

City of Maple Ridge

**COUNCIL MEETING AGENDA**

*January 29, 2019*

*7:00 p.m.*

*Council Chamber*

**MEETING DECORUM**

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

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

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

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| 100 | <b>CALL TO ORDER</b>   |
| 200 | <b>AMENDMENTS TO THE AGENDA</b>  |
| 300 | <b>APPROVAL OF THE AGENDA</b>  |
| 400 | <b>ADOPTION OF MINUTES</b>   |
| 401 | Minutes of the Special Council Meeting of January 14, 2019 and Regular Council meeting of January 14, 2019 |
| 402 | Minutes to the Public Hearing of January 22, 2019  |
| 500 | <b>PRESENTATIONS AT THE REQUEST OF COUNCIL</b>   |
| 600 | <b>DELEGATIONS</b>   |

650      *QUESTIONS FROM THE PUBLIC*

Note: Questions from the Public are limited to 15 minutes unless extended by a motion approved by the majority of Council. Each speaker is limited to 2 minutes at a time.

700      *ITEMS ON CONSENT*

701      *Minutes*

701.1    Minutes of the Development Agreements Committee Meetings of January 10, 2019 and January 16, 2019

701.2    Minutes of Meetings of Committees and Commissions of Council

- Advisory Design Panel – November 21, 2018
- Municipal Advisory Committee on Accessibility and Inclusiveness – March 15, 2018

702      *Reports*

702.1    Disbursements for the month ended December 31, 2018

Staff report dated January 29, 2019 providing information on Disbursements for the month ended December 31, 2018.

703      *Correspondence*

704      *Release of Items from Closed Council Status*

800      *UNFINISHED BUSINESS*

900      *CORRESPONDENCE*

1000 **BYLAWS**

*Note: Items 1001 to 1002 are from the January 22, 2019 Public Hearing*

Bylaws for Third Reading

1001 **2017-140-RZ, 23953 Fern Crescent**

1001.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7513-2018**  
To amend the Maple Ridge Official Community Plan to revise conservation boundaries to fit site conditions.  
Third Reading

1001.2 **Maple Ridge Zone Amending Bylaw No. 7390-2017**  
To rezone from RS-2 (One Family Suburban Residential) to RS-1b (One Family Urban [Medium Density] Residential) to permit a future subdivision of four single family lots.  
Third Reading

1002 **2018-409-RZ**

1002.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7493-2018**  
To amend the Maple Ridge Official Community Plan to permit a new single family zone for eligible properties.  
Third Reading

1002.2 **Maple Ridge Zone Amending Bylaw No. 7504-2018**  
To create the R-4 (Single Detached [Infill] Urban Residential) zone.  
Third Reading

1002.3 **Maple Ridge Subdivision and Development Servicing Amending Bylaw No. 7507-2018**  
To outline required servicing for properties in the new R-4 zone.  
Third Reading

Bylaws for Adoption

- 1003     **2015-297-RZ, 11300 Pazarena Place**  
**23070 Loughheed Highway Housing Agreement Bylaw No. 7332-2017**  
Staff report dated January 29, 2019 recommending adoption  
To authorize the City to enter into a housing agreement.  
Adoption
- 1004     **2017-233-RZ**
- 1004.1   **Maple Ridge Official Community Plan Amending Bylaw No. 7349-2017**  
To amend the Maple Ridge Official Community Plan to implement the triplex, fourplex and courtyard housing forms.  
Adoption
- 1004.2   **Maple Ridge Zone Amending Bylaw No. 7312-2017**  
To create a new RT-2 (Ground-Oriented Residential Infill) zone to implement the triplex, fourplex and courtyard housing forms.  
Adoption
- 1004.3   **Maple Ridge Off Street Parking and Loading Amending Bylaw No. 7350-2017**  
To amend the Maple Ridge Off Street Parking and Loading Bylaw to implement the triplex, fourplex and courtyard forms.  
Adoption
- 1004.4   **Maple Ridge Subdivision and Development Servicing Amending Bylaw No. 7510-2018**  
To specify engineering works and services for a new RT-2 (Ground-Oriented Residential Infill) zone to implement the triplex, fourplex and courtyard housing forms.  
Adoption
- 1005     **2017-221-RZ, 22032 119 Avenue**  
**Maple Ridge Zone Amending Bylaw No. 7355-2017**  
Staff report dated January 29, 2019 recommending adoption  
To rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill) to permit construction of a triplex.  
Adoption



**1100 COMMITTEE REPORTS AND RECOMMENDATIONS**

The following issues were presented at an earlier Committee of the Whole meeting with the recommendations being brought to this meeting for City Council consideration and final approval. The Committee of the Whole meeting is open to the public and is held in the Council Chamber at 1:30 p.m. on the Monday the week prior to this meeting.

**Public Works and Development Services**

**1101 2018-489-RZ, 20278 and 20292 Patterson Avenue, RS-1 to RM-2**

Staff report dated January 22, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7523-2018 to rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit a four storey apartment building with approximately 82 units be given first reading and that the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

**1102 2019-001-RZ, 24440 128 Avenue, RS-3 to RS-2**

Staff report dated January 22, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7528-2019 to rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit a future subdivision of 6 lots be given first reading and that the applicant provide further information as described on Schedules A, B and F of the Development Procