that would achieve similar density and would be in compliance with the OCP.

At this time the current application has been assessed to determine its compliance with the OCP and provide a land use assessment only. Detailed review and comments will need to be made if Council supports the proposal and once full application packages have been received. A more detailed analysis and a further report will be required prior to second reading, should Council support this development. 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 subject property is currently designated *Urban Residential-Neighbourhood Residential*. The Neighbourhood Residential designation allows for single detached dwellings and other housing forms, subject to the Neighbourhood Residential Infill policies. The rezoning and subdivision of this property into two single family residential lots and, specifically, use of the R-1 (Residential District) zone is not in compliance with the OCP, as per Policy 3-19 (a) (i), which states:

The proposed lot area and widths should be not less than 80% of the lot area and width prescribed under the predominate or adjacent zoning in the surrounding neighbourhood.

During the OCP review, the above noted policy was created stemming from conversations with residents, who advised that infill developments need to fit the character of a neighbourhood. It was acknowledged that slightly reduced lot sizes were considered appropriate in older, larger lot neighbourhoods; however, there was recognition that the reduction in lot size should be nominal, and that compatible lot width was key to preserving the character of a neighbourhood. For that reason, the policies were written to allow for a lot width not less than 80% of the zoning in the surrounding area. In addition, residents noted a preference to a Duplex or Triplex form, instead of subdivision, to achieve similar density, noting that the lot area and width would remain unchanged.

The current RS-1 (One Family Urban Residential) zone requires a minimum lot area of 668 m² and lot width of 18 m. The proposed R-1 (Residential District) zone would result in a lot area of 371 m² and lot width of 12 m. Under this policy, the RS-1b (One Family Urban (Medium Density) Residential) zone would be considered the appropriate zone, with a minimum lot area requirement of 557 m² and a lot width of 15 m; however, the applicant can not achieve the minimum lot area required for two RS-1b (One Family Urban (Medium Density) Residential) zoned lots. It has been suggested to the applicant that a Duplex or Triplex housing form could be alternative options to achieve additional density, without subdividing.

Zoning Bylaw:

The current application proposes to rezone the subject property, located at 21188 Wicklund Avenue, from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit subdivision into two single family residential lots. The minimum lot size for the current RS-1 (One Family Urban Residential) zone is 668m², and the minimum lot size for the proposed R-1 (Residential District) zone is 371 m².

The surrounding neighbourhood is made up of predominantly RS-1 (One Family Urban Residential) zoned lots, with the exception of two properties north-east of the subject property, and two properties to the west, which are zoned RS-1b (One Family Urban (Medium Density) Residential).

Alternatives:

That staff be directed to prepare a Bylaw in support of the development application to the R-1 (Residential District) zone. Should Council support this development application, it should be noted that it would not be referred to the Advisory Design Panel or is a Development Information Meeting required, as it is for a two lot single family subdivision. Comments and input will need to be sought from the various internal departments and external agencies and a complete rezoning and subdivision application would be required.

The other alternative would be that the application be deferred, and the applicant be requested to revise the application pending direction from Council.

CONCLUSION:

The development proposal is not in compliance with the OCP, as per Policy 3-19, and an amendment to such is not supportable, therefore, it is recommended that this application be denied.

“original signed by Adam Rieu”

Prepared by: Adam Rieu
Planning Technician

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

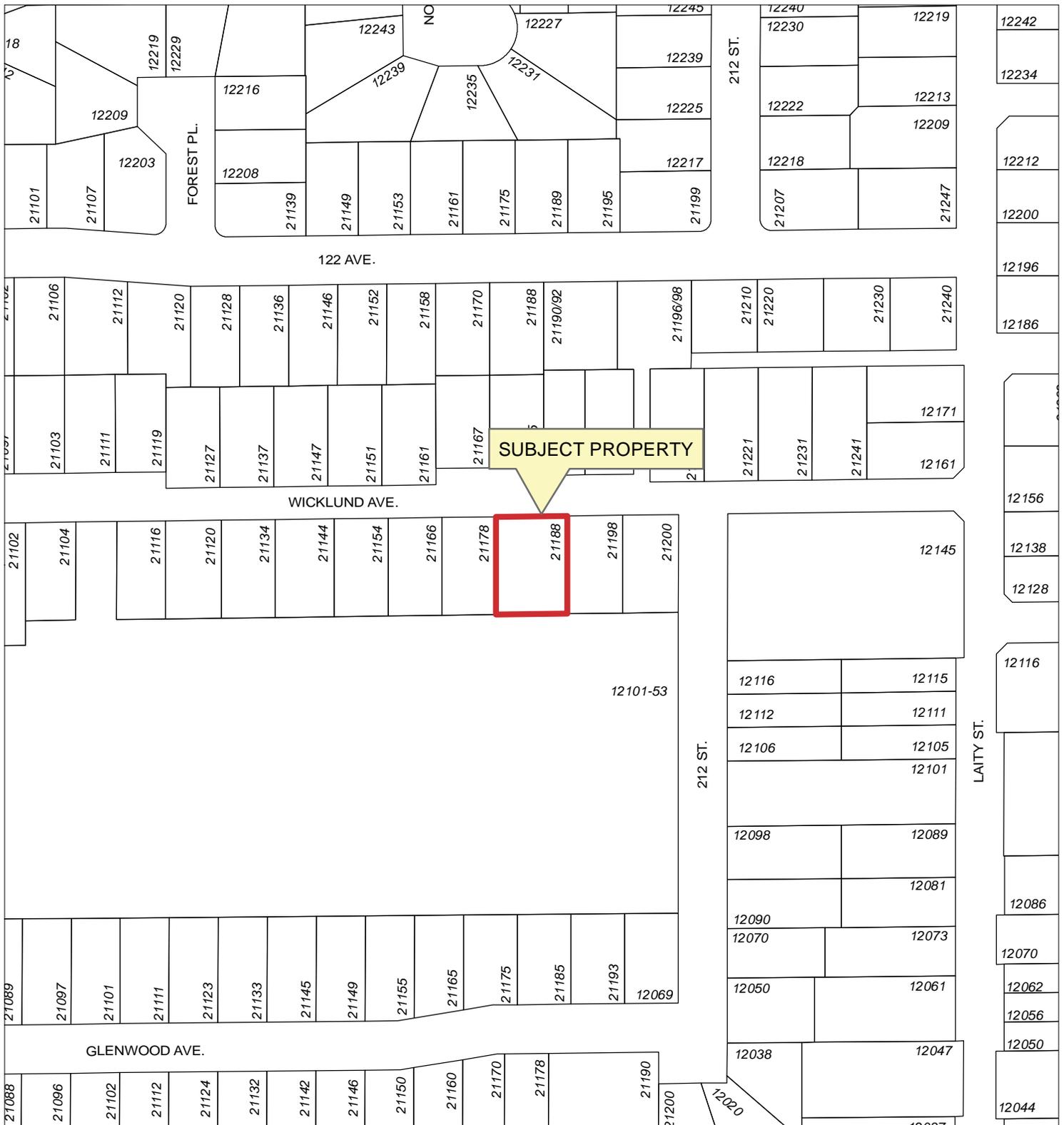
Approved by: Frank Quinn, MBA, P. Eng
GM: Public Works & Development Services

“Original signed by E.C. Swabey”

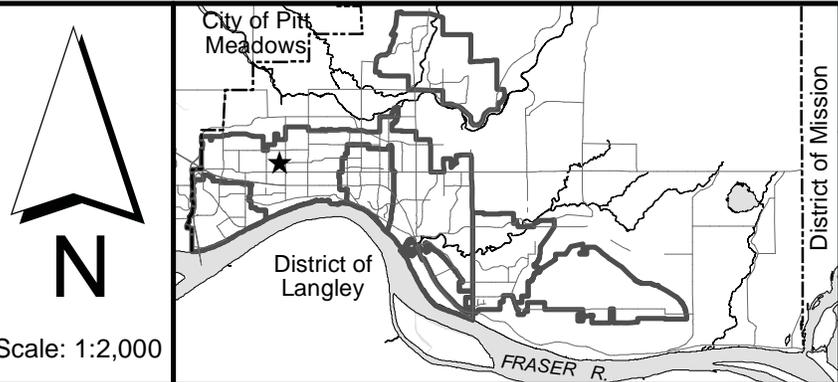
Concurrence: E.C. Swabey
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map



SUBJECT PROPERTY



21188 WICKLUND AVENUE

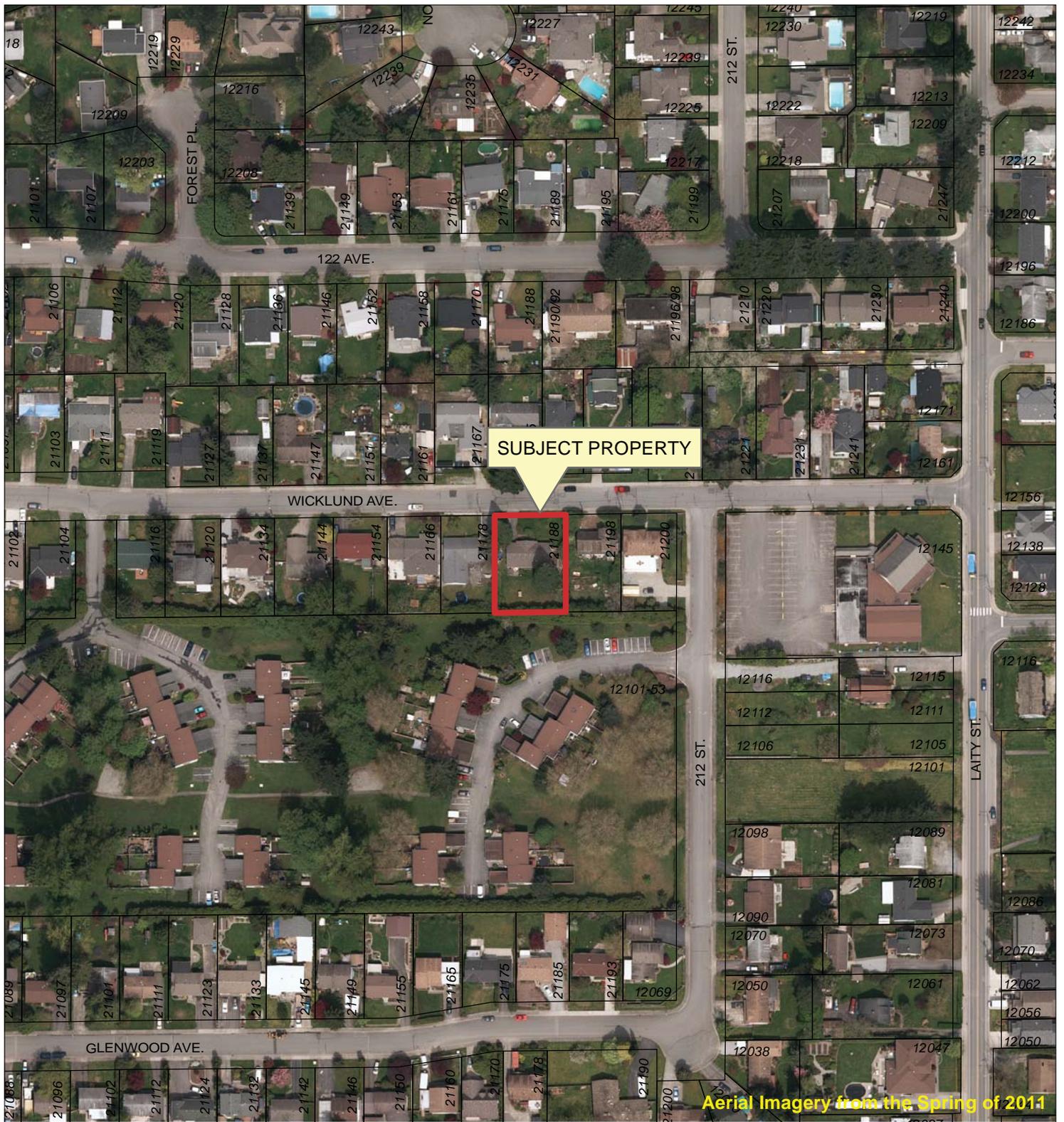
PLANNING DEPARTMENT



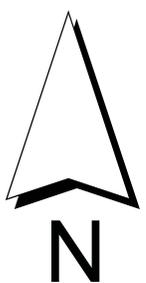
mapleridge.ca

FILE: 2016-411-RZ
DATE: Oct 21, 2016

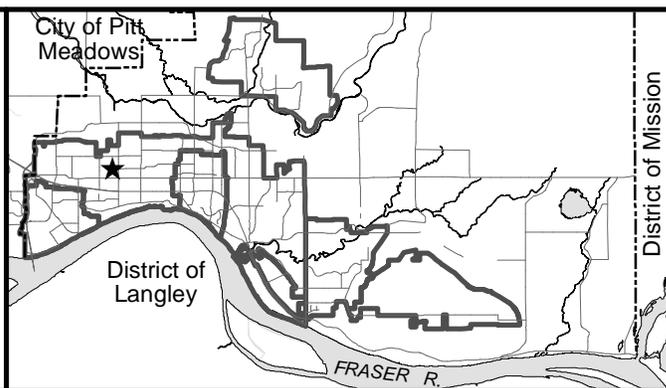
BY: PC



Aerial Imagery from the Spring of 2011



Scale: 1:2,000



21188 WICKLUND AVENUE



FILE: 2016-411-RZ
DATE: Oct 21, 2016

BY: PC

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: January 9, 2017
FILE NO: 2011-089-RZ
MEETING: C of W
SUBJECT: Heritage Revitalization Agreement Amendment
Maple Ridge Heritage Designation and Revitalization and Tax Exemption
Agreement Amending Bylaw No. 7306-2016
22325 St. Anne Avenue

EXECUTIVE SUMMARY:

For the property located at 22325 St. Anne Avenue (Appendices A and B), a letter has been received (Appendix C) to request a change to the completion date in Heritage Revitalization and Tax Exemption Agreement (the "Agreement") for the conservation of the Morse/Turnock Residence ("the Heritage Residence") and the construction of a four (4) storey 66 unit apartment building. The effective date of this Agreement was the bylaw adoption date of January 26, 2016, with the conservation work being completed within 12 months (i.e. by January 26, 2017). It is being requested that the completion date be extended from within 12 months following the effective date to within 30 months of the effective date of the Agreement. This would change the completion date to July 26, 2018. The proposed amending bylaw is attached as Appendix D.

The subject property is zoned Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Bylaw No. 6913-2012. Heritage Alteration Permit 2015-287-DP for the conservation work and Development Permit 2011-089-DP for the apartment, have both been approved and issued by Council on January 26, 2016. Building permits are complete and ready for pick up by the applicant from the City for issuance.

RECOMMENDATIONS:

That Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Amending Bylaw No. 7306-2016, be given first and second reading and be forwarded to the next Public Hearing.

DISCUSSION:

Legislative Background:

Council is granted the authority to enter into and amend Heritage Revitalization Agreements under Section 610 of the Local Government Act. The specific provision concerning amendments is the following:

- (4) *A heritage revitalization agreement may be amended by bylaw only with the consent of the owner.*

The authorized signatory for the company that owns the subject site has signed the Agreement thus providing his consent in accordance with Section 610 (Appendix E).

Under the Section 52 of the Transportation Act, the bylaw will need to be referred to the Ministry of Transportation and Infrastructure (“MOTI”) to be approved before Council considers granting adoption.

History:

Council adopted the Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Bylaw No. 6913-201 on January 26, 2016. The Heritage Alteration Permit 2015-287-DP for the conservation work and the development permit 2011-089-DP for the apartment have both been approved and issued by Council on January 26, 2016. The site plan is attached as Appendix F.

The development proposal is two fold.

1. The Heritage Residence is to be adapted into a duplex as part of the conservation work. It will temporarily be moved to one corner of the site while the underground parking structure is built. The heritage residence will then be moved again and placed on its new foundation on top of the underground structure close to the corner of St. Ann Avenue and 223 Street; and
2. A four (4) storey 66 unit apartment building will be built behind the heritage residence. The apartment units may not be occupied until the conservation of the Morse/Turnock Residence is certified by the heritage consultant of record as being in compliance with the Heritage Revitalization Agreement.

Agreement Requirements:

Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Bylaw No. 6913-2012 was adopted by Council on January 26, 2016. The bylaw’s adoption date is the effective date of the Agreement. Attached to the Bylaw is the Agreement together with the Heritage Conservation Plan and Relocation Plan, both prepared by Donald Luxton and Associates, Ltd.

The timing commitments contained in the Agreement are as follows:

- Section 2. The Owners shall, promptly following the Effective Date, commence and complete the restoration, renovation and conservation of the Existing Heritage Building (the “Work”) in accordance with recommendations set out in the Conservation Plan attached as Schedule “C” to this Agreement (the “Conservation Plan”).
- Section 8. The Owners shall commence and complete all actions required for the completion of the Work in accordance with this Agreement within 12 months following the Effective Date.

Applicant’s Request:

The owner has requested and consents to changing the completion date from 12 to 30 months of entering into the original Agreement. The requested amendment to the Agreement would be a change in the completion date from January 26, 2017 to July 25, 2018, allowing 30 months from the effective date to complete the project (Appendix E).

The property’s ownership will be transferred shortly, having been sold after being on the market for some time. The change will allow the new owners to have sufficient time to fulfill all the requirements for the conservation of the Heritage Residence once their construction team is assembled.

The site continues to be secure and the security measures will be kept in place by the new owners. The City also hold a forfeitable performance security of \$100,000 that the Morse/Turnock Residence will be placed on its new foundation and conservation will be completed in accordance with the Heritage Conservation Plan attached to and forming part of the Agreement.

According to Bylaw and Licensing staff, there have been no reports of break-ins or other complaints concerning the Heritage Residence. The owner confirmed that they continue to retain a security company to patrol and guard the heritage house every night. The existing security measures and the patrol have been successful in preventing problems. The new owners will be obligated to maintain the security requirements in the original Agreement.

Assessment and Council Action:

A change to the completion dates is considered to be a minor amendment; however, a Public Hearing is necessary. Therefore, Council can consider granting first and second reading, followed by a Public Hearing and third reading. Council may consider adopting the bylaw following approval by MOTI.

The security being held by the City is a strong incentive for the conservation work to be completed. Given the complexity of keeping the heritage residence on site while constructing the underground parking building, as well as for adequate time to carefully and safely move and relocated the Heritage House onto its new foundation, the new completion period is more realistic for the construction and conservation work involved for this project.

Therefore, proceeding with the attached bylaw authorizing the City to enter into an Amending Agreement to the original Heritage Revitalization and Tax Exemption Agreement is reasonable request.

CONCLUSION:

It is recommended that Council grant first and second reading to Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Amending Bylaw No. 7306-2016, and advanced this bylaw to the next Public Hearing.

“Original signed by Adrian Kopystynski”

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

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

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

“Original signed by E.C. Swabey”

Concurrence: E.C. Swabey
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map

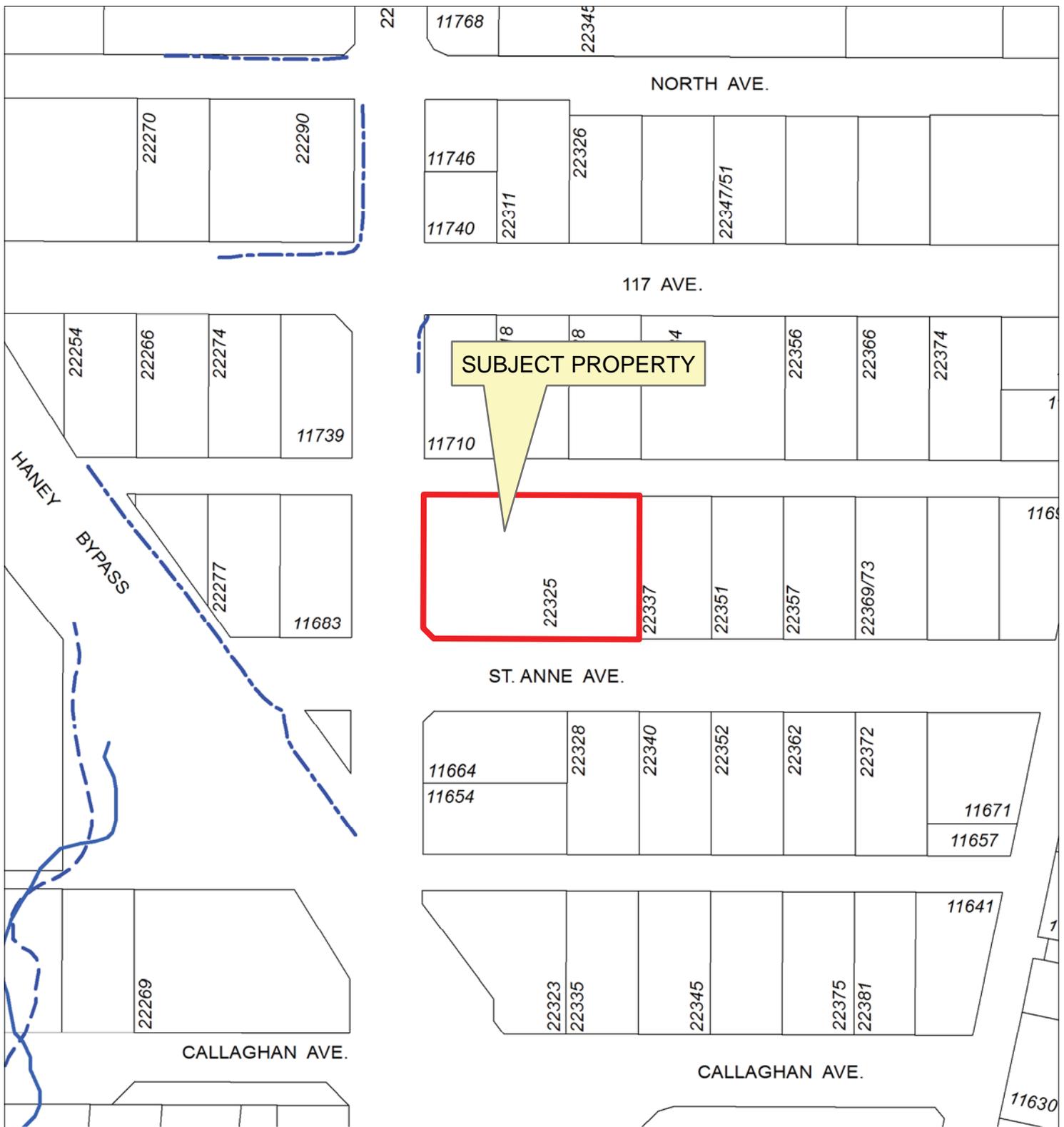
Appendix B – Ortho Map

Appendix C - Letter from Owner/Agent

Appendix D – Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Amending Bylaw No. 7306-2016

Appendix E – Agreement

Appendix F – Approved Site Plan



Scale: 1:1,500

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

22325 ST ANNE AVE

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca



SUBJECT PROPERTY

Aerial Imagery from the Spring of 2011



Scale: 1:1,500

Legend

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

22325 ST ANNE AVE

PLANNING DEPARTMENT



mapleridge.ca

2015-287-DP
DATE: Dec 22, 2016

BY: JV

WAYNE
STEPHEN
BISSKY

ARCHITECTURE URBAN DESIGN PLANNING INTERIOR DESIGN
HEAD OFFICE: 204-22320 LOUGHEED HIGHWAY MAPLE RIDGE BC PH 604-467-8300 FAX 604-467-8305

Attention: Adrian Kopystynski Planning Department
Company: City of Maple Ridge
Address: 11995 Haney Place
Maple Ridge, BC, V2X 6A9
Phone: (604) 463-5221
Fax: 604) 467-7329
Date: Thursday, January 5, 2017

RE: Amendments to:

File #: 2011-089-RZ
Civic: 22325 St. Anne Ave Maple Ridge BC V2X 2E7
Legal: Lot A District Lot 398 Group 1 NWD Plan EPP52747 PID 029-774-071
Description: 1105 - Saint Anne Apartment & HRA

Dear Adrian,

This letter is a request for several amendments to the approved agreements as follows;

- 1) To amend the heritage revitalization and tax exemption agreement section 8. timing of restoration from within 12 months following the effective date to within in 30 months of the effective date.

Sincerely yours,



Wayne S. Bissky
BA, C.Ed, MArch, Architect AIBC, MRAIC

THIS AGREEMENT is evidence that in consideration of the sum of ten dollars (\$10.00) now paid by each party to the other and for other good and valuable consideration (the receipt of which each party hereby acknowledges) the Owners and the City each covenant with the other as follows:

Amendment

1. The Agreement is hereby amended by deleting and replacing Section 8 by the following:

Section 8. The Owners shall commence and complete all actions required for the completion of the Work in accordance with this Agreement within 30 months following the Effective Date.

Statutory Authority Retained

2. Nothing in this Amendment Agreement shall limit, impair, fetter or derogate from the statutory powers of the City, all of which powers may be exercised by the City from time to time and at any time to the fullest extent that the City is enabled.

Full Force and Effect

3. The City and the Owners hereby agree that the Agreement shall hereinafter be read and construed in conjunction with this Amending Agreement and be regarded as being amended only to the extent herein provided, that all the terms, covenants, provisos, conditions and provisions of the Agreement, as amended hereby, shall continue to be in full force and effect and that nothing herein contained shall operate or be construed to modify or otherwise affect the rights and obligations created by the Agreement as amended hereby.

No Waiver

4. No restrictions, requirements or other provisions of this Amending Agreement shall be deemed to have been waived by the City unless a written waiver signed by an officer of the City has first been obtained, and without limiting the generality of the foregoing, no condoning, excusing or overlooking by the City on previous occasions of any default, nor any previous written waiver, shall be taken to operate as a waiver by the City of any subsequent default or in any way defeat or affect the rights and remedies of the City.

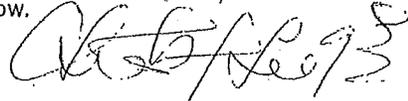
Headings

5. The headings in this Amending Agreement are inserted for convenience only and shall not affect the interpretation of this Agreement or any of its provisions.

Successors Bound

6. All restrictions, rights and liabilities herein imposed upon or given to the respective parties shall extend to and be binding upon their respective heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF the Owners and the City have executed this Agreement on the dates set out below.



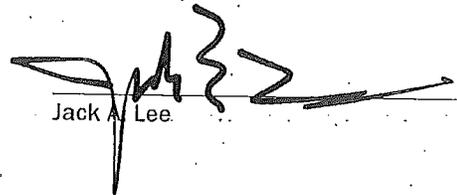
Friederke Rao
Name

8138 North Fraser Way Burnaby
Address BC Canada V5J0E7

Executive Assistant
Occupation PC Maple Ridge Development Inc.

Jan 4, 2017
Date

PC Maple Ridge Development Inc.
by its authorized signatory


Jack A. Lee

The Corporate Seal of the CITY OF MAPLE
RIDGE was hereunto affixed in the presence
of:

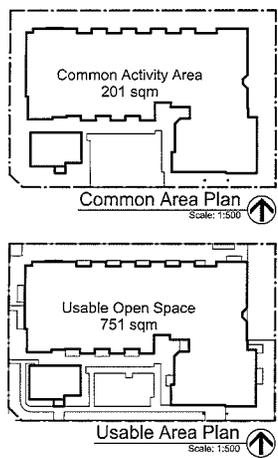
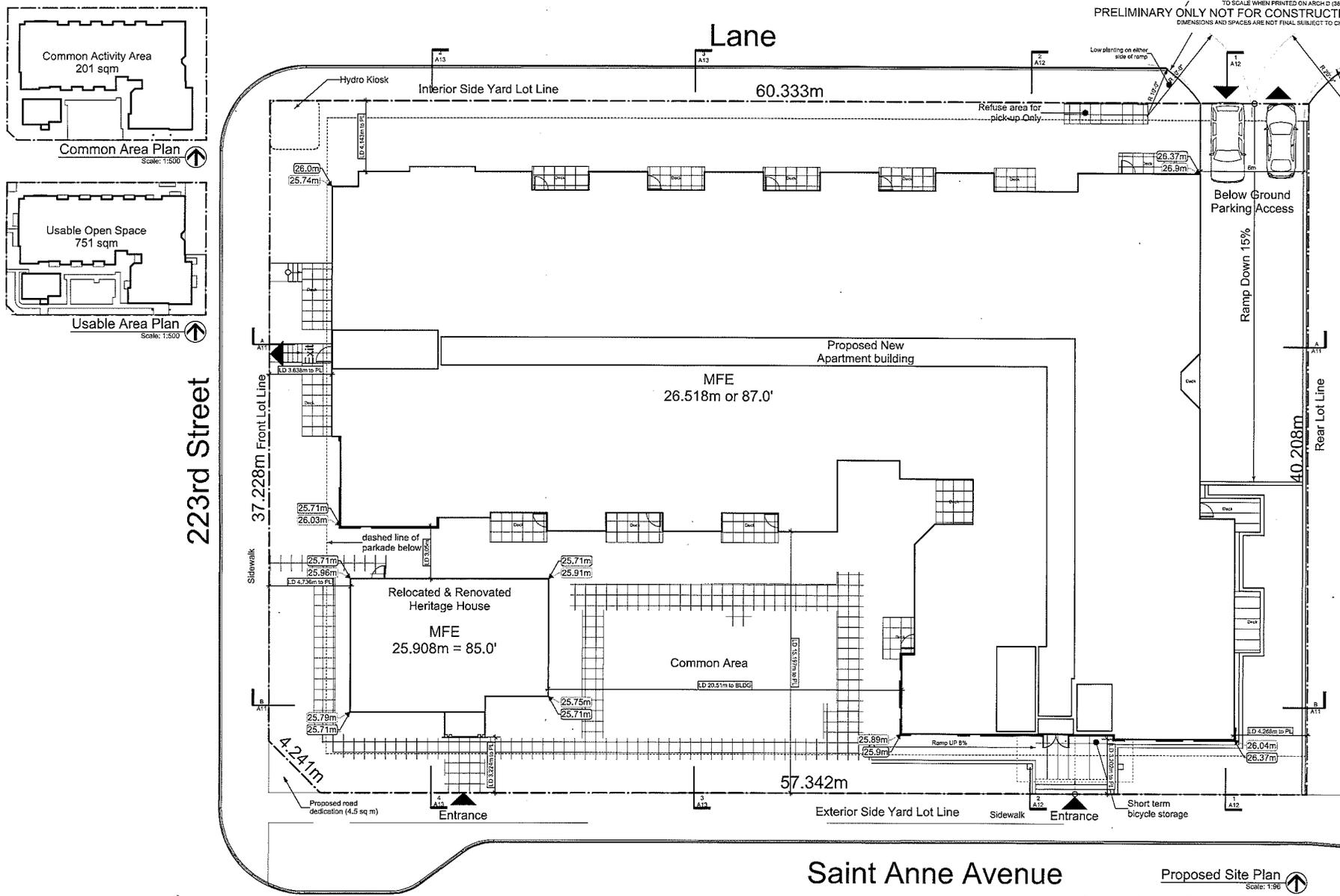
Mayor:

Corporate Officer:

Date

C/S

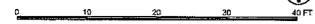
TO SCALE WHEN PRINTED ON ARCH D (36" x 24")
 PRELIMINARY ONLY NOT FOR CONSTRUCTION
 DIMENSIONS AND SPACES ARE NOT FINAL, SUBJECT TO CHANGE



223rd Street

Saint Anne Avenue

Proposed Site Plan
 Scale: 1:36



ISSUED DRAWINGS
1/13/14 Revised Drawings as per 4201 Compliance 1/13/14 2/16/14 Issue For A202-2014-012
<p>City of Seattle From Seattle 2014, all items include drawings, plans, and specifications for the project. The City of Seattle reserves the right to modify or delete any items from the drawings, plans, and specifications at any time without notice. The City of Seattle is not responsible for any errors or omissions in the drawings, plans, and specifications. The City of Seattle is not responsible for any damages or injuries resulting from the use of the drawings, plans, and specifications.</p>
<p>66 Unit Apartment</p> <p>Civic Address: 22309 223rd St, Seattle, WA 98148 Legal Address: Site Sheet A02</p>
<p>Site Plan</p>
<p>WAYNE STEPHEN BISSEY ARCHITECTURE & URBAN DESIGN INC. PLANNING - INTERIOR DESIGN 4000 15th Ave SW, Seattle, WA 98148 PH: 206.461.1234 WWW: WAYNEBISSEY.COM</p>
<p>Date: Feb 18, 2014 Scale: As Noted Drawn: WB Dwp #: 1125 Sheet: A02</p>

File: 10_15_13TAM
 Date: February 18, 2014
 File name: I:\05_SU_Area Lots DP_13\July12-2014.rvt

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **First and Second Reading**
Zone Amending Bylaw No. 7303-2016
11225 240 Street

MEETING DATE: January 9, 2017
FILE NO: 2016-129-RZ
MEETING: C of W

EXECUTIVE SUMMARY:

An application has been received for a site specific text amendment to the C-1 (Neighbourhood Commercial) Zone for the property located at 11225 240 Street (Appendix A and B). The property is already zoned and the purpose of this application is to add additional permitted uses for the proposed mixed use commercial and rental apartment project for the subject site. The proposed 16 dwelling units will be rental in accordance with a Housing Agreement.

The proposed uses described in the letters provided by the applicant (Appendix C) have been reviewed by staff and found to be acceptable for a Neighbourhood Commercial Centre to serve the day-to-day shopping needs of the emerging adjacent neighbourhood to the east of 240 Street and the Albion Area to the east.

RECOMMENDATIONS:

That Zone Amending Bylaw No. 7303-2016 be given first and second reading and forwarded to Public Hearing.

DISCUSSION:

a) Background Context:

Applicant: 0784903 B.C. LTD. Sukhi Sanghe
Owner: 0784903 BC LTD

Legal Description: Lot A, Section 16, Township 12, New Westminster District Plan EPP25279

OCP :

Existing: Commercial

Zoning:

Existing: C-1 (Neighbourhood Commercial)

Surrounding Uses:

North: Use: Townhouses
Zone: RM-1 (Townhouse Residential)
Designation: Urban Residential

South:	Use:	Mixed use commercial / rental apartments
	Zone:	C-1 (Neighbourhood Commercial) with site specific text amendment for daycare and rental apartments
	Designation:	Commercial
East:	Use:	Vacant
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Low Density Residential, Conservation and Medium Density Residential
West:	Use:	Townhouses
	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:	0.478 ha.
Access:	Kanaka Way and 240 Street
Servicing:	Urban

b) Proposal:

A site specific text amendment application has been received, to allow additional Commercial Uses in the C-1 (Neighbourhood Commercial) Zone for the property located at 11225 240 Street. This is a vacant property that slightly slopes from the north to the south. This proposal is for a mixed use commercial and rental apartment project in accordance with a Housing Agreement (16 dwelling units). Issuance of the development permit for this project is also being considered at the same meeting of the Committee of the Whole.

Based on the information from the applicant's letters (Appendix C), the requested uses, regrouped by similar categories being proposed are as follows:

- | | |
|---|---|
| <ul style="list-style-type: none"> • Licensee Retail Store / Liquor Store • Professional Services, • Medical Clinic • Dentist • Physiotherapist /Chiropractor • Hearing/Eye Clinic • Animal Hospital/Veterinary Clinic | <ul style="list-style-type: none"> • Financial Services • Fitness • Pharmacy • Educational Facilities • Restaurant with patio • Coffee Shop |
|---|---|

c) Planning Analysis

Official Community Plan:

The subject site is designated Neighbourhood Commercial Centre in the Official Community Plan (OCP). The objective of this designation is to facilitate Neighbourhood Commercial Centres that provide daily convenience shopping to serve residents. With respect to their scale, the following policy applies:

6 - 32 Total commercial space in a Neighbourhood Commercial Centre is typically less than 930 sq. m. (10,000 sq. ft.) in area.

The types of uses being requested and the mixed use building in which they will be located conform with both the objective and the size limitation stated in the OCP.

Albion Area Plan:

The subject site abuts the western boundary of the Albion Area across 240 Street. Although not subject to the Albion Area Plan, its close proximity has an influence on the policies it contains.

The Albion Area Plan identifies the need to provide sufficient commercial land use opportunities as the community grows.

At present there are two areas in Albion with commercial designated lands.

The first area is a Village Commercial Area at 102 Avenue and 242 Street. The Albion Area Plan states that this designation is intended to provide for to residents of surrounding neighbourhoods in a compact village form.

The second area is designated a Neighbourhood Commercial Centre, just like the subject side and is, diagonally across the corner from the subject site at the southeast corner of 112 Avenue and 240 Street. It is the subject of rezoning application (2016-244-RZ) for a portion of the site to be rezoned to C-5 (Village Commercial) Zone, which allows a broader range of uses for convenience shopping and personal services in the same spirit as the objective of the Village Commercial Centre in Albion.

With respect to future commercial development in Albion, there is the following policy:

10 - 9 Growth in North East Albion may create a need for Neighbourhood or Village Commercial Centres. Maple Ridge will consider the development of such centres to provide daily convenience needs and services, subject to satisfying Parking Bylaw and Zoning Bylaw requirements, traffic, access, site design, and compatibility with adjacent land uses.

Thus the broadening the range of uses convenience shopping and personal services being sought on the subject site will complement the Albion Plan development policy to provide for centres that will accommodate broader range of daily convenience needs and services for the emerging neighbourhoods on both sides of 240 Street.

Commercial/Industrial Strategy:

The Commercial Industrial Strategy: 2012 - 2042 (the Strategy) prepared by GP Rollo and Associates was consulted about applicable factors regarding Neighbourhood Commercial areas and land uses. According to the report, the City has 180 hectares. (445 acres) of OCP designated commercial lands and 140 hectares. (346 acres) of zoned Commercial lands. C-1 (Neighbourhood Commercial) zoned lands constitute a small portion of the zoned lands, about 3.0 hectares. (7.6 acres) or about 2.2% of all Commercial lands (p. 34).

The subject site at 11225 240 Street is located in the Core East Commercial Precinct. This precinct includes areas designated in the Official Community Plan for the following:

- Community Commercial Node at Dewdney Trunk Road at 240 Street;
- Neighbourhood Commercial Centre for three (3) corners of Kanaka Way/112 Avenue at 240 Street and Dewdney Trunk Road at 232 Street; and
- Historic Commercial Node at Loughheed Highway at 240 Street (Bruce's Market).

In the Albion Area plan, the two northern corners of 102 Avenue at 242 Street are designated as a Village.

In considering future demand for uses, the Strategy states:

Over 70% of new space demand will be for convenience goods and services (e.g. grocery, liquor, financial and health services, pharmacy) and food and beverage (coffee shop, restaurant, pub). The balance will be limited seasonal demand for comparison goods (tourist apparel and sporting goods), perhaps some indoor recreation space, and automotive goods and services. (p. 54)

All of the uses to be part of this site specific text amendment to the C-1 (Neighbourhood Commercial) zone on the subject site are ones identified in the Strategy for the Core East Area.

Zoning Bylaw:

The common practice related to commercial areas in most communities is based on a notion that urban centres are arranged in a hierarchical pattern of development, with differing sizes, diversity and functions around a central place. In the case of Maple Ridge, the Maple Ridge Town Centre Area is the central place with subordinate centres such as Rural, Historic, Neighbourhood, General and Community Commercial Nodes and Centres.

Historically, in Maple Ridge and in other nearby communities, the smallest centres in terms of size, function and range of uses are Neighbourhood Centres, offering local conveniences, such as: independent grocery and florist shops, video rentals; and basic personal services such as laundromats and dry cleaning. This is reflected in the intent statement for the C-1 (Neighbourhood Commercial) Zone described in the Section 701 of the Zoning Bylaw as follows:

This zone provides for the small scale retailing of commodities of a convenience nature and related uses for household or personal needs in an urban setting.

The C-1 (Neighbourhood Commercial) Zone current allows the following permitted principal uses:

- a) convenience store;
- b) restaurant;
- c) personal services; and
- d) personal repair services;

Comparing the requested uses to the permitted principal uses and definitions already contained in the Zoning Bylaw, the following is noted:

- Licensee Retail Store / Liquor Store are both the same use and already defined as a LICENSEE RETAIL STORE means an establishment with a valid Licensee Retail Store License provided by the Liquor Control and Licensing Branch that is permitted to sell all types of packaged liquor for consumption off the premise.
- Restaurant is already defined and encompasses the applicant's requested Restaurant with patio and Coffee Shop. The definition is RESTAURANT means an establishment where food and beverages are sold to the public and where provision is made for consumption on the premises. The establishment may be licensed as "Food Primary" under the Liquor Control and Licensing Act.

- For consistency with the existing terminology in the definition of Assembly use “private schools” is proposed to be used in place of the requested Educational Facility.
- Medical Clinic, Dentist, Physiotherapist /Chiropractor, Hearing/Eye Clinics and Animal Hospital/Veterinary Clinic are types of uses in the overarching category of Professional Services proposed by the applicant. To be consistent with the terminology in the Zoning Bylaw, Veterinarians is proposed to be used in place of Animal Hospitals/Veterinary Clinics. Therefore, it is proposed that the Professional Uses specifically state and be limited to those proposed by the applicant.
- The remaining two uses are proposed to be their own separate categories – Financial Services, Pharmacies and Fitness Facilities.

Staff considered the addition of daycare to the permitted principal uses. There is a demand to provide daycare in the community. However, the C-1 (Neighbourhood Commercial) zoned property to the south has already had a site specific text amendment for a daycare use (2015-158-RZ). The project to the south had a site specific text amendment done by the same owner as the subject site to add daycare. The developer is not pursuing this use because of the transportation and traffic related issues arising from accommodating parking, drop off/pick up and peak demands associated with daycare uses.

The main driving factor for this and similar site specific text amendment is that the historically permitted principal uses in the C-1 (Neighbourhood Commercial) Zone limits the possible business tenants to a narrow range of potential daily convenience shopping and personal services as supported by OCP policies and the Commercial and Industrial Strategies.

Part of the reason for the applicant’s request, is due to the difficulty of finding businesses that fit in within the currently permitted uses in the C-1 (Neighbourhood Commercial) Zone. The traditional local convenience-types of business no longer operate. For example, convenience stores are more than a “Mom-and-Pop Store” or florist shops. Consumer demand and technological change have resulted in once numerous video/DVD rental stores to vanish, replaced by vending machines at grocery stores or video services like Netflix. The broadening of the permitted principal uses requested by the applicant will assist to overcome the current market challenges, while still complying with the intent of the C-1 (Neighbourhood Commercial) Zone for neighbourhood commercial centres that are small in scale, convenient in nature and provide for households and personal needs to close by residents in existing and emerging neighbourhoods.

CONCLUSION:

The proposal to broaden the range of uses for the property located at 11225 240 Street through a site specific text amendment to the C-1 (Neighbourhood Commercial) Zone, aligns with objectives, intent and policies in the OCP, Albion Area Plan, the Commercial and Industrial Strategy and the Zoning Bylaw.

Therefore, it is recommended that Council grant Maple Ridge Zone Amending Bylaw No. 7303-2016 (Appendix D) First and Second Reading and advance the bylaw to Public Hearing.

“Original signed by Adrian Kopystynski”

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

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

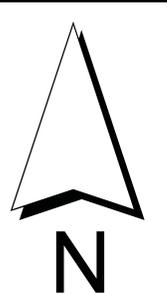
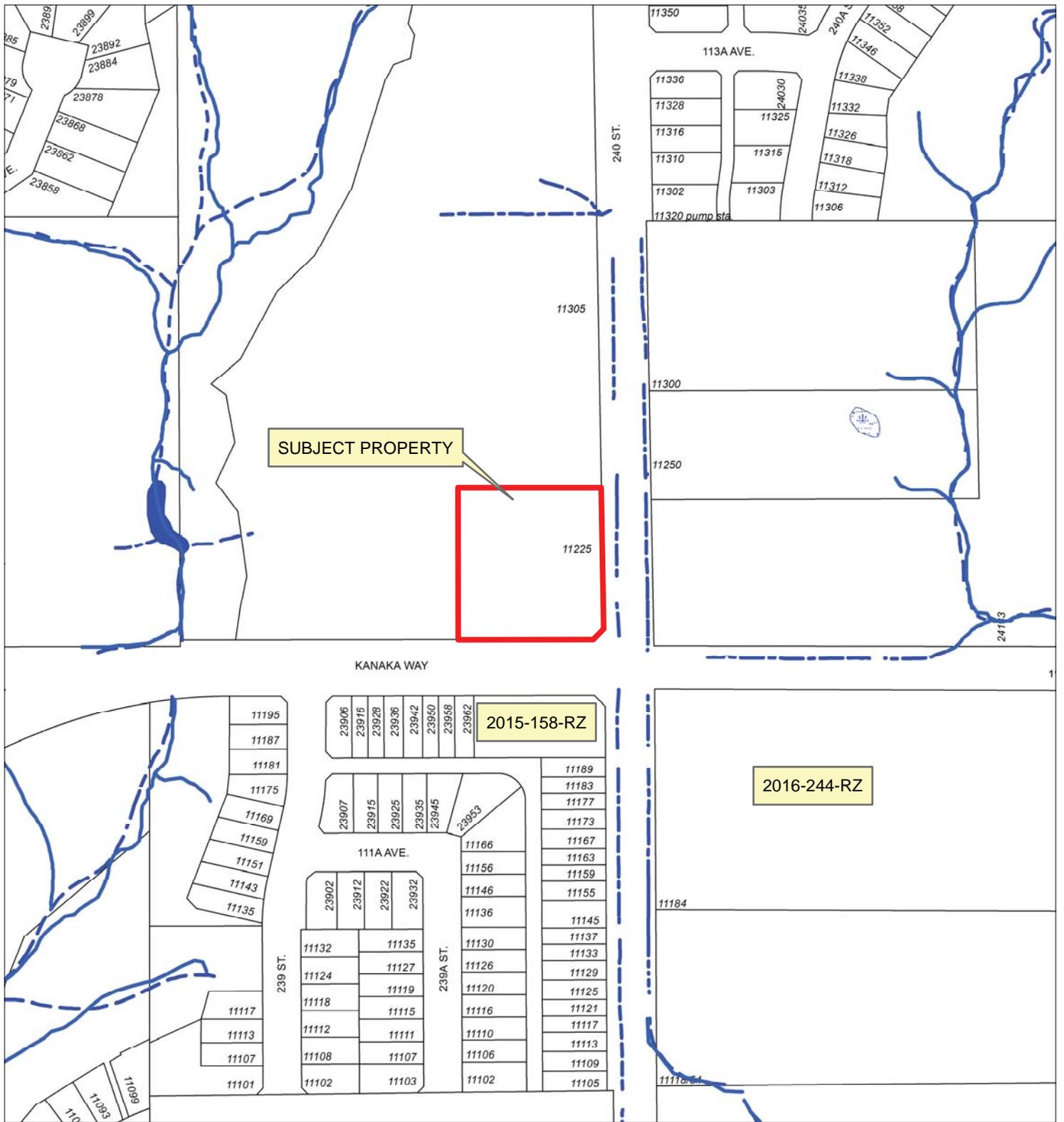
Approved by: Frank Quinn, MBA, P. Eng
GM: Public Works & Development Services

“Original signed by E.C. Swabey”

Concurrence: E.C. Swabey
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Letter from Applicant
- Appendix D – Zone Amending Bylaw No. 7303-2016



Legend

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

Scale: 1:2,500

11225 240 ST

PLANNING DEPARTMENT



British Columbia

mapleridge.ca

2016-129-RZ
DATE: Jan 4, 2017

BY: DT



Scale: 1:2,500

Legend

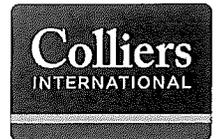
-  Stream
-  River Centreline
-  River
-  Major Rivers & Lakes

11225 240 ST



2016-129-RZ
DATE: Nov 16, 2016

BY: JV



City of Maple Ridge
Attention: Planning Department
11995 Haney Place
Maple Ridge, BC V2X 6A9

September 27, 2016

RE Zoning Amendment – 11225 240th Street

To Whom It May Concern,

We are writing you today with regards to our experience with demand for commercial retail space, for lease, in the East Haney neighborhood of Maple Ridge. Often, we are the first point of contact for potential users of commercial space and have had numerous inquiries from various users not supported by the current zoning.

For the past 18 months, we have been involved with a mandate to prelease approximately 11,000 square feet of commercial retail space within a mixed- use development on the corner of Kanaka Way and 240th Street. During this time, we have been approached by several national chains, as well as local retailers looking to lease space. We were pleasantly surprised by the amount of residents in the area who contacted us looking to set up their professional business near their home. The current zoning restricts a number of these professional uses, which not only makes it difficult to prelease the entire project, but is forcing local residents to set up their businesses elsewhere. While the current zoning does allow for convenience stores, restaurants and personal service uses, we strongly support an amendment to the current zoning to include the following retail and professional uses:

Licensee Retail Store

Financial Services

Professional Services

Fitness

Medical Clinic

Pharmacy

Physiotherapist/Chiropractor

Restaurant with patio

Hearing/Eye Clinic

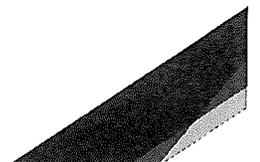
Dentist

Educational Facilities

Coffee Shop

Liquor Store

Animal Hospital/ Veterinary Clinic





*see staff
meeting
Apr 13/2016.*

April 21, 2016

Mr. Adrian Kopystynski
City of Maple Ridge
11995 Haney Place
Maple Ridge, BC
V2X 6A9

Dear Mr. Kopystynski,

We would like to support the request of the developer, Colliers International, to allow a variance on the C1 zoning designation for the development located at 11213-11247 240 Street, Maple Ridge allowing the leasing agent an opportunity to consider our proposed use of a small neighborhood pet hospital.

There will be a large number of families moving to the area's new housing developments. Undoubtedly these families will have pets and offering them a local alternative for their pet care needs helps to minimize travel time for pets who can be unduly stressed by unnecessary extra time in a vehicle.

This new facility would be an ancillary site of our larger hospital on Lougheed Hwy. The relationship would benefit the clients and their family pets by offering them access to the extra diagnostic equipment and services that would not otherwise be available in a smaller clinic.

If you have any questions, please feel free to contact me at 604-463-7100. We look forward to your decision on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Orser".

Michael Orser, DVM
Alouette Animal Hospital

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **Development Variance Permit**
24341 112 Avenue

MEETING DATE: January 9, 2017
FILE NO: 2015-350-DVP
MEETING: CoW

EXECUTIVE SUMMARY:

A Development Variance Permit application 2015-350-DVP has been received in conjunction with a rezoning and subdivision application to subdivide for the creation of 9 single family lots. The requested variance is to:

- i. reduce the minimum setback from an interior side lot line from 1.5m (5 ft.) to 0.61m (2 ft.) to the garage, and to 0.46m (1.5 ft.) for the garage roof projection for proposed Lots 4 through 9.

Council will be considering final reading for rezoning application 2015-350-RZ on January 10, 2017.

It is recommended that Development Variance Permit 2015-350-DVP be approved.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2015-350-DVP respecting property located at 24341 112 Avenue.

DISCUSSION:

a) Background Context

Applicant: Cipe Homes Inc.

Legal Description: Lot 2, Section 15, Township 12, New Westminster District Plan 77744

OCP:

- Existing:** Low/Medium Density Residential
- Proposed:** Low/Medium Density Residential and Conservation

Zoning:

- Existing:** RS-2 (One Family Suburban Residential)
- Proposed:** RS-1b (One Family Urban (Medium Density) Residential), with density bonus to R-1 (Residential District) zoning requirements

Surrounding Uses:

- North:**
 - Use:** Single Family Residential
 - Zone:** RS-1b (One Family Urban (Medium Density) Residential), with density bonus to R-1 (Residential District) zoning requirements
 - Designation:** Low/Medium Density Residential

South:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Low/Medium Density Residential and Conservation
East:	Use:	Single Family Residential
	Zone:	R-1 (Residential District)
	Designation:	Low/Medium Density Residential and Conservation
West:	Use:	Single Family Residential
	Zone:	RS-2 (One Family Suburban Residential)
	Designation:	Low/Medium Density Residential

Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential
Site Area:	0.43 ha (1 acre)
Access:	243B Street and Lane
Servicing requirement:	Urban Standard
Concurrent Applications:	2015-350-RZ/SD

b) Project Description:

The subject property is located within the Albion Area Plan and is approximately 0.43 ha (1 acre) in size. The subject property is bounded by 112 Avenue to the south, 243B Street to the west, and single family residential lots to the north and east (see Appendices A and B).

The applicant has requested to rezone the development site from RS-2 (One Family Suburban Residential) to RS-1b (One Family Urban (Medium Density) Residential), with a Density Bonus, in accordance with the Community Amenity Program, which allows for R-1 (Residential District) sized lots.

The proposed development consists of approximately 9 R-1 (Residential District) sized lots (see Appendix C), amounting to an Amenity Contribution of approximately \$27,900.00. The final number of lots and amenity contribution will be determined at the time of approval of the subdivision. As per Council Policy, this application will also be subject to the City-wide Community Amenity Contribution Program, at a rate of \$5,100.00 per single family lot created, which amounts to \$45,900.00.

c) Variance Analysis:

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

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

1. *Zoning Bylaw No. 3510-1985, Part 6, Section 601C(9)(c)(ii):* To reduce the minimum side yard setback from 1.5m (5 ft.) to 0.61m (2 ft.) for the garage wall and 0.46m (1.5 ft.) for the garage roof overhang for proposed Lots 4 through 9, with no further siting exceptions allowed.

The applicant proposes that offsetting the garages would allow for an improved internal floor plan and provide for a more attractive front façade with widened entry ways and front porches. The resulting side yards will be reduced on one side of the lot to a minimal 0.61m (2 feet), essentially limiting rear yard access to one side only.

In an attempt to ensure long-term maintenance and fire safety, certain safeguards have been required. They are as follows:

- The garage will be required to be protected by fire sprinklers, like the home;
- An easement on each lot will be required to allow long-term maintenance of the building face, with a 0.61m (2 feet) side yard;
- A side-yard fence attached to the home will be required to prohibit access along the reduced side yard.

The proposed variance is supported because it is consistent with similar variances previously supported for the area, and will allow development in the area to occur in a consistent manner.

d) Citizen/Customer Implications:

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

CONCLUSION:

The proposed variance is supported because the housing form is consistent with the overall development, with similar building envelopes and setbacks.

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2015-350-DVP.

“Original signed by Michelle Baski”

**Prepared by: Michelle Baski, ASCT, MA
Planner 1**

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

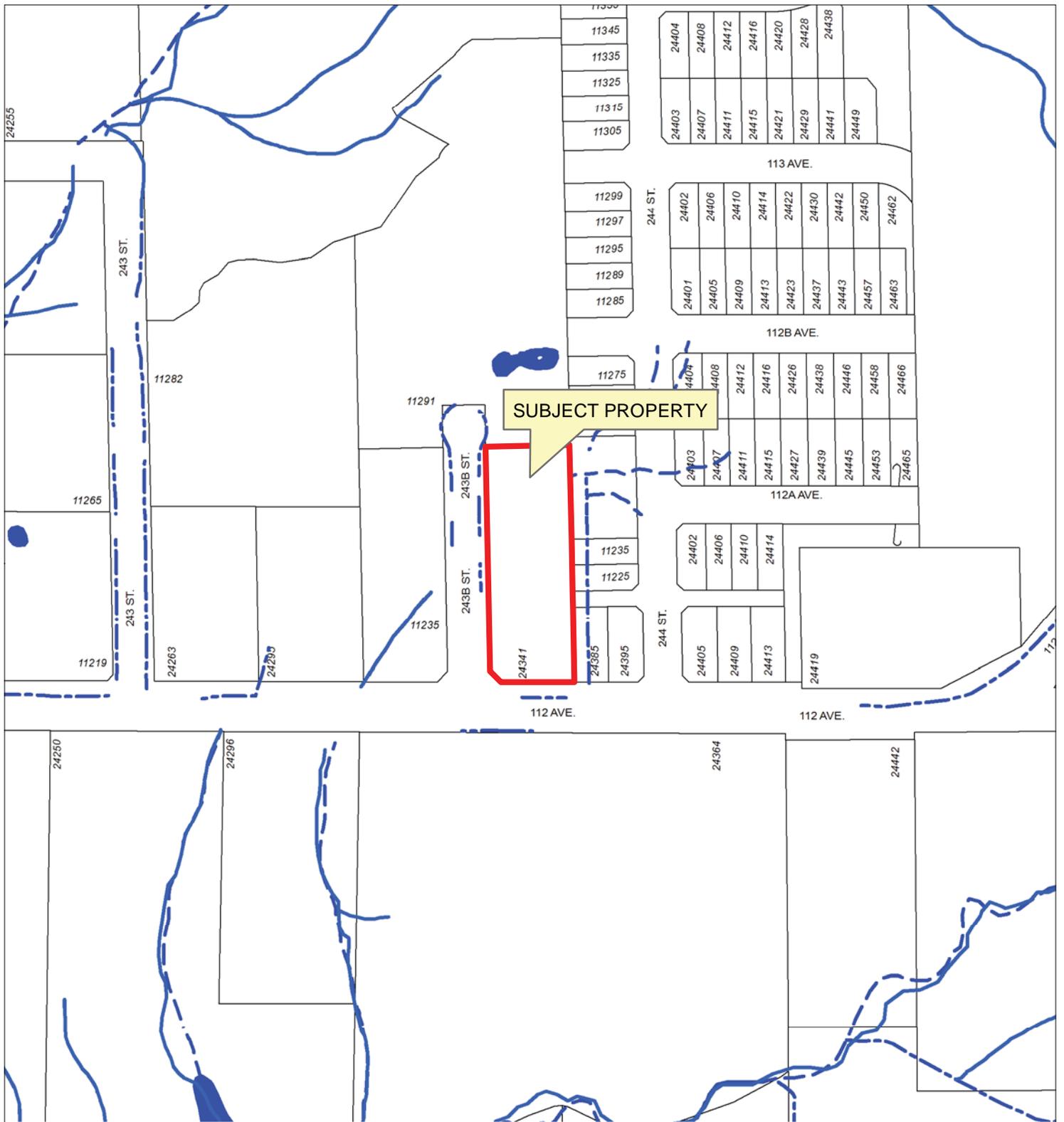
**Approved by: Frank Quinn, MBA, P.Eng.
GM: Public Works & Development Services**

“Original signed by E.C. Swabey”

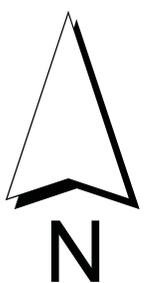
**Concurrence: E.C. Swabey
Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Proposed Subdivision Plan
- Appendix D – Site Plan Showing Proposed Setback Variance
- Appendix E – Streetscape Showing Offset Garage Siting Variance



SUBJECT PROPERTY



Scale: 1:2,500

Legend

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

24341 112 Ave
2011 Image

PLANNING DEPARTMENT

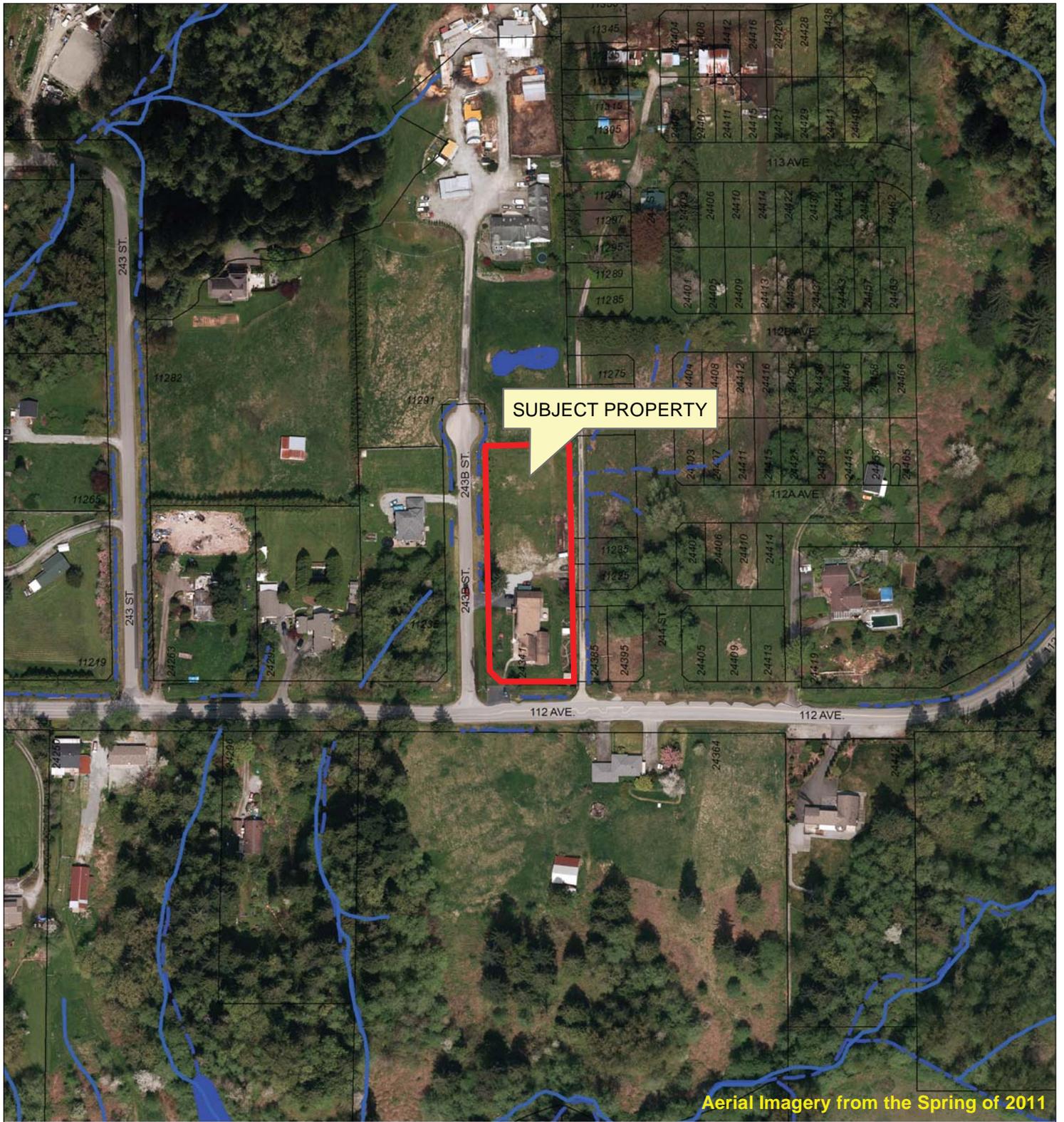


British Columbia

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2015-350-DP
DATE: Nov 19, 2015

BY: JV



Scale: 1:2,500

Legend

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

24341 112 Ave
2011 Image

PLANNING DEPARTMENT

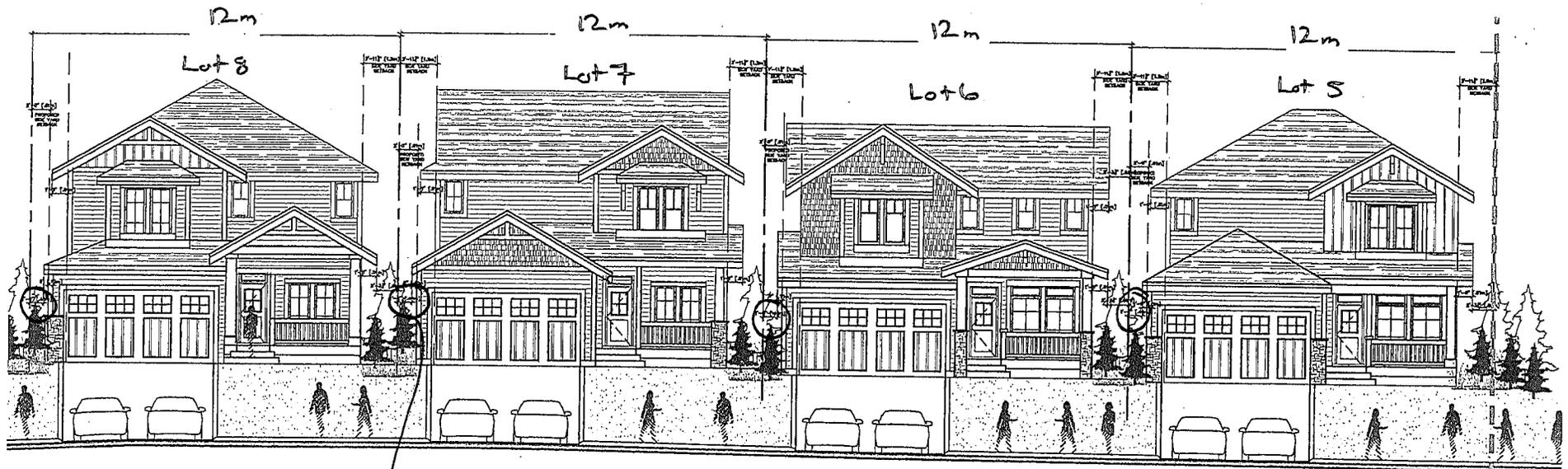


British Columbia
mapleridge.ca

2015-350-DP
DATE: Nov 19, 2015

BY: JV

APPENDIX E



1

TYP. STREETSCAPE (PROPOSED 2'-0" GARAGE SIDEYARD SETBACK VARIANCES)

SCALE: 1:100

Proposed interior setback of 0.46m (1.5 ft.) to the roof

City of Maple Ridge

TO: Her Worship Mayor Nicole Read and Members of Council
MEETING DATE: January 9, 2017
FILE NO: 2016-129-DP
2016-129-DVP
FROM: Chief Administrative Officer
MEETING: C of W
SUBJECT: Development Permit and Development Variance Permit
11225 240 Street

EXECUTIVE SUMMARY:

An application has been received for a new development permit for a mixed use commercial and rental apartment building to be located at 11225 240 Street and that is zoned C-1 Neighbourhood Commercial. The previously issued development permit (DP/045/09) expired earlier this year. The new development permit includes 16 rental units in compliance with the Housing Agreement registered on title.

There is an accompanying development variance permit application to allow the building to be sited closer to Kanaka Way (front lot line) and 240 Street (exterior side lot line). This is to create a stronger street presence to support the pedestrian environment and to strengthen pedestrian connectivity to and from the emerging neighbourhoods near the local commercial node at the intersection of 240th Street and Kanaka Way (112 Avenue).

The applicant has addressed all matters raised by the Advisory Design Panel and is requesting the new development permit and the development variance permit be issued by Council.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2016-129-DVP respecting property located at 11225 240 Street.

That the Corporate Officer be authorized to sign and seal 2016-129-DP respecting property located at 11225 240 Street.

That the Corporate Officer be authorized to sign the Cancellation of Charges Application to discharge the previously issued development permits DP/045/09 and DVP/045/09.

DISCUSSION:

a) Background Context:

Applicant: Ankenman Associates Architects Inc
(Mark Lesack)
Owner: 1005467 BC Ltd.
Legal Description: Lot A, Section 16, Township 12, New Westminster
District Plan EPP25279

OCP :	Existing:	COM (Commercial)
	Proposed:	COM (Commercial)
Zoning:	Existing:	C-1 (Neighbourhood Commercial)
	Proposed:	C-1 (Neighbourhood Commercial)
Surrounding Uses		
North:	Use:	Townhouses
	Zone:	RM-1 (Townhouse Residential)
	Designation	Urban Residential
South:	Use:	Mixed use commercial / rental apartments
	Zone:	C-1 (Neighbourhood Commercial) with site specific text amendment for daycare and rental apartments
	Designation:	Commercial
East:	Use:	Vacant
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Low Density Residential, Conservation and Medium Density Residential
West:	Use:	Townhouses
	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:		0.478 ha.
Access:		Kanaka Way and 240 Street
Servicing:		Urban
Previous Applications:		

b) Project Description:

The proposal is to construct a two storey mixed use building with about 955 square metres of commercial space on the first level, 16 rental apartments on the second level and 58 surface parking spaces. The lands are already zoned C-1 Neighbourhood Commercial thus accommodating this proposal. The residential parking and visitor spaces are grouped and separated from the commercial parking.

c) Proposed Variances

The following variances are requested to Part 7 Commercial Zones, 701 Neighbourhood Commercial: C-1 of the Maple Ridge Zoning Bylaw No. 3510-1985:

- a) Section 6 Size of Buildings and Structures
This provision is varied to increase the maximum height from 7.5 metres to 11.0 metres.

b) Section 7 Sitting a)

This provision is varied by decreasing the minimum setback from the front lot line (Kanaka Way) from 7.5 to:

- 5.99 metres to the building face;
- 3.3 metres to the face of exterior columns;
- 3.0 metres to the edge of the roof; and
- 5.73 metres to the face of the interior columns.

No projections into the varied setbacks would be permitted

c) Section 7 Sitting d)

This provision is varied by decreasing the minimum setback from the exterior side lot line and including the corner truncation line (240 Street) from 7.5 metres to:

- 5.36 metres to the building face on the second floor to the truncation line;
- 2.73 metres to the face of the exterior columns (at 240th Street)
- 2.44 metres to the edge of the roof (at 240th Street); and
- 4.86 metres to the face of the interior columns;
- 3.86 metres to the outside face of the louvers from the truncation line.

No projections into the varied setbacks would be permitted

d) Section 8 Other Regulations f) (iii)

This regulation requires that an apartment use be limited exclusively to storeys above the first storey of a building and above a permitted commercial use. The design of the building includes an entrance lobby, mail boxes and storage space for the apartment residents on the first level thus sharing a floor with commercial use. Therefore, a variance of this provision is to provide clarity about calculating the floor area.

Justification: The rationale for these reduced setbacks includes bringing the building face and storefronts closer to the streets thus creating a stronger pedestrian environment along 240 street and Kanaka Way. It is similar to the reductions for the mixed use building to the south for the same purpose and will begin to create the corner of 240 Street and Kanaka Way /112 Avenue landmark element. Due to the length of the facades, there are column-like elements and roof projections that extend or project beyond the building face to help break up, articulate and create more interesting the building faces. The setback reduction for the semi-circular wall with its projecting canopy at the corner gives the building greater visual prominence on the front onto two streets and better frames this intersection.

The following variances are requested to Schedule "A" of the Maple Ridge Off-Street Parking and Loading Bylaw No. 4350 – 1990:

a) Section 1.0 d)

The Off Street Parking and Loading Bylaw does not have a requirement for apartment parking in the C-1 Zone because an Apartment Use is not a permitted in that zone. If a use is not specifically mentioned, the Bylaw allows the required off-street parking requirement to be the same as for a similar class or use. Section 1.0 d) provides for the most similar use; however, it requires the parking and the visitor parking spaces to be concealed. Given that the apartments are rental units in perpetuity secured by a Housing Agreement, varying the requirement for concealed or underground parking was deemed to be a reasonable trade off in obtaining rental housing. The apartment parking is proposed to be located on a separate portion of the site, identifiable with a distinct surface treatment and attractively landscaped.

Therefore, Section 1.0 d) is proposed to be varied as follows:

BUILDING CLASS OR USE	REQUIRED NUMBER OF OFF-STREET PARKING SPACES
Apartments in the C-1 zone	1.0 parking spaces per dwelling unit plus 0.2 spaces per dwelling unit designated for visitors

Justification: The current regulation does not provide for Apartment Use parking requirement for projects in the C-1 Zone. The most similar parking requirement will satisfy the residential parking demand, but has the added requirement for the parking spaces to be concealed. This variance applies the parking requirement in place for similar apartments above commercial uses to this project without the concealment requirement. This is the same approach as approved by Council for other similar projects and the original project which did not proceed because the permit lapsed.

The previous development permit for this site has expired, prompting a new application to issue the necessary permits. This proposal is in accordance with the Rental Housing Agreement registered on title and entered into between the original developer and the City to construct the required sixteen (16) rental units.

d) Planning Analysis:

The previous development permit issued by Council (DP/045/09) was in conjunction with the rezoning of a larger area of the northwest corner of Kanaka Way and 240 Street into a multi-phased townhouse development that is nearing build out and the subject lands for a mixed use commercial rental apartment building. This mixed use building was proposed to be 3 storey and containing 16 rental dwelling units subject to a Housing Agreement. The mixed use component was not preceded with, prompting this new application because the former development permit has expired.

Acquired by a new owner, the application made is in accordance with the Housing Agreement, providing a two storey (no loft level proposed) building with 16 dwelling units on the second floor. The unit mix is proposed to be of 2-two bedroom units and 14-one bedroom plus den units. There is an amenity room on the same floor as the dwelling units for the residents convenience as well as resident bicycle storage and property maintenance equipment storage on the lower level.

The proposed site plan and parking layout is very similar to the earlier proposal.

The building continues to be sited close to the streets to create a vibrant pedestrian environment. This requires a variance as described in the earlier section above. The proposed variance is similar to the one previously granted; however, the new design has architectural elements like columns and a semi-circular ornamental canopy element oriented to the corner requiring different setback variances. In accordance with City requirements, this canopy is detachable to permit access to utilities in a service easement along Kanaka Way.

A central open space with pedestrian amenities has been added, which is interconnected to pedestrian ways on the site, including a direct connection to the townhouse development to the west. Refuse and recycling is contained in an accessory building that borrows elements from the architecture of the mixed use building.

This development has also incorporated a three tier storm water management plan as part of the site plan and proposed landscaping. The stormwater management on site has been coordinated between landscape architect and the civil engineer as follows:

1. Stormwater bioswales have been proposed on both street frontages, with rainwater leaders from front face of building draining into bioswales. Calculations have been provided by civil engineer and coordinated with the landscape architect for design depth of bioswales.
2. Interior of site, permeable paving has been proposed in parking lot area, with parking drainage coordinated with the civil engineer. All parking lot areas will drain to permeable paving areas. Calculations were coordinated with the civil engineer.

As for parking, there are 37 commercial parking spaces (5 more than the minimum requirement) 16 residential and 4 visitor parking spaces. A total of two spaces, one commercial and one residential parking space, are designed for the use of the disabled. Resident parking is reserved and located as a separate landscaped compound in the northern part of the site.

Notice on title for the existing development variance permit and the expired development permit is proposed to be discharged.

e) Advisory Design Panel:

The following explanations describe how each comment from the Advisory Design Panel was addressed by the Architect:

1. Consider stronger corner element feature for greater street presence on 240th and Kanaka

Architects response: Canopy revised to form full semicircular shape in plan. Canopy to be constructed with removable sections to address encroachment into easement. Signage and support backing has been pulled forward to align with outside building face for stronger corner definition. Exterior lighting added at columns to provide greater definition/focus in evening.

2. Consider the signage at the corner to be brought forward from building façade and bring additional interest to remaining signage for the exterior facing frontages with perpendicular treatments

Architects response: Signage at corner revised per item 1. Signage locations at all elevations revised to create more interesting visual pattern and provide greater visibility. Exterior light fixtures added at building columns.

3. Consider stronger presence for the breezeway entry façade with additional detailing

Architects response: Cross-bracing added at breezeway to create stronger presence. Cross-bracing elements are to repeat through length of breezeway. Final spacing are to be determined at time of construction documentation.

Staff Comment: The bracing element was also requested and is being provided at the breezeway entrance on the façade facing the parking area.

4. Consider additional glazing for north and south staircase facades

Architects response: Additional glazing added at north and west stairs.

5. Consider alternate treatments for venting with gable ends

Architects response: Gable end venting to be retained. Vent is functional element but also serves decorative element. Form is consistent with desired architectural expression.

6. Support retaining wall detailing to the catch in place concrete with architectural finish

Architects response: Retaining wall to be detailed with painted inset reveals.

7. Confirm adjacent trail connections are aligned

Architects response: Walkway configurations revised. The north walkway intended originally to tie into the adjacent property was deleted. The west walkway tie-in was relocated to match neighbouring walkway location already built to property line. Final location is to be coordinated with adjacent site condition.

Staff Comment: Although the walkway is removed, access to this commercial complex from the townhouses to the north is by way of the sidewalk along 240 Street.

f) Citizen/Customer Implications:

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

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 \$90,373.55, the security will be \$90,373.55.

CONCLUSION:

The proposal is for a mixed-use development consisting of ground floor commercial and 16-unit rental on the second floor. This complies with the with the Official Community Plan, the site's existing C-1 (Neighbourhood Commercial) Zone is proposed to be varied, and the 16 rental units under the Rental Housing Agreement with the City.

Therefore, it recommended that the Corporate Officer be authorized to sign and seal 2016-129-DP and 2016-129-DVP respecting property located at 11225 240 Street, as well as the Cancellation of Charges Application to discharge the previously issued development permits DP/045/09 and DVP/045/09.

“Original signed by Adrian Kopystynski”

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

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

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

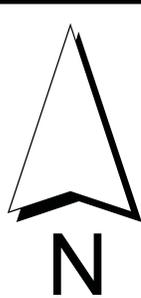
“Original signed by E.C. Swabey”

**Concurrence: E.C. Swabey
Chief Administrative Officer**

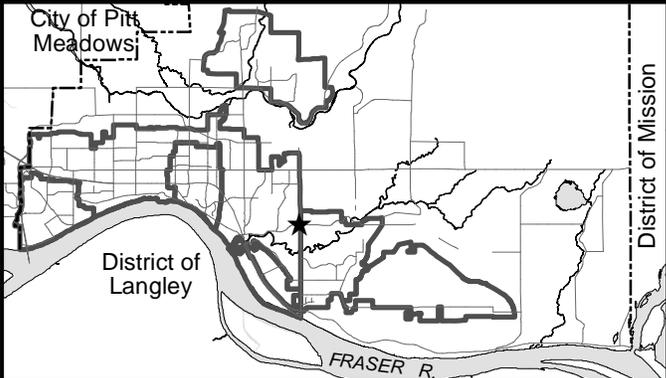
The following appendices are attached hereto:
Appendix A – Subject Map
Appendix B – Aerial Map
Appendix C – Architectural and Landscaping Plans
Appendix D – Site Plan with Variances



Aerial Imagery from the Spring of 2015



Scale: 1:2,500



11225 240 STREET

PLANNING DEPARTMENT



mapleridge.ca

FILE:2016-129-DP
DATE: Apr 25, 2016

BY: PC

APPENDIX C



PROPOSED DEVELOPMENT

11225 240 St Maple Ridge

RENDERING

4	AUG 26, 2016	RE-REVISED FOR OIP	MR
3	AUG 5, 2016	REVISED PER ADP COMMENTS	MR
2	JUN 28, 2016	ISSUED FOR ADP	MR
1	APR 23, 2016	RE-ZONING & DEVELOPMENT APPLICATION	MR
REV	DATE	DESCRIPTION	BY

Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

Development For AL MORTGAGELINE LTD

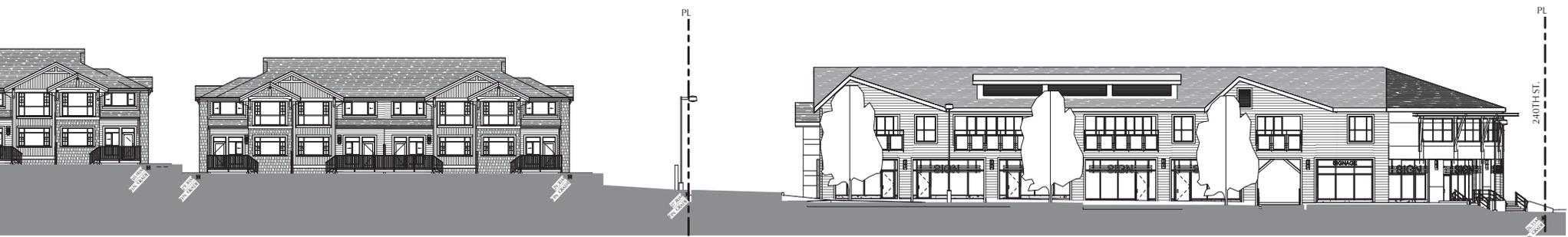
1527

SCALE: NTS
AUGUST 26, 2016

A0.0



1 STREETScape 240TH
A0.4



2 STREETScape KANAKA WAY
A0.4

AA PROPOSED DEVELOPMENT

Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

11225 240 St Maple Ridge

Development For AL MORTGAGELINE LTD

STREETSCAPES

1527

1	AUG 5, 2016	REVISED PER ADP COMMENTS	ME
2	JUN 20, 2016	ISSUED FOR ADP	ME
1	APR 21, 2016	RE-ZONING & DEVELOPMENT APPLICATION	ME
REV	DATE	DESCRIPTION	BY

SCALE: 1 : 140
AUGUST 26, 2016

A0.4



1 SITE PLAN
A1.1
SCALE: 1/16" = 1'-0"

2 PARTIAL RETAINING WALL ELEV.
A1.1
CONCRETE WALL COMPLETE WITH CAST IN PLACE RECESSES PAINTED TO MATCH BLUE JEAN PER MAIN BLDG.
NOTE: WALL CONSTRUCTION TO BE CONFIRMED/COORDINATED WITH ADJACENT DEVELOPMENT

SYNOPSIS

ZONING

C-1

CIVIC ADDRESS

11225 240TH STREET, MAPLE RIDGE

LEGAL DESCRIPTION

LOT A, SECTION 16, TOWNSHIP 12, NEW WESTMINSTER DISTRICT PLAN EPP25279

SITE AREA

SITE AREA 4783.62m² (51490.49 SF)

SITE COVERAGE

SITE COVERAGE 1661.29m²/4783.62m² = 0.347

GROSS FLOOR AREA

MAIN FLOOR 1093.65m² (11,772 SF)
UPPER FLOOR 1397.26m² (15,040 SF)

NET FLOOR AREA

BUILDING FLOOR AREA (EXCLUDING ELECTRICAL, STORAGE/SERVICE ROOMS, AMENITY AREA, DECKS, STAIRS, ELEVATOR, AND LOBBY)

MAIN FLOOR - COMMERCIAL USE 955.04m² (10,280 SF)
UPPER FLOOR - SUITES AREA ONLY 1227.80m² (13,216 SF)

MAX. BUILDING HEIGHT

PROPOSED

PRINCIPAL BUILDING 11.0m MAX (36.08')

PARKING REQUIREMENTS

	REQUIRED	PROPOSED
1 STALL PER 30m ² (955.04/30 x 1)	32	37
1 STALL PER RESIDENTIAL SUITE	16	16
VISITOR (2 x 16)	4	4

SETBACKS

PROPOSED

NORTH	11.12m (36.48 FT) PL TO BLDG FACE
SOUTH	3.3m (10.83 FT) PL TO FACE OF EXTERIOR COLUMN 3.0m (9.84 FT) PL TO EDGE OF ROOF 5.73m (18.80 FT) PL TO FACE OF INTERIOR COLUMN
EAST	2.97m (9.74 FT) PL TO FACE OF EXTERIOR COLUMN 2.58m (8.46 FT) PL TO EDGE OF ROOF 4.86m (15.94 FT) PL TO FACE OF INTERIOR COLUMN
WEST	9.71m (31.85 FT) PL TO ROOF FACE
45 CORNER CUT	7.64m (25.06 FT) PL AT CORNER CUT TO BLDG FACE GROUND FLOOR 5.36m (17.58 FT) PL AT CORNER CUT TO BLDG SECOND FLOOR 3.86m (12.66 FT) PL AT CORNER CUT OUTSIDE FACE OF LOUVERS



PROPOSED DEVELOPMENT

11225 240 St Maple Ridge

SITE PLAN

1527

4	AUG 26, 2016	RE-ISSUED FOR DP	ME
3	AUG 5, 2016	REVISED PER ADP COMMENTS	ME
2	JUN 20, 2016	ISSUED FOR ADP	ME
1	APR 21, 2016	RE-ZONING & DEVELOPMENT APPLICATION	ME
REV	DATE	DESCRIPTION	BY

SCALE: As indicated
AUGUST 26, 2016

A1.1



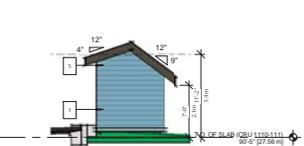
1 EAST ELEVATION
A3.3
SCALE: 1/8" = 1'-0"



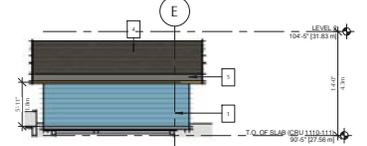
2 WEST ELEVATION
A3.3
SCALE: 1/8" = 1'-0"



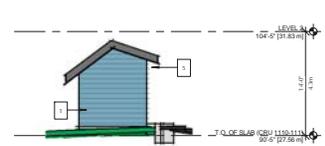
3 EAST ELEVATION
A3.3
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
A3.3
SCALE: 1/8" = 1'-0"



5 WEST ELEVATION
A3.3
SCALE: 1/8" = 1'-0"



6 SOUTH ELEVATION
A3.3
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND:

- HORIZONTALLY INSTALLED CEMENTITIOUS SIDING OR EXPANDED FACE
COLOUR TO MATCH: BENJAMIN MOORE 2002 - 50 BLUE JEAN
- CEMENTITIOUS PANELS (HARD BOARD)
COLOUR TO MATCH: BENJAMIN MOORE 2016 - 60 LIGHTHOUSE
- BRICK VENEER
CONCRETE/TILE TO MATCH: STONESTATE BRICK PLYWELL SMOKE/PIE
- HIGH-PRESSURE ABSORBENT DIMENSIONAL
COLOUR TO MATCH: B&C-CAMBRIDGE HARVARD SLATE
- BUILT UP WOOD FASCIA
COLOUR TO MATCH: BENJAMIN MOORE HC 165 BOOTHBY BAY GRAY
- VINYL WINDOW/DOOR FRAME (WHITE) WITH 6" WIDE TRIM
COLOUR TO MATCH: BENJAMIN MOORE 2002 - 50 BLUE JEAN
- THERMALLY BROKEN ALUMINUM STORE FRONT WINDOW FRAME (W/ DOUBLE GLAZING)
GLAZING: CLEAR
FRAME COLOUR: BENJAMIN MOORE 2124 - 10 WINDLIGHT BURN
- METAL BRACKET HORIZONTAL LOUVERS
COLOUR TO MATCH: BENJAMIN MOORE HC 165 BOOTHBY BAY GRAY
- SLATED CEDAR SHINGLES BACKING
COLOUR TO MATCH: BENJAMIN MOORE 2124 - 10 WINDLIGHT BURN
- HORIZONTAL SIGN HANDS FLUSH UNPAINTED
COLOUR TO MATCH: BENJAMIN MOORE 2124 - 10 WINDLIGHT BURN
- METAL RAILING SYSTEM (W/ ADO INTEL PANEL)
COLOUR TO MATCH: BENJAMIN MOORE HC 165 BOOTHBY BAY GRAY
- LOCKERED VENT
COLOUR TO MATCH: BENJAMIN MOORE HC 165 BOOTHBY BAY GRAY



PROPOSED DEVELOPMENT

11225 240 St Maple Ridge

COLOURED ELEVATIONS

Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

Development For AL MORTGAGELINE LTD

1527

SCALE: 1/8" = 1'-0"
AUGUST 26, 2016

REV	DATE	DESCRIPTION	BY
4	AUG. 26, 2016	RE-ISSUED FOR DP	ME
3	AUG. 5, 2016	REVISED PER ADP COMMENTS	ME
2	JUN. 20, 2016	ISSUED FOR RFP	ME
1	APR. 21, 2016	RE-ZONING & DEVELOPMENT APPLICATION	ME

A3.3



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

- HORIZONTALLY INSTALLED CERAMITICUS SIDING
BY EXPOSED FACE
COLOUR TO MATCH: BENJAMIN MOORE
2002 - TO BLUE BAY
- CERAMITICUS PANELS (PAPER BOARD)
COLOUR TO MATCH:
BENJAMIN MOORE 2018 - 60 LIGHTHOUSE
- BRICK VENER
COLOUR/TREXURE TO MATCH/VENT STATE BRICK
PETER W. SHOOK/STO
- HIGH PROFILE ASPHALT SHINGLES
COLOUR TO MATCH: CHARRERICE HARVARD SLATE
- BUILT-UP WOOD FASCIA
COLOUR TO MATCH: BENJAMIN MOORE
HC 145 BOOTH BAY GRAY
- VINYL WINDOW/DOOR FRAME (WHITE) WITH 6" WIDE TRIM
COLOUR TO MATCH: BENJAMIN MOORE
2002 - TO BLUE BAY
- THERMALLY BROKEN ALUMINUM STORE FRONT
WINDOW FRAME CW DOUBLE GLAZING
GLAZING: CLEAR
FRAME COLOUR: BENJAMIN MOORE
2124 - 10 WINDSOR BROWN
- METAL BRACE (HORIZONTAL) LULLERS
COLOUR TO MATCH: BENJAMIN MOORE
HC 145 BOOTH BAY GRAY
- SLATED CEDAR SHINGLES BACKING
COLOUR: SANSINEN VINO STAIN CLASSIC
ACQUA/GRACE/STAY
- HORIZONTAL SIGN BAND FLUSH MOUNTED
COLOUR TO MATCH: BENJAMIN MOORE
2124 - 10 WINDSOR BROWN
- METAL BUILDING SYSTEM (MBS) METAL PANEL
COLOUR TO MATCH: BENJAMIN MOORE
HC 145 BOOTH BAY GRAY
- LOUVERED VENT
COLOUR TO MATCH: BENJAMIN MOORE
HC 145 BOOTH BAY GRAY

REV	DATE	DESCRIPTION	BY
4	AUG. 26, 2016	RE-ISSUED FOR DP	ME
3	AUG. 5, 2016	REVISED PER ADP COMMENTS	ME
2	JUN. 20, 2016	ISSUED FOR RFP	ME
1	APR. 21, 2016	RE-ZONING & DEVELOPMENT APPLICATION	ME



PROPOSED DEVELOPMENT

Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

11225 240 St Maple Ridge

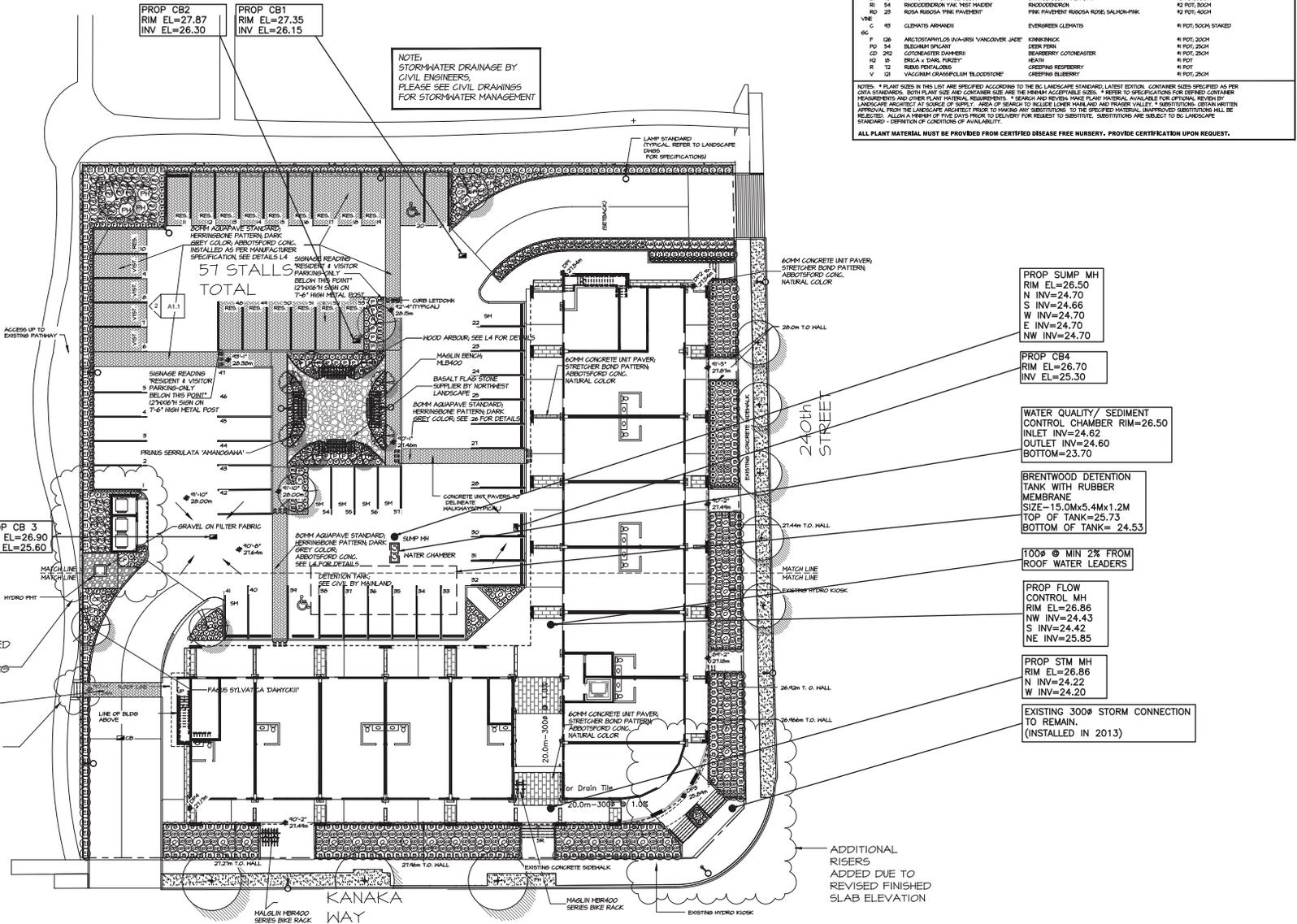
Development For AL MORTGAGELINE LTD

COLOURED ELEVATIONS

1527

SCALE: 1/8" = 1'-0"
AUGUST 26, 2016

A3.4



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M2

LANDSCAPE ARCHITECTURE

#220 - 26 Lorne Mews
 New Westminster, British Columbia
 V3M 3L7
 Tel: 604.553.0044
 Fax: 604.553.0045
 Email: office@m2la.com

↑

NO.	DATE	REVISION DESCRIPTION	DR.
1			
2			
3			
4			
5			
6			

PROJECT:

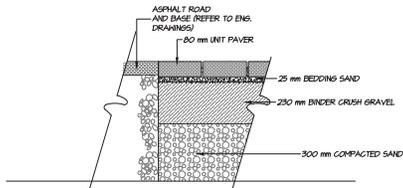
COMMERCIAL DEV.
 1125 240TH ST.
 MAPLE RIDGE, BC

DRAWING TITLE:

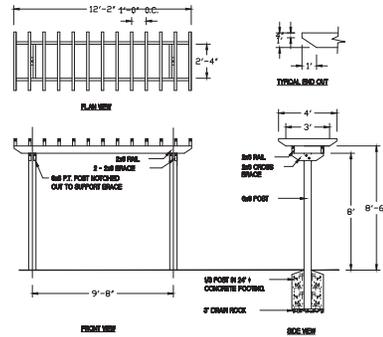
LANDSCAPE PLAN

DATE: MARCH 16, 2016
 SCALE: 1/8"=1'-0"
 DRAWN: GL
 DESIGN: GL
 CHK'D: HM
 M2LA PROJECT NUMBER: 16-019

DRAWING NUMBER:
L1
 OF 5

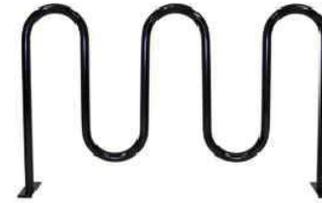


1 CROSSWALK
L4 SCALE: 1"=1'-0"



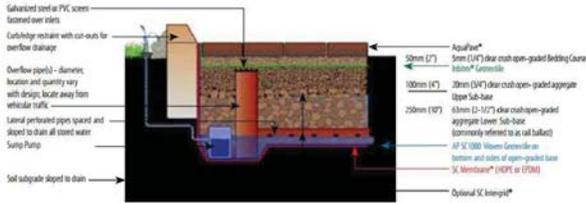
2 WOOD ARBOUR
L4 SCALE: 1/4"=1'-0"

- NOTE:**
1. ALL WOOD MEMBERS TO BE PRESERVE TREATED TO CBA STANDARDS
 2. ALL UNIFORMS TO BE SPECIFIED AND LISTED
 3. APPLY TWO COATS OF STAIN TO MATCH BUILDING TO BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT
 4. COAT ALL CUT SURFACES WITH OIL-BASED PRESERVATIVE AS ABOVE



3 LOOPY BIKE RACK
L4 FRANCIS ANDREWS FURNISHINGS
POWDER COAT BLACK COLOUR
POST MOUNT AS PER
MANUFACTURER SPECIFICATION

No Exfiltration System



4 BOMM AQUAPAVE STANDARD
L4 INSTALLED AS PER MANUFACTURER
& CIVIL SPECIFICATION



5 BENCH-SERIES 6
L4 FRANCIS ANDREWS FURNISHINGS
POWDER COAT BLACK COLOUR
SURFACE MOUNT AS PER
MANUFACTURER SPECIFICATION

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LANDSCAPE ARCHITECTURE
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Fax: 604.553.0045
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
6	BLAN26	REV AS PER CITY COMMENTS	BN
5	BLAN26	REV PER NEW SITE PLAN	GL
4	BLAN27	REV PER ENGINEERING PLAN	GL
3	BLAN28	REV PER NEW SITE PLAN	GL
2	BLAN24	REV PER CITY COMMENTS	GL
1	BLAN24	REV PER NEW SITE PLAN	GL

PROJECT:
COMMERCIAL DEV.
11225 240TH ST.
MAPLE RIDGE, BC

DRAWING TITLE:
**LANDSCAPE
DETAILS**

DATE: MARCH 16, 2016 DRAWING NUMBER:
SCALE:
DRAWN: GL
DESIGN: GL
CHECK: MM

L4
OF 5



PROPOSED

NORTH	11.12m (36.48 FT) PL TO BLDG FACE
SOUTH	3.0m (9.84 FT) PL TO EDGE OF ROOF 3.3m (10.83 FT) PL TO FACE OF EXTERIOR COLUMN 5.73m (18.80 FT) PL TO FACE OF INTERIOR COLUMN 5.99m (19.625FT) PL TO BLDG FACE
EAST	2.44m (8.00 FT) PL TO EDGE OF ROOF 2.73m (8.95 FT) PL TO FACE OF EXTERIOR COLUMN 4.86m (15.95 FT) PL TO FACE OF INTERIOR COLUMN
WEST	9.71m (31.85 FT) PL TO BLDG FACE
45 CORNER CUT	5.36m (17.58 FT) PL AT CORNER CUT TO BLDG SECOND FLOOR 5.47m (17.93FT) PL AT CORNER CUT TO EXTERIOR FACE OF COLUMN 7.66m (25.13 FT) PL AT CORNER CUT TO BLDG FACE GROUND FLOOR 3.86m (12.66 FT) PL AT CORNER CUT OUTSIDE FACE OF LOUVERS 5.01m (16.45 FT) PL TO EDGE OF ROOF

1 SITE PLAN WITH SETBACKS
SCALE: 1/16" = 1'-0"

PROPOSED DEVELOPMENT

11225 240 St Maple Ridge

SETBACKS

Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

Development For AL MORTGAGELINE LTD

1527

SCALE: 1/16" = 1'-0"
AUGUST 26, 2016

REV.	DATE	DESCRIPTION	BY
2	SEPT 30 2016	RE ISSUED FOR DP	ML
1	APR 21, 2016	RE ZONING & DEVELOPMENT APPLICATION	ML

A1.1

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **Wildfire Development Permit**
22650 136 Avenue

MEETING DATE: January 9, 2017
FILE NO: 2015-207-DP
MEETING: C of W

EXECUTIVE SUMMARY:

Wildfire Development Permit application 2015-207-DP has been received in conjunction with the first phase of a four (4) phase single family subdivision that will result in a total number of 100 lots to be created. A Wildfire Development Permit (WFDP) is required because the subject property located at 22650 136 Avenue (Appendix A & B) is located within the Wildfire Development Permit Area designated in the Official Community Plan.

The Planning Department, Licences, Permits & Bylaws Department and the Fire Department have been monitoring the implementation of the Wildfire Protection Guidelines since they were adopted in 2008. To address some challenges, the original standards upon which the Guidelines were based, Council accepted recommendations in a staff report dated July 25, 2016 and Official Community Plan Amending Bylaw No. 7187-2015 was given second reading on December 6, 2016, to move to the more flexible set of standards contained in the *Home Owners FireSmart Manual (B.C. Forest Service Protection Program)*, referenced in this report as the “*FireSmart Standards*”. In the meantime, to allow instream application to proceed without delay, the *FireSmart Standards* are being applied.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2015-207-DP respecting property located at 22650 136 Avenue

DISCUSSION:

a) Background Context:

Applicant: Paul Hayes
Owner: 581600 BC LTD

Legal Description: Lot 9, Section 29, Township 12, NWD Plan 9387

OCP :
Existing: Eco Clusters, Conservation

Zoning:
Existing: R-1 (Residential District), RS-3 (One Family Rural Residential)

Surrounding Uses:

North:	Use:	Single Family Residential
	Zone:	R-1 (Residential District)
	Designation:	Eco Cluster, Conservation
South:	Use:	Rural Residential, Agriculture
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Agricultural
East:	Use:	Single Family Residential, Park
	Zone:	R-1 (Residential District), R-2 (Urban Residential District)
	Designation:	Eco Cluster, Conservation
West:	Use:	Rural Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Agricultural

Existing Use of Property:	Vacant
Proposed Use of Property:	Single Family Residential
Site Area:	11.76 hectares (29.06 acres)
Access:	136 Avenue
Servicing requirement:	Urban Standard
Concurrent Applications:	2015-207-SD (Phase 1), 2016-239-SD (Phase 2), DP/096/07 (WP/NF)

b) Project Description:

The property was originally rezoned under application 2013-097-RZ in 2001, and a small southeastern portion is currently under rezoning for Phase 4 for 10 lots (2016-239-RZ).

The site is to be subdivided and constructed in four phases. Currently, the Planning Department is processing subdivision applications for developing Phase 1, 30 lots (2015-107-SD) and Phase 2, 24 lots (2016-239-SD) along with a Watercourse Protection and Natural Features Development Permit encompassing all four (4) phases (DP/096/07).

The development of Phase 1 will include: construction of a sewer main connection between Foreman Drive at 136 Avenue and the Nelson Peak development to the east; dedication of Park on the balance of the site; and construction of a multi-purpose (horse) trail over the sewer right-of-way. Completion of the sewer connection to Nelson Peak will allow removal of a temporary pump station on that site. Phase 1 also includes the last portion of 136 Avenue needed to provide an east-west connection between 224 Street and 232 Street.

c) Planning Analysis:

Under Section 8.12 of the Official Community Plan (OCP), portions of the City are designated as a Wildfire Development Permit (WFDP) Area. The purpose for this is for the protection of life and property in the designated area that could be at risk for wildland fire and where the risk, in some cases, may be reasonably abated through implementation of appropriate precautionary measures. These measures are specified in a Wildfire Protection Development Permit that is based on a qualified consultant's report.

Diamond Head Consulting Ltd. prepared the Wildfire Development Permit Assessment for this project. The overall objective of this report is to assess the potential wildfire threat and provide recommendations and tools to reduce this threat to the development site as a part of the Wildfire Development Permit Area application. Specific goals for this project are:

- To assess interface fuel hazards using an accepted fuel hazard assessment procedure and present a summary of results;
- To map the location of hazardous fuel types relative to the planned subdivision;
- Provide a synopsis demonstrating that the proposed development is consistent with the applicable Development Permit Guidelines provided by the City; and
- Identify mitigation or compensation measures that may be specified as development permit or rezoning conditions including, but not limited to, recommendations for:
 - Building materials;
 - Establishing and maintaining defensible space;
 - Improving suppression access;
 - Managing combustible construction debris;
 - FireSmart fuel treatments to mitigate hazard in existing landscapes and natural areas; and,
 - FireSmart landscaping for the planned development as well as ongoing maintenance of vegetation fuels.

The following is a description of how the recommendations and requirements of the Wildfire Development Permit Assessment Report achieve the WFDP Key Guideline Concepts:

1. *Locate development on individual sites so that, in conjunction with the use of mitigating construction techniques, the risk of wildfire hazards is reduced;*
Structures will be located 8m from the forest edges as per the Zoning Bylaw. The forested areas beyond this point to about 30m will be treated to reduce the fire behaviour potential of high risk fuels. This treated interface area along with the use of fire resistant construction materials and fuel treatments will reduce the wildfire hazard.
2. *Mitigate interface fire hazards without compromising environmental conservation objectives while respecting other hazards in the area;*
There will be some fuel treatments in Park C of conifer trees. These treatments will include mostly lift pruning of mature trees and removal of some trees along the forest edge. All deciduous trees will remain and overall impacts to the ecological integrity of this forest will be low.
3. *Ensure identified hazard areas are recognized and addressed within each stage of the land development process;*
All forested areas have been assessed and delineated into fuel types. Fire behaviour potential of these areas has been analysed. These findings have driven the recommended fuel treatments.
4. *Proactively manage potential fire behaviour, thereby increasing the probability of successful fire suppression and containment, and minimizing adverse impacts.*
Some low impact fuel treatments will include removal of conifers along the northwest edge of Park C as well as some lift pruning of mature conifers. This will help to create a defensible space for suppression and reduce the risk of a crown fire.

d) Interdepartmental Comments:

The Wildfire Development Permit Assessment was reviewed and all issues identified by the Planning, Parks and Fire Departments were satisfactorily addressed by the consultant.

CONCLUSION:

The proposed four (4) phase subdivision at 22650 136 Avenue is located in an area designed by the Official Community Plan to be a Wildfire Development Permit (WFDP) Area. Therefore, application 2015-207-DP for a wildfire development permit has been brought forward to Council for consideration and issuance.

As discussed in the report, this application has been considered and complies with the requirements of the *FireSmart Standards* and the Key Guideline Concepts. It is recommended that the Corporate Officer be authorized to sign and seal 2015-207-DP respecting properties located at 22650 136 Avenue.

“Original signed by Adrian Kopystynski”

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

“Original signed by Christine Carter”

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

“Original signed by Michael Van Dop”

**Michael Van Dop
Assistant Chief, Planning & Prevention**

“Original signed by Frank Quinn”

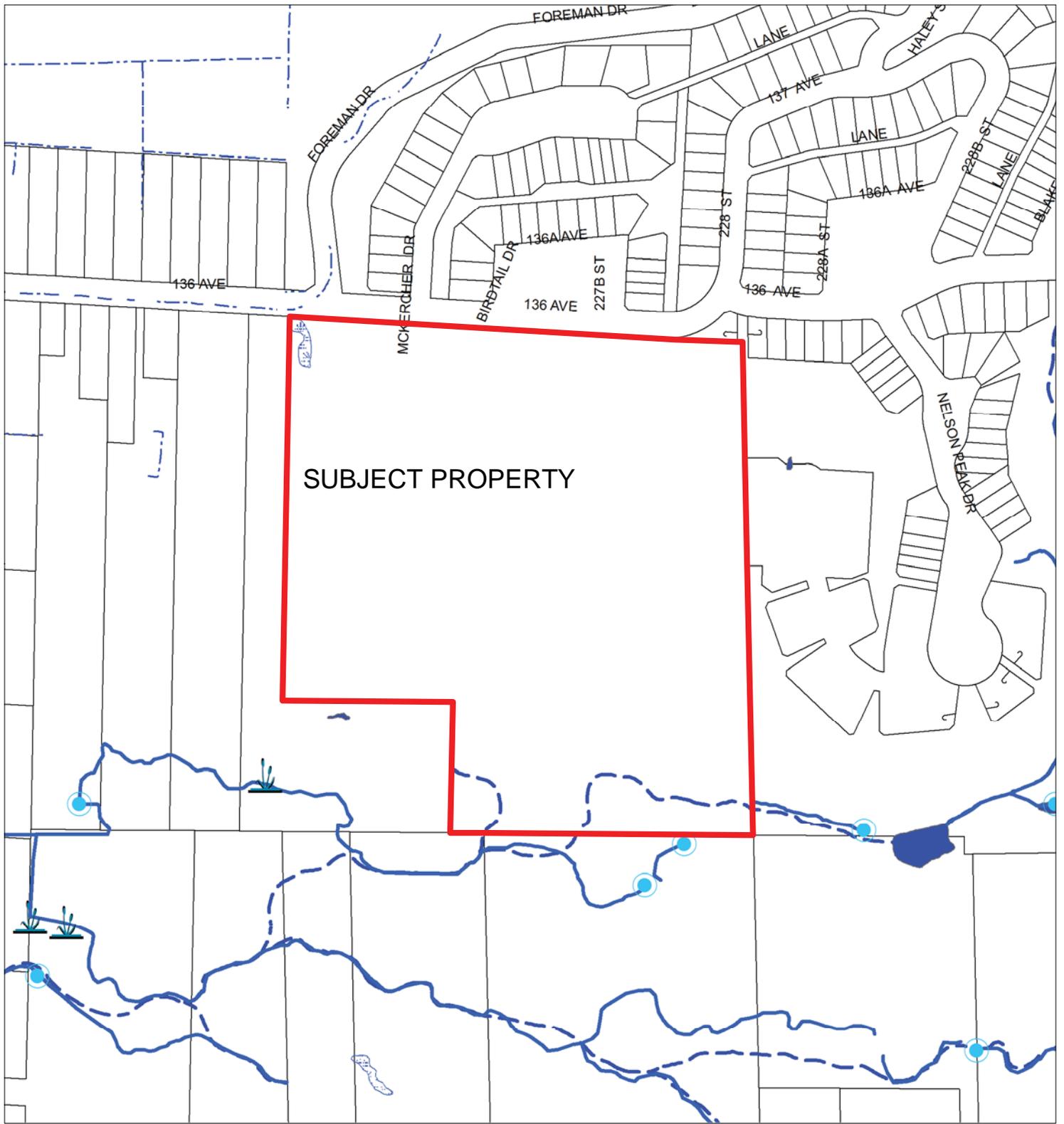
**Approved by: Frank Quinn, MBA, P.Eng
GM: Public Works & Development Services**

“Original signed by E.C. Swabey”

**Concurrence: E.C. Swabey
Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Air Photo
- Appendix C – Subdivision Plan



SUBJECT PROPERTY

22650-136 Ave

PLANNING DEPARTMENT



mapleridge.ca

2015-207-SD
DATE: Jul 8, 2015

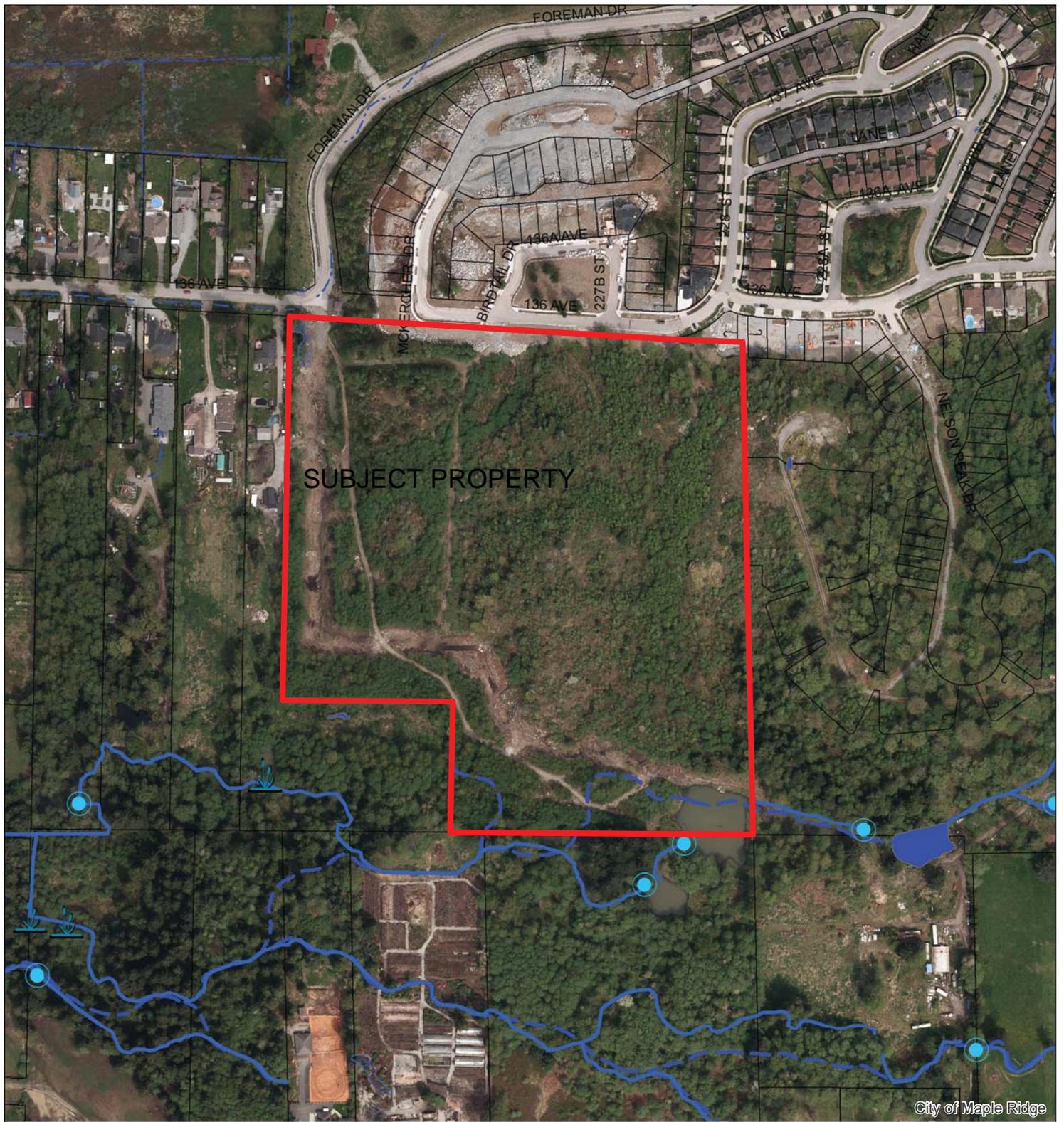
BY: JV



Scale: 1:4,000

Legend

-  Ponds
-  Wetlands
-  GPS Creek Centrelines
- Streams & Rivers (Topographic)**
- Feature Type**
-  Indefinite Creek Centreline
-  Ditch Centreline
-  River Centreline
- Rivers & Lakes (Topographic)**
- Feature Type**
-  Canal
-  Flooded Land
-  Lake/Reservoir
-  Marsh
-  River



SUBJECT PROPERTY

City of Maple Ridge



Scale: 1:4,000

Legend

-  Ponds
-  Wetlands
-  GPS Creek Centrelines
- Streams & Rivers (Topographic)**
- Feature Type**
-  Indefinite Creek Centrelines
-  Ditch Centrelines
-  River Centrelines
- Rivers & Lakes (Topographic)**
- Feature Type**
-  Canal
-  Flooded Land
-  Lake/Reservoir
-  Marsh
-  River

22650-136 Ave
2011 photography image

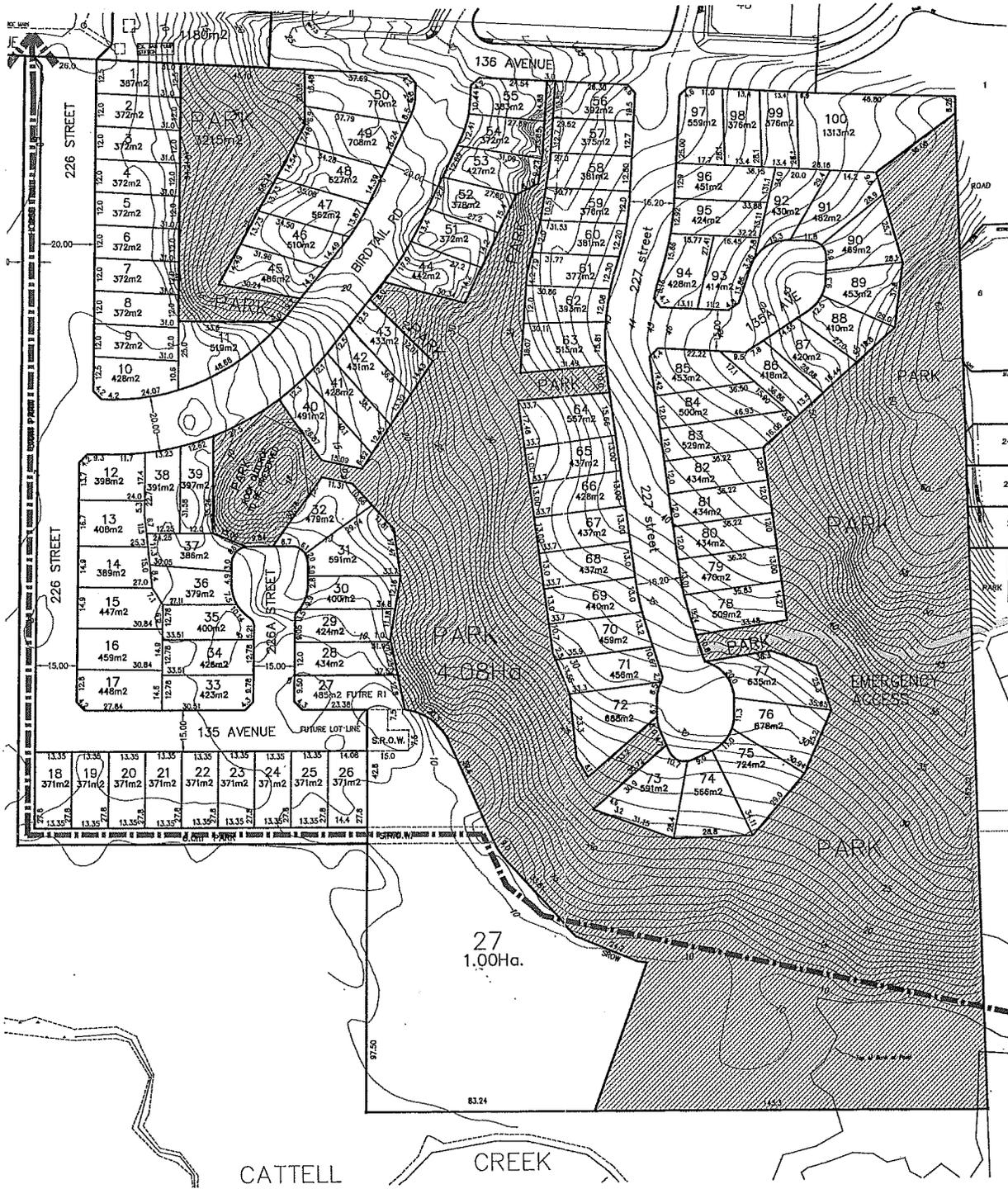
PLANNING DEPARTMENT



2015-207-SD
DATE: Jul 8, 2015

BY: JV

APPENDIX C



D.K. BOWINS & ASSOCIATES Inc.
 31991 BENCH AVE, MISSION, B.C. V4S 1E6
 PH: 828-4399 FAX: 826-3316

- | | | | |
|-----------------|---|-------------------------|---|
| EXISTING | — | PROPOSED | — |
| STORM SEWER | — | SANITARY SEWER | — |
| GAS | — | WATER | — |
| U.G. LIGHTING | — | U.G. HYDRANT | — |
| U.S. TELEPHONE | — | MANHOLE | — |
| CATCH BASIN | — | WATER OR GAS VALVE | — |
| DITCH | — | UTILITY POLE /ANCHOR | — |
| IRON PILE | — | FIRE HYDRANT | — |
| BASEMENT ELEV. | — | EDGE OF PAVEMENT | — |
| FENCE | — | SIDEWALK | — |
| SURVEY MONUMENT | — | SAN. INSPECTION CHAMBER | — |
| STREET LIGHT | — | | |

- | | |
|----------------|---|
| EDGE OF GRAVEL | — |
| SLOPE | — |
| SHRUB | — |
| HEDGE | — |
| TREE | — |
| BUILDING | — |

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FIELD BOOK		
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Without the written consent of said company.



City of Maple Ridge

TO: Her Worship Mayor Nicole Read and Members of Council **MEETING DATE:** January 9, 2017
FROM: Chief Administrative Officer **MEETING:** Committee of the Whole
SUBJECT: Disbursements for the month ended November 30, 2016

EXECUTIVE SUMMARY:

The disbursements summary for the past period is attached for information. All voucher payments are approved by the Mayor or Acting Mayor and a Finance Manager. Council authorizes the disbursements listing through Council resolution. Expenditure details are available by request through the Finance Department.

RECOMMENDATION:

That the disbursements as listed below for the month ended November 30, 2016 be received for information only.

GENERAL	\$ 8,650,524
PAYROLL	\$ 1,805,311
PURCHASE CARD	\$ <u>96,964</u>
	\$ <u>10,552,799</u>

DISCUSSION:

a) Background Context:

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

The disbursements are for expenditures that are provided in the financial plan.

b) Community Communications:

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

c) Business Plan / Financial Implications:

Highlights of larger items included in Financial Plan or Council Resolution

• Eurovia BC – 203 St road & drainage improvements	\$	479,310
• G.V. Water District – Water consumption Aug 3 – 30/16	\$	941,817
• King Hoe Excavating Ltd. – 128 Ave road & drainage improvements	\$	1,580,980
• NWallace & Company – Storage building & shed construction	\$	476,305
• Ridge Meadows Recycling Society – Monthly contract for recycling	\$	189,713

d) Policy Implications:

Corporate governance practice includes reporting the disbursements to Council monthly.

CONCLUSIONS:

The disbursements for the month ended November 30, 2016 have been reviewed and are in order.

Original signed by G'Ann Rygg

Prepared by: **G'Ann Rygg**
Accounting Clerk II

Original signed by Trevor Thompson

Approved by: **Trevor Thompson, BBA, CPA, CGA**
Manager of Financial Planning

Original signed by Paul Gill

Approved by: **Paul Gill, BBA, CPA, CGA**
GM – Corporate & Financial Services

Original signed by E.C. Swabey

Concurrence: **E.C. Swabey**
Chief Administrative Officer

CITY OF MAPLE RIDGE
MONTHLY DISBURSEMENTS - NOVEMBER 2016

<u>VENDOR NAME</u>	<u>DESCRIPTION OF PAYMENT</u>		<u>AMOUNT</u>
0846904 BC Ltd	Security refund		37,890
677560 BC Ltd	Soil removal overpayment refund		15,390
Aecom Canada Ltd	National benchmarking initiative		19,656
BC Hydro	Electricity		124,022
BC SPCA	Contract payment - Oct		28,558
Boileau Electric & Pole Ltd	Maintenance: Albion Dyke service	9,877	
	City Hall	2,556	
	Cottonwood landfill service	9,913	
	Haney Wharf	1,386	
	Leisure Centre	14,804	
	Memorial Park	963	
	Pedestrian crossings	321	
	Street lights	1,928	
	Street signs	214	
	Telosky Park	2,503	
	Traffic cameras	571	
	Traffic lights	896	
		<hr/>	45,932
CUPE Local 622	Dues - pay periods 16/22 & 16/23		25,915
C&C Trucking Limited	Soil removal overpayment refund		15,307
Chevron Canada Ltd	Gasoline & diesel fuel		45,134
Co-Pilot Industries Ltd	Gravel & dump fees		16,983
Donald Flooring Contract Sales	The Act flooring		23,457
Epic Homes (2012) J.V.	Security refund		15,000
Eurovia British Columbia	203 St road & drainage improvements - Lougheed Hwy to Golden Ears Way		479,310
Falcon Centre Joint Venture	Security refund		86,376
Fitness Edge	Contracted service provider - fitness classes & programs		15,329
Gotraffic Management Inc	Traffic control		38,707
Greater Vanc Water District	Barnston pump station	58,927	
	Water consumption Aug 3 - Aug 30/16	941,817	
		<hr/>	1,000,744
Hallmark Facility Services Inc	Janitorial services & supplies Sep & Oct:		
	City Hall	3,427	
	Firehalls	4,552	
	Hammond Community Centre	4,205	
	Library	5,583	
	Operations	4,070	
	Pitt Meadows Heritage Hall	1,155	
	Randy Herman Building	4,766	
	RCMP	4,070	
	South Bonson Community Centre	3,592	
		<hr/>	35,420
Hanks Trucking And Bulldozing	Roadworks hauling & bulldozing		19,097
Horizon Landscape Contractors	Grass cutting		70,595
ISL Engineering & Land Serv	128 Avenue (216 St - 224 St) Construction support services	23,207	
	203 St Lougheed Highway - Golden Ears Way - Design	1,055	
	Culvert replacement program - McFadden Creek enviromental montoring	5,231	
		<hr/>	29,493
King Hoe Excavating Ltd	128 Avenue road and drainage improvements (210 Street to 216 Street)		1,580,980
Lafarge Canada Inc	Roadworks material		31,360
Manulife Financial	Employer/employee remittance		150,256
Maple Ridge & PM Arts Council	Arts Centre contract payment	53,102	
	Theatre rental	2,020	
		<hr/>	55,122
Maple Ridge Carpet One	Flooring replacement:		
	City Hall	3,822	
	Fairview House	1,143	
	Firehall	2,607	
	Leisure Centre	368	
	Operations	499	
	RCMP	7,866	
		<hr/>	16,305
Mar-Tech Underground Services	Culvert replacement program - Wood Stave culvert structural lining		127,332
McElhanney Consulting Services	203 Street road & drainage improvements (DTR to Golden Ears Way)	36,617	
	232 St sidewalk (132 Ave - Silver Valley Rd)	23,945	
		<hr/>	60,562

<u>VENDOR NAME</u>	<u>DESCRIPTION OF PAYMENT</u>	<u>AMOUNT</u>
McQuarrie, Hunter - "In Trust"	Security refund	707,102
Medical Services Plan	Employee medical & health premiums	40,750
Mertin Nissan Ltd	Two Nissan 3/4 ton vans	71,820
Municipal Pension Plan BC	Employer/employee remittance	480,391
North Of 49 Enterprises Ltd	Contracted service provider - skating lesson programs	23,023
Now Solutions Inc	Payroll software annual license	72,017
Nustadia Recreation Inc	Subsidized ice purchased by P&LS on behalf of user groups - Oct	73,429
NWallace & Company Ltd.	Operations storage building & shed construction	476,305
Oaken Developments (Haney) Inc	Security refund	125,828
Pace Group Communications Inc	Media relations & communication services	23,354
Parsons Inc	Gravel review Ph2 - stormwater management plan for expansion area	17,996
Paul Bunyan Tree Services	Tree maintenance & damaged tree removal	20,017
Province Of BC - 21312	2016 school tax remittance	38,310
Receiver General For Canada	Employer/Employee remittance PP16/22 & PP16/23	615,863
RG Arenas (Maple Ridge) Ltd	Ice rental Sep & Oct	120,692
	Curling rink operating expenses Sep	4,258
	Third surface insurance	6,682
		<u>189,713</u>
Ridge Meadows Recycling Society	Monthly contract for recycling	
	Weekly recycling	468
	Litter pickup contract Sep & Oct	3,846
	Recycling station pickup Sep & Oct	660
	Roadside waste removal	190
	Toilet rebate program	188
		<u>195,065</u>
Russell, Grant	Security refund	21,914
Sandpiper Contracting Ltd	224 Street watermain replacement (122 Ave to 124 Ave)	80,351
Snowden, Deborah	Security refund	34,285
Softchoice LP	Server Utility 1 & 2 replacement	21,342
Stantec Consulting Ltd	270A St reservoir & pump station	19,602
	225 St pump station & River Road forcemain capacity study	18,173
	108 Avenue watermain (Grant - Albion PRV)	2,598
		<u>40,373</u>
Total Power Ltd	Generator maintenance Oct:	
	Firehalls	413
	Library	206
	Operations	206
	Pitt Meadows Family Rec Centre	206
	Portable generators	2,818
	Pump stations	15,748
	Radio tower	870
	RCMP	206
	Whonnock Community Centre	207
		<u>20,880</u>
Triahn Enterprises Ltd	108 Ave watermain & PRV chamber	76,762
Warrington PCI Management	Advance for Tower common costs	60,000
		<u>60,000</u>
Disbursements In Excess \$15,000		7,679,041
Disbursements Under \$15,000		971,483
Total Payee Disbursements		8,650,524
Payroll	PP16/23 & PP16/24	1,805,311
Purchase Cards - Payment		96,964
Total Disbursements November 2016		<u>10,552,799</u>



City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Adjustments to 2016 Collector's Roll

MEETING DATE: Jan. 09, 2017
FILE NO: T21-212-003
MEETING: C.O.W

EXECUTIVE SUMMARY:

BC Assessment (BCA) has revised the assessed value for the 2016 Collector's Roll through the issuance of Supplementary Rolls 3 through 11. The Collector is required to make all the necessary changes to the municipal tax roll records and reports these adjustments to Council.

RECOMMENDATION:

For information only

DISCUSSION:

a) Background Context:

Twelve folios were adjusted in total:

Appeals filed with the Property Assessment Appeal Board for 2016 resulted in adjustments to the assessed value of eight residential and three commercial properties to more accurately reflect the value of the improvements. One residential property had its farm status reinstated.

(Municipal tax revenue changes: Decrease in Class 1 (Residential) \$6,898; Decrease in Class 6 (Commercial) \$11,613; Increase in Class 9 (Farm) \$387.)

b) Business Plan/Financial Implications:

There is a total decrease of \$ 18,124 in municipal tax revenue.

CONCLUSIONS:

Adjustments by BC Assessment resulted in a decrease of \$1,576,300 to the Residential assessment base, a decrease of \$977,564 to the Commercial assessment base and an increase of \$11,485 to the Farm assessment base.

This report dated Jan. 09, 2017 is submitted for information and is available to the public.

“Original signed by Silvia Rutledge”

Prepared by: Silvia Rutledge
Manager of Revenue & Collections

“Original signed by Paul Gill”

Approved by: Paul Gill, BBA, CGA
General Manager: Corporate & Financial Services

“Original signed by E.C. Swabey”

Concurrence: **E.C. Swabey**
Chief Administrative Officer

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Revision to Policy 10.01 Disposal of Found Goods

MEETING DATE: January 9, 2017
FILE NO:
MEETING: COW

EXECUTIVE SUMMARY:

The current Policy 10.01 Disposal of Found Goods requires some housekeeping revisions and staff recommends changes to a current requirement to advertise found property (goods) in a local newspaper two times before they are returned to the finder. In many cases, the cost of advertising exceeds the value of the property. It would be prudent to set a threshold for when found property must be advertised. In addition, the policy requires that unclaimed property be sent to public auction, however this method of disposal is not always the best means to ensure the best value to the City and it would be beneficial to allow for other options such as recycling.

RECOMMENDATION(S):

That Policy 10.01 – Disposal of Found Goods be revised as outlined in the staff report dated January 9, 2017.

DISCUSSION:

a) Background Context:

When property is turned into the RCMP or the City, the property is held for 3 months before it is disposed of. If the item is unclaimed, the current practise is disposal is either through auction or other method as determined by the Manager of Procurement to obtain best value. If the finder of the property is interested in claiming the property it is returned to the finder.

Prior to disposal the current policy requires that staff publish a notice in two subsequent weekly local newspapers as per the Community Charter requirement for 'public notices' (it should be noted that under the Community Charter publication is not necessary for found goods).

The following table identifies the recommended changes and the attached policy shows those changes in context.

Recommend Changes to Policy 10.01

Sections	Current	Revised	Rationale
Section 3.0 Unclaimed Property (1) and Claimed ¹ Property (1): Reference to Advertising after the hold period.	...After that time, notice will be given in accordance with Section 94 of the Community Charter.	...After that time, notice will be given in accordance with Section 94 of the Community Charter for lost property with an estimated valued over \$500	The purpose of the publication is to attempt to find the owner of the found property. Recent experience is that the City has had few responses to such notices. These notices can be costly, on average \$50 per ad. Ads should only be run for higher valued property.
Section 3.2: Reference to disposal through public auction.	If the property still remains unclaimed, the property will be sent to public auction.	If the property still remains unclaimed, the property will be sent to public auction or disposed of in another method that brings best value to the City .	Public Auction is not always the most cost effective means of disposing of unclaimed found goods. In some cases the cost to ship the items to auction exceeds the value received from auction. In other instances, the auction company will charge the City for disposing of the goods if they are not sold at auction (disposal is usually into the garbage). The Manager of Procurement could be given the authority to determine the option for obtaining the best value back to the City, such as auction, re-sale, recycling or directly disposing of items in the garbage if there is no other means of reuse – which would reduce the costs to the City that an auction company may charge.
Section 1.1 and 2.2: Reference to Property that has come into possession of the RCMP.	...has come into the custody and possession of the RCMP	...has come into the custody and possession of the RCMP or the Municipality	The policy refers to found goods turned into the RCMP. Often items are also turned into the City directly, or picked up by the City during regular operations in the field.

¹ “Claimed” in this policy refers to the fact that the finder is interested in recovering the property if the owner is not identified.

b) Desired Outcome(s):

Revised Policy 10.01 Disposal of Found Goods to reduce costs to City for advertising, provide for other means of disposal other than auction when appropriate to realize better value to the municipality, and include goods turned into or found by the City.

c) Strategic Alignment:

Changing the policy would follow the strategic alignment of fiscal responsibility.

d) Citizen/Customer Implications:

Individuals who are honest enough to turn in found property will not have to wait extra time to claim low value items while notices have to be advertised.

e) Interdepartmental Implications:

RCMP support staff have been consulted on the changes.

f) Business Plan/Financial Implications:

Found milestone 2017.

g) Policy Implications:

Revisions to Policy 10.01 Disposal of Found Goods.

h) Alternatives:

- 1) Leave the policy as is, and incur the advertising/auction costs and reduce best value options for disposal of found goods.
- 2) On the advertising - reduce or increase the threshold recommended for triggering an advertisement.

CONCLUSIONS:

Policy No. 10.01 Disposal of Found Goods was adopted in 2006 and would benefit from revisions as identified herein. The City could realize better value and provide better customer service through these revisions.

“Original signed by Laurie Darcus”

Prepared by: Laurie Darcus, MA, MMC, SCMP, CPM

Manager of Legislative Services and Emergency Program

“Original signed by Paul Gill”

Approved by: Paul Gill, B.B.A., C.G.A., F.R.M.

General Manager: Corporate & Financial Services

“Original signed by E.C. Swabey”

Concurrence: **E.C. Swabey**

Chief Administrative Officer

:ld

Attachment: Revised Policy 10.01 – Disposal of Found Goods



Deep Roots
Greater Heights

POLICY STATEMENT

City District of Maple Ridge

Title: Disposal of Found Goods	Policy No : 10.01 Supersedes: REVISED
Authority: <u>Council</u> Approval: February 28, 2006 <u>January 17, 2017</u>	Effective Date: March 1, 2006 <u>January 18, 2017</u>
Policy Statement: 1. In accordance with Section 67 of the Community Charter, property that has come into the custody and possession of the RCMP <u>or the Municipality</u> on behalf of a Municipality may be disposed of and the proceeds from that disposal dealt with in accordance with the regulations under the Community Charter if (a) the owner of the property has not been identified after reasonable effort, and (b) a court of competent jurisdiction has not made an order in respect of the property. 2. Property may be disposed of at any time if (a) the property is a perishable article, (b) the property has no apparent marketable value, or (c) custody of the property involves unreasonable expense or inconvenience.	
Purpose: To provide direction to Municipal and RCMP Staff with regard to property that has come into the possession of the RCMP <u>or the Municipality</u> on behalf of the municipality.	
Definitions:	



Deep Roots
Greater Heights

PROCEDURE (OPERATING REGULATION)

City District of Maple Ridge

<p>Policy Title: Disposal of Found Goods</p>	<p>Policy Number: 10.01</p> <p>Supersedes: REVISED</p>
<p>Authority: <u>Council</u></p> <p>Approval: <u>February 28, 2006 January 17, 2017</u></p>	<p>Effective Date:</p> <p><u>March 1, 2006 January 18, 2017</u></p>
<p>1.0 POLICY STATEMENT (adopted):</p> <p>1. In accordance with Section 67 of the Community Charter, property that has come into the custody and possession of the RCMP <u>or the Municipality</u> on behalf of a municipality may be disposed of and the proceeds from that disposal dealt with in accordance with the regulations under the Community Charter if</p> <ul style="list-style-type: none"> (a) the owner of the property has not been identified after reasonable effort, and (b) a court of competent jurisdiction has not made an order in respect of the property. <p>2. Property may be disposed of at any time if</p> <ul style="list-style-type: none"> (a) the property is a perishable article, (b) the property has no apparent marketable value, or (c) custody of the property involves unreasonable expense or inconvenience. 	
<p>2.0 KEY AREAS OF RESPONSIBILITY</p> <p style="text-align: center;">Action to Take</p> <p><u>Unclaimed Property</u></p> <p>1. The Manager of Procurement will dispose of unclaimed property provided it has been held for 3 months and provided that it is no longer required for police purposes (i.e. evidence or active police file).</p> <p><u>Claimed Property</u></p> <p>2. People who submit lost property to the RCMP <u>or Municipality</u> may also submit a claim for this property to the Municipal Clerk.</p>	<p style="text-align: center;">Responsibility</p> <p>Manager of Procurement</p> <p>Municipal Clerk</p>
<p>3.0 DETAILED ACTIONS</p> <p><u>Unclaimed Property</u></p> <p>1. The lost property will be held for 3 months. After that time, notice will be given in accordance with Section 94 of the Community Charter <u>for lost property with an estimated valued over \$500.</u></p> <p>2. If the property still remains unclaimed, the property will be sent to public auction <u>or disposed of in another method that brings best value to the Municipality.</u></p>	<p>Municipal Clerk</p> <p>Manager of Procurement</p>

<p>3. Proceeds from the auction will be held for 6 months from the date of sale and will then be transferred to general revenue.</p>	<p>Manager of Procurement</p>
<p>Claimed Property</p>	
<p>1. The lost property will be held for 30 days months from the date of the claim. After that time, notice will be given in accordance with Section 94 of the Community Charter for lost property with an estimated valued over \$500.</p>	<p>Municipal Clerk</p>
<p>2. If, after the notice is given, the item still remains unclaimed by the owner, the item will be returned to the finder.</p>	<p>RCMP staff</p>
<p>3. If the estimated value of the item exceeds \$3000, staff will report the claim to a closed Council meeting before the item is returned to the finder.</p>	<p>Municipal Clerk</p>
<p>4. If the owner claims the property within this period, the finder will be advised in writing.</p>	<p>Municipal Clerk</p>

TO: Her Worship Mayor Nicole Read and Members of Council **MEETING DATE:** January 9, 2017
FILE NO:

FROM: Chief Administrative Officer **MEETING:** COW

SUBJECT: Dog Off-Leash Areas – Westview and Upper Maple Ridge Parks

EXECUTIVE SUMMARY:

The Parks and Leisure Services Commission approved the creation of dog off-leash areas in both Westview and Upper Maple Ridge Parks on the condition that staff provide a report of all compliments or complaints after a six month period of operation, at which time a final determination can be made on the future use of these sites as off-leash areas. Subsequently, these off-leash areas were installed, Westview in November 2015 and Upper Maple Ridge in February 2016, and have been well-received by the dog-owning community.

Along with the previously established dog off-leash areas at Albion Fairgrounds and Jerry Sulina Park, these two additional areas have provided dog owners within our community legitimate areas for off-leash activities as well as opportunities to socialize and exercise their pets closer to home while minimizing impacts to other park visitors.

RECOMMENDATION:

That the trial dog off-leash areas at Westview Park and Upper Maple Ridge Park, be approved as permanent off-leash areas.

DISCUSSION:

a) Background Context:

At the January 2015 Commission meeting, staff were directed to create a dog off-leash site at Westview Park, Tolmie Park, and Upper Maple Ridge Park. Staff were also directed to work with nearby residents and park users to identify appropriate areas within each park to be used as an off-leash area and the hours that the off-leash locations are open. Community input was garnered for these three locations and areas in each park were identified.

At the May 14, 2015 and July 9, 2015 Parks & Leisure Services Commission meetings respectively, staff was directed to install dog off-leash areas at Westview Park and Upper Maple Ridge Park, on the condition that the Commission be provided with a report of all compliments or complaints after a minimum six month period of operation, at which time a final determination could be made on the future use of these sites as off-leash areas.

The Westview and Upper Maple Ridge dog off-leash areas were installed and have proved popular with dog owners seeking off-leash opportunities within our community. Complaints and

compliments received, after installation of the dog off-leash areas in November 2015 and February 2016 for the six month period of operation are attached (Attachment A).

The complaints have included concerns around noise, odours, cleanliness, proximity to playground and loss of informal use of park area, while compliments have highlighted resident dog owner's appreciation for the opportunity to exercise their pets. Requests for minor improvements have been received as well, with benches, small dog areas, dog watering station and pathway improvements cited.

While these areas are appreciated and well used by the dog owning community, during the period of operation, three requests for additional dog off-leash areas have been received. Many Maple Ridge dog-owning residents value the opportunity to take dogs to parks for exercise and socialization, a healthy activity for both dogs and dog owners. Dog owners are frequent park users and they particularly value the opportunity to exercise dogs off-leash.

b) Desired Outcome:

To provide suitable permanent dog off-leash opportunities that are safe where dogs can exercise and socialize where this activity does not detract from the enjoyment of other park users.

c) Strategic Alignment:

In response to the growing demand for dog off-leash areas expressed through multiple requests made to staff and members of Council, identifying suitable locations has been included in the Park and Facilities business plan since 2006.

d) Citizen/Customer Implications:

The off-leash areas are an outcome of the community desire to accommodate additional off-leash opportunities within the park system. Both of these dog off-leash areas in Westview and Upper Maple Ridge Parks are well used and the feedback we received during the six months has been that these areas offered a great opportunity for dog owners to socialize and exercise their pets while few complaints have been expressed.

e) Business Plan/Financial Implications:

Enhancements to these two dog off-leash areas, such as additional signage, pathway improvements, dog watering stations, small dog areas, and seating could be accommodated under current operational budgets over time.

f) Policy Implications:

Approving these two dog off-leash areas supports the Parks, Recreation & Culture Master Plan (2010) strategic objective to increase the number of dog off-leash areas, and place them strategically to serve as many residents as possible.

g) Alternatives:

Although there have been minimal complaints about the actual use of these sites for this purpose, Council could choose not to endorse these sites as permanent off-leash areas, however this is not recommended.

CONCLUSIONS:

Along with the previously established dog off-leash areas at Albion Fairgrounds and Jerry Sulina Park, the two dog off-leash areas at Westview and Upper Maple Ridge Parks have provided dog owners within our community additional legitimate areas for off-leash activities as well as opportunities to

socialize and exercise their pets closer to home while minimizing impacts to other park visitors. Complaints received from neighbours and park visitors during the six month period of operation have been few, but have included concerns around noise, odours, cleanliness, proximity to playground and loss of informal use of park area, while compliments have highlighted resident dog owners' appreciation for these areas. These areas are well-used in all seasons and provide valued off-leash opportunities.

"Original signed by Valoree Richmond"

Prepared by: Valoree Richmond, Manager of Park Planning & Operations

"Original signed by David Boag"

Reviewed by: David Boag, Director Parks & Facilities

"Original signed by Wendy McCormick"

Approved by: Kelly Swift, General Manager,
Community Development, Parks, Recreation & Culture

"Original signed by E.C. Swabey"

Concurrence: **E.C. Swabey**
Chief Administrative Officer

:vr

Attachment A: Comments received during six month period of operation for Westview and Upper Maple Ridge Dog Off Leash Areas

David Boag

From: David Boag
Sent: Monday, December 05, 2016 11:42 AM
To: [REDACTED]
Cc: Valoree Richmond
Subject: RE: Dog Park 236 Street

Freedom of Information Protection of Privacy Act
Section 22(1)
(Severed portions are shaded)

Hi [REDACTED]

I can confirm that upper Maple Ridge Park was approved for use as a dog off leash park by the Parks and Leisure Services Commission. The Commission have typically designated these sites as trial sites for 6 months or more to gauge the use of the park and ensure that if an unforeseen undesirable outcome ensues, that they would have the ability to revisit the placement of the off leash park. This does not mean that the Commission were soliciting additional feedback on this topic or their approval of the park, it simply means that if through the normal operating of the park that any unforeseen circumstances arose that were contrary to their intentions for the off leash park, that this could be addressed effectively.

The signs that you have noted are similar in nature to the signs that have been posted at other off leash parks. Some of the feedback that we have received since the opening of the off leash parks, is the view that dog owners should be more respectful of residents who may live near these sites. This is one of the site attributes that was beneficial in this case because there is a space buffer to nearby residences. I have noted your concerns regarding the smell from dog waste receptacles and have directed staff to increase the frequency of pick up, so that this is not an issue. I have also asked staff to ensure that all off leash parks have cans with lids, which staff have indicated is the case. The cans themselves will be phased out over time, as they do not present a very aesthetically pleasing look in our parks system. What was once considered an economical way to address litter or waste in parks, is changing, however with so many cans (garbage barrels) in the parks system, it will take time to replace them all.

I have visited the site and confirmed that Wild Play has locked the gate, which I anticipate is for security reasons in the off season. This memo will confirm that they were granted access to the parking lot for Wild Play, however they do not have exclusive use of the parking lot. The city will take steps to have the parking lot opened for off leash park patrons. Unfortunately I am not the best person to address the construction truck issue and will pass this comment along to Mr. David Pollock (Municipal Engineer) to address, and I'm sure that he has much more experience and knowledge of the appropriateness of this activity than I could explain.

Unfortunately the seasonal blow out of turf areas is not unusual for off leash dog parks. We can over seed in the spring with some success, however it is not 100% effective as a result of the continuous use of the park. If and when the City designates the park as permanent, we may look at the provision of a walking trail within the park, to encourage dog owners to keep on the move with their pets thus reducing the impact on the same part of the site, while other parks are under utilized. The water for the dogs is very important, however we decided to wait the final approval, prior to installing other permanent fixtures such as water service, trail or benches etc. at the park.

I was not aware that there was a problem with garbage and that volunteers were feeling burdened with this. As noted above, I have increased the frequency of the pick ups for the cans, and I will also ask staff to monitor the site more closely so that our neighborhood volunteers are not being overburdened. Please feel free to drop me a line if there is a particular group, individual or time of day when this occurs and we will follow up to try to correct this issue. We are very grateful to you and the neighborhood volunteers who assist us to keep our parks and adjacent street clean and tidy. I am surprised to hear that dog feces is being left in the park, as it is our experience that other dog park patrons will call people out if they do not clean up after their pets. Certainly not 100% effective, however it is adhered to at a much higher level within off leash parks.

I appreciate your acknowledgement of the social benefits of providing facilities such as this where residents can meet for a chat and exercise their dogs at the same time (without having people telling them to leash their dogs). The off leash sites has been one of the greatest improvements to the social fabric of our communities (and parks) in the lower mainland community in a long time. Thanks so much for taking the time to share your observations about the off leash park site, as this will help us ensure that local neighborhood concerns can be addressed appropriately.

Thanks

David Boag
Director, Parks and Facilities



MAPLE RIDGE
PARKS, RECREATION
& CULTURE

Maple Ridge Parks, Recreation and Culture
11995 Haney Place, Maple Ridge, BC V2X 6A9
Tel: 604-467-7344 Fax: 604-467-7393
Web Facebook YouTube

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From: [REDACTED]
Sent: Monday, November 21, 2016 12:22 PM
To: David Boag
Subject: Re: Dog Park 236 Street

Freedom of Information Protection of Privacy Act
Section 22(1)
(Severed portions are shaded)

David Boag

Over the months of the trial period of Upper Maple Ridge Park as a fenced in Dog Park amongst the many signs around the Park none indicated that it was a Trial Park or that feedback was welcome.

One sign allowed that the neighbours should be respected, it is beside WildPlay, far away from residents living by the park, the two entrance gates or two of the ugliest, stinking dog poo containers. WildPlay has closed & locked the parking lot, the only remaining toilet & access to the only west gate. Construction trucks continue to use the parking across from the Park on 236 St in front of city owned property, a mess of potholes mud & noise.

The grass on the east side of the park is gone, now only mud & dog feces remain. There is no water for the dogs, so numerous plastic jugs, containers are brought to the park & left there. The only maintenance in the Park is a private collection of the dog poo, which in the summer months & heat is a foul smell in the neighbourhood. Other garbage around the poo containers, park or parking around the park is left for the neighbourhood to

pick up. That is one couple in their mid nineties, one mid eighties, two mid seventy & myself mid sixties all of us have been doing this for too long. We have tried leaving it, it just attracts more garbage, this is our home & investment in this community.

On the upside the Dogs are having fun, happy dogs = happy owners, the owners are talking to each other, these are good things. (does not mean I think taxes should pay for dog ownership, especially when there are so many greater needs, housing, education, hospitals, poverty etc.)

Considering the number of dogs & owners the area is too small.
People & dogs mostly arrive in their vehicles parking where ever they can on 236 St. then come thru the two east gates & stand in one spot while throwing balls.
Between the trucks & the dogs it can get pretty noisy around here.

If Dog Parks are to be part of our neighbourhoods i believe an effort from City staff to keep the area clean, provide a parking area like the one on 232 St. that keeps construction trucks away from parks & provides safe parking for park users & their dogs, provide water, odour free poo containers & the area as attractive as possible for both residents & visitors to the Park & area.

Thank you for you time & effort.

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Section 22(1)
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On Mar 15, 2016, at 2:50 PM, David Boag <dboag@mapleridge.ca> wrote:

Freedom of Information Protection of Privacy Act
Section 22(1)
(Severed portions are shaded)

Hi

Thank you for taking the time to share your concerns regarding the installation of the off leash park at Upper Maple Ridge Park. I can confirm that the Parks and Leisure Services Commission reviewed supportive comments and also concerns from a variety of interested residents and stakeholders via the feedback portion of the public process that considered this as an off leash location. The Commission after consideration of all of the comments received, approved this location as an off leash site along with 2 others in the community.

I believe that you may have confused the installation of the sidewalk fence in December which was an Engineering project as being the off leash park fence. The off leash fencing has just very recently been completed, as the manager of this file left the City to work in another part of the region. The six months trial will be conducted as a "fenced in off leash park", which will allow both nearby residents and park patrons who use this facility to have the opportunity to share

their thoughts or concerns about the this activity at upper Maple Ridge Park. The trial period report to Maple Ridge Council will be six months from now, as the fencing has recently been completed.

I understand that you do not agree with dog off leash parks, however there are a very large number of residents who do desire these facilities, and have been asking Councils in both Communities for many years to provide an opportunity for their chosen recreational activity, exercising their pets and meeting other people with similar interests. The existing off leash parks continue to meet a large demand in our community where there are approximately 10,000 licensed dogs between Maple Ridge and Pitt Meadows (Sourced from dog licenses issued).

This memo will confirm that I have included this correspondence in the trial period file, for inclusion in the information report for Council's review in approximately 6 months from now.

Thanks

David Boag
Director, Parks and Facilities

<image001.png>
Maple Ridge Pitt Meadows Parks & Leisure Services
11995 Haney Place, Maple Ridge, BC V2X 6A9
Tel: 604-467-7344 Fax: 604-467-7393
Web Facebook YouTube

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From: [REDACTED]
Sent: Monday, March 14, 2016 5:45 PM
To: David Boag
Cc: Nicole Read
Subject: Dog Park 236 Street

Freedom of Information Protection of Privacy Act
Section 22(1)
(Severed portions are shaded)

March 15th
Dog Park 236 Street

Freedom of Information Protection of Privacy Act
Section 22(1)
(Severed portions are shaded)

[REDACTED] to the Dog Park I have always been opposed to it from the beginning
[REDACTED] but the general use of parkland for dogs as opposed to people.
Maple Ridge has more then enough parks for dogs, perhaps we should give them coats
& boots also. All the neighbours that are [REDACTED] distance of this park are opposed to it.

The trial period for this fenced area of the park was to be six months for neighbours to have a say, as usual that was never the intention of Parks. The fence went up sometime in December over the winter months when few people are playing sports outdoors. As with the initial neighbourhood survey/input [REDACTED] during the short period this three month trial has been on.

Community input into this has been a joke, yes we love our dogs but do we want parks for dogs over kids? Do we want to be borrowing 10 million dollars for Parks & Recreation! Do we want to live next door to a dog park. NO!!

When I bought this property 24 years ago I envisioned Parkland to be much more valued than Maple Ridge's Council appear to. You continue to devalue my property & lifestyle. Not to mention taking away the only playing field in Silver Valley! At the same time you are making plans to develop what were supposed to be playing fields not in the future, but now.

Where are your children going to play? Where do family's go to have a game of baseball, soccer, play frisbee any of the hundreds of things people have done in that park since 1924.

where are the playgrounds within five minute walk of all residents in Silver Valley? where are the connecting trail systems joining all greenspace? Where is the greenspace!

Maple Ridge has a history of making beautifully worded documents a bit like fairytales.



Maple Ridge BC

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Section 22(1)
(Severed portions are shaded)

<image004.jpg>

David Boag

From: Frank Quinn
Sent: Wednesday, November 30, 2016 4:27 PM
To: David Boag
Cc: Paula Melvin; Robin MacNair
Subject: RE: Dog bylaw

FYI

From: Paula Melvin
Sent: November 30, 2016 3:22 PM
To: Robin MacNair
Cc: Frank Quinn
Subject: Dog bylaw

Freedom of Information _Protection of Privacy Act
Section 22(1)
(Severed portions are shaded)

Hi Robin,

I received a call from [REDACTED] (he may have already called you directly). He is concerned that there are only 4 fields in the community where you can walk your dog off leash. He wants to know where his property taxes and the licensing money goes to. He feels that the sports associations are hostile towards the dog community and that it's not fair treatment. He has been told to leave fields that he has paid for through his taxes. He does not want a call back.

Thanks, Paula

David Boag

From: Chris Lisowsky on behalf of Parks and Leisure
Sent: Thursday, May 26, 2016 9:06 AM
To: [REDACTED]
Cc: Malcolm McDougall; Aaron Billard; David Boag
Subject: RE: new dog park 236th Maple Ridge

Freedom of Information Protection of Privacy Act
Section 22(1)
(Severed portions are shaded)

Hello [REDACTED]

Thank you for your email letting us know you are happy with the new dog park at Upper Maple Ridge Park. We are happy to hear that all of you are enjoying it. I have copied some of the Parks Department staff that were responsible for getting this dog park up and running as they will like to hear from residents such as yourselves.

Have a great day!

Regards,

Chris Lisowsky
Clerk II, Business Operations

Maple Ridge Pitt Meadows Parks & Leisure Services
11925 Haney Place, Maple Ridge, BC V2X 6A9
Tel: 604-460-6721
clisowsky@mapleridge.ca
Web Facebook YouTube

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-----Original Message-----

From: [REDACTED]
Sent: Wednesday, May 25, 2016 5:06 PM
To: Parks and Leisure
Subject: new dog park 236th Maple Ridge

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Section 22(1)
(Severed portions are shaded)

Hello,

I am just emailing about how much my family and our dog love the new dog park on 236th. It is a lovely place to take your dog for some off leash running, in a safe in closed area. All the other dogs and families we have met there are awesome, and dog owners are very good with picking up after their dogs [REDACTED] Love this park.

Thank you for the awesome new park!!

David Boag

From: [REDACTED]
Sent: Tuesday, April 19, 2016 12:39 PM
To: David Boag
Subject: Dog Park @ Maple Ridge Upper Park

Freedom of Information Protection of Privacy Act
Section 22(1)
(Severed portions are shaded)

Good Afternoon:

I am writing this email as i understand that this new dog park is temporary? I was surprised when i heard this because all of the posts we're cemented into the ground. This is the BEST dog park in Maple Ridge and my two dogs absolutely love it , I take them 2 – 3 times a day. Since this park has opened up i have had nothing but a positive experience with all the dog owners and everyone's dogs. My only complaints are that it needs a second garbage can at the gate (the 236th gate) and the inside black gates should be replace with the type that we're installed outside gates with the "U" shape lock instead of the black chain. I don't feel the black gate is secure enough.

Please consider keeping this park on going because it will be devastating if it's closed at some point!!! I am not happy with the Albion Dog Park at all.

I appreciate you taking the time to read my email and again PLEASE keep this park open.

Sincerely:

[REDACTED]

Maple Ridge

David Boag

From: [REDACTED]
Sent: Saturday, February 13, 2016 9:21 AM
To: David Boag
Subject: Re: Westview Dog Off Leash Park
Attachments: image001.png

Freedom of Information Protection of Privacy Act
Section 22(1)
(Severed portions are shaded)

Thank you for the response.

Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: David Boag <dboag@mapleridge.ca>
Date: 2016-02-12 12:07 PM (GMT-08:00)
To:
Cc: Kelly Swift <kswift@mapleridge.ca>
Subject: Westview Dog Off Leash Park

Hi [REDACTED]

Please accept my sincere apologies for the delay in getting back to you regarding your inquiry. I do recall reading your email quite some time ago, and I'm very surprised to hear that you have not received a response from our department in this regard.

It is very unfortunate that your visit to Westview Park was not a good experience for you and your family. We would certainly not condone the behaviour of the dog owner that you have described in your memo below. I understand from what you have said that the dog was tied up to a park bench closer to the playground and was not in the off leash park. If this is the case, there are no park regulations that would prohibit the owner of the dog from being there, provided it was on a leash. Having said that, there are bylaws that could potentially be used if a person is causing a nuisance and detracting from other park patrons use of the park.

There is no doubt that there continues to be an issue with regard to owners not picking up after their pets which has been a concern for many years and has been discussed at great length by the Commission and Council. Most of the complaints are specific to sports fields, children's play grounds, sport courts and even in water play parks. The City adopted bylaws last year that prohibit dogs from being in or on these areas, and has also authorized parks staff to issue tickets if they observe infractions such as this. This does not mean however that a family cannot bring their pet to the park when they visit with their children. A leash is required in all parks with the exception of designated off leash parks. It is our experience is that the designated off leash areas are much less likely to have this problem, as the dog owner check on each other while in this space, which has been confirmed by the observations of our parks maintenance personnel.

The off leash park proposal at West View Park went through a significant neighborhood process and the feedback from the community was shared with both the Parks and Leisure Services commission and Maple Ridge Council prior to be approved. This is not to suggest that there were no concerns raised, however there was also significant support for this initiative. One of the reasons this site was selected was the tree cover and absorption of potential noise from the off leash park. The fence was also placed in a manner that the dogs would not be introduced to the creek within the park. In fairness, other than a large stand of blackberries there was not a lot of ground vegetation below the tree canopy prior

to the off leash area being installed. In addition every effort was made to maintain the informal dirt bike track that had previously been located at West View Park. I certainly understand why some of our residents do not agree with the off leash parks, however with 10,000 licensed dogs in Maple Ridge and Pitt Meadows, the desire of families who wish to bring their pet with them when they visit the park or exercise their pet is significant, as they consider their pet to be a member of the family. There are now 6 off leash sites and 2 leash optional trails for pet owners, so there is much less need for dogs being off leash in open park areas where children and other park patrons are using these spaces.

I can confirm that the City does not have any current plans to close any of the existing off leash parks, in fact staff have been asked to look for additional sites where this activity could be incorporated, as well as considering off leash areas in any new park developments where there is a request / need in that area. It is very regrettable that you will no longer contribute to your community by volunteering for adopt a block, as this is a very valuable contribution to the community. I certainly understand your decision under the circumstances and thank you for your past efforts to improve your neighborhood through volunteerism.

If you have any additional questions regarding this topic or if you have any additional suggestions, please feel free to send me an email or call me at the number listed below.

Thanks

David Boag
Director, Parks and Facilities



Maple Ridge Pitt Meadows Parks & Leisure Services
11995 Haney Place, Maple Ridge, BC V2X 6A9
Tel: 604-467-7344 Fax: 604-467-7393
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From: [REDACTED]
Sent: Wednesday, November 04, 2015 10:03 AM
To: Parks and Leisure
Cc: [REDACTED]
Subject: Westview Park - Opposition to Leash Off Area

Freedom of Information Protection of Privacy Act
Section 22(1)
(Severed portions are shaded)

To the City of Maple Ridge Parks and Leisure Department,

As a local resident living at [REDACTED] who used to regularly frequent Westview Park with my [REDACTED] I have to comment on how inappropriate it is to have a dog park adjacent to a children's playground. The location and layout of the park took over space that children and youth have been using as a small bike track for a few years now. Not to mention it was a wonderful urban forest that kids could explore, play hide and seek in or other games kids enjoy without concern for dogs and their owners. Both my [REDACTED] and [REDACTED] were sorely disappointed to find their favorite local park and playground disrupted by a leash off area.

On November 3 and the last day I will visit this park a local resident tied up his dog to a bench immediately adjacent to the playground. The dog would not stop barking which was a major nuisance in itself. As well every

time kids or another dog got within 10 feet it would lash out aggressively which was a significant safety concern had the leash gave way or one of the many children playing there got too close. It actually got to the point where I kindly suggested to the owner to go elsewhere with his dog before there is an incident. Unfortunately he declined causing my family to make the decision to leave before we intended to. When children are playing at a municipal playground they should not have to be concerned with unruly dogs displaying hostile tendencies that are congregating at the park.

Further pet owners do not always clean up after them and the aroma of dog feces over the summer discouraged my family from enjoying the park and playground during the hotter weather. Now that the cooler weather is upon us we have been recently trying to visit Westview Park as a family. Unfortunately we did feel comfortable at the children's playground we were trying to enjoy due to an irresponsible owner and an unmanageable dog that was in close proximity to where my kids were playing.

Although the park is in an urban area, with the stream that runs through, the forest itself and because it is a habitat for many different animals there should be some consideration for the environmental sensitivity. Dogs are notorious for quickly eroding land and it is evident the forest floor in the fenced in area is quickly deteriorating from digging and otherwise. Also the forest used to be very active with various animals and now I noticed this is no longer the case likely since dogs tend to harass wildlife.

During my regular strolls through the neighborhood I have noticed the leash off area is not even highly utilized likely due to its discrete location and the lack of awareness by dog owners. More often than not when I am passing by Westview Park there are very few or quite often no one using the leash off area making the location that much more ludicrous considering children previously played in the area regularly on a daily basis. Unfortunately the very few times I have visited Westview Park lately with my family there have always been nuisance dogs and owners there that often make the experience less than enjoyable. It seems a colossal waste of space usage if the leash off area is not regularly utilized by dogs while families who frequented the area are now restricted.

After researching dog parks in the Maple Ridge area as well other lower mainland communities I found the locations typically are not in close proximity to children's playground equipment. Other community dog parks I have investigated are placed in areas that do not affect children and families who want to enjoy an area unimpeded by dogs. Most other dog parks I have looked into are either located in rural areas such as Jerry Sulina or Tynehead's leash off areas where they are not impacting people who want to use the facilities. Other dog parks that are in residential areas are intentionally located so as to not interfere with others who are trying to enjoy the space without be hassled by dogs and their owners.

It is unfortunate the city has installed another leash off area that has infringed on people who do not want to be bothered by dogs. Apparently no lessons were learned as a result of the fiasco from building a dog park adjacent to a playground at Volker Park. In my opinion Westview Park is not a suitable location for a leash off area for so many reason with the obvious being the liability to the city should an unfortunate incident occur between a dog and a child.

Unless the city takes action to remove the leash off area my family will no longer visit Westview Park. We will continue to monitor the situation closely in hopes the dog park is removed so we can once again enjoy the playground and urban forest unimpeded.

As community ambassadors who have maintained the area surrounding and including Westview Park through the Adopt Block program for over a year now, my family [REDACTED] will no longer be providing our volunteer services. Although we feel let down by the city and displaced from our favorite local park and playground, we will be more than happy to resume our adopt a block services for Westview park when and if the leash off area is permanently removed.

Please ensure this email is directed to the appropriate stakeholders and respond to let us know the status of the leash off area at Westview Park as well as the City's plan moving forward.

Regards,

[REDACTED]

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Section 22(1)
(Severed portions are shaded)

TO: Her Worship Mayor Nicole Read
and Members of Council
MEETING DATE: January 9, 2017
FROM: Chief Administrative Officer
FILE NO:
MEETING: COW
SUBJECT: Ridge Meadows Seniors Society Operating Agreement

EXECUTIVE SUMMARY:

City of Maple Ridge (CMR) and Ridge Meadows Seniors Society (RMSS) have been in discussions to re-negotiate a new Operating Agreement to replace the 2015-17 Agreement. These conversations became a necessity due to the expiry of the Joint Leisure Services Agreement in October 2016. The timing of these discussions also provided an opportunity to restructure the manner in which strata fees are being managed.

CMR & RMSS have a long history of working together to improve this operating model and in 2016, met on multiple occasions in this regard. These discussions have led to an agreement in principal that the City will reduce the operating grant by \$75,600 and the City will assume ongoing responsibility for all strata related fees. In addition, the City will increase funding to meet increased programming needs by \$45,000 as recommended in the 2017-2021 Financial Plan.

RECOMMENDATION:

That staff be directed to prepare an updated operating agreement with Ridge Meadows Seniors Society that removes RMSS involvement in strata fee management and increases funding for programming by \$45,000.

DISCUSSION:

a) Background Context:

For many years the Ridge Meadows Seniors Society (RMSS) has provided excellent services to the citizens of Maple Ridge who are fifty-five years and older.

The current agreements with the City signed the 1st day of January of 2015 are; an Operating Agreement with the Maple Ridge Pitt Meadows Parks and Leisure Commission (The Commission) and a Lease Agreement with the City of Maple Ridge. These agreements have been replaced with the “assumption agreement” that transitions both agreements from The Commission to the City of Maple Ridge.

RMSS operates out of the Elderly Citizen’s Recreation Centre (ECRA) on 224th which is a seniors residential tower operating as a Strata Council. RMSS has representation on the Strata Council and as per the Operating Agreement, is responsible for all “Operating Costs” which includes all fees paid to the management company that are related to the Strata, such as gas, water and sewer, snow removal, landscaping, electricity, fire protection and general maintenance. As these fees can and do fluctuate annually, the Strata Council sets an estimated budget, based on the previous year, and invoices the City monthly for the City’s portion and RMSS portion. At the

end of each fiscal year there is a reconciliation process and the City is either invoiced for the outstanding amount or reimbursed for any overpayment. This has placed an ongoing burden on RMSS and hinders their ability to focus on seniors programming, as for a number of years now the reconciliation has resulted in RMSS receiving an invoice for the difference.

In order to simplify the process and allow RMSS to focus on programming for seniors, City staff, including Parks, Recreation & Culture and Finance, have held a number of meetings with the RMSS President and Board Executive. This has resulted in an agreement in principal that sees the City retaining \$6,300 per month (\$75,600 per year) from the operating grant in lieu of payment towards the RMSS portion of the strata fees. This will alleviate the uncertainty for forward planning and eliminate the extra steps of having our Finance Department invoice RMSS accounting for the purpose of returning the Strata costs that RMSS receives back to CMR, who is ultimately responsible for this payment.

During these discussions RMSS also expressed the need to hire additional program staff to keep up with the increased membership and activity demands of the demographic they serve. It is clear that Maple Ridge has an aging population and that service demands have and will continue to increase. The Maple Ridge Local Health Area, also known as Ridge Meadows, is experiencing unprecedented population growth. The total estimated population in Ridge Meadows in 2014 was 97,592, 14 percent (13,663) of the residents were age 65 and over. (It is important to note that RMSS membership begins at age 55). In the next ten years it is anticipated the senior's population in Ridge Meadows will grow by 62 percent, (compared to 53% in the overall Fraser Health Region) adding an additional 8,494 seniors to the area. By 2027, it is projected one in five residents of Ridge Meadows will be over 65 and the older age groups (75+ and 85+) will make up around 8% and 2% of the community's total population, respectively. This data supports the staff recommendation to increase RMSS funding by \$45,000 in the 2017-2021 Financial Plan to provide for increased programming.

b) Desired Outcome:

To continue to support RMSS in the independent delivery of leisure services for seniors while easing the financial burden to the Association.

c) Strategic Alignment:

Support of these recommendations aligns with the Safe and Livable Communities Strategic Direction and the Age Friendly Community recommendations.

d) Citizen/Customer Implications:

Proposed changes will ensure that RMSS can continue to provide programs and services.

e) Interdepartmental Implications:

The proposed restructure of the strata fee management system will reduce the burden on the Finance Department to prepare invoices, reconciliations and other communications with RMSS.

f) Business Plan/Financial Implications:

The budget reallocation associated with the transition of the management of strata fees from RMSS to the City has no overall impact on the budget. Inflationary costs are anticipated and will be accommodated within the existing financial plan.

CONCLUSIONS:

RMSS & CMR have had a long standing working relationship that has added tremendous value for people 55 plus in Maple Ridge. The recommendations have addressed concerns raised by RMSS and are supported by staff. The updated operating agreement will allow RMSS to flourish by spending less time on strata fee management and more time on providing quality social and recreational programming for the our senior's demographic.

“Original signed by Tony Cotroneo”

Prepared by: Tony Cotroneo, Manager of Community Services

“Original signed by Wendy McCormick”

Approved by: Wendy McCormick, Director of Recreation and Community Services

“Original signed by E.C. Swabey”

Concurrence: **E.C. Swabey**
Chief Administrative Officer

:TC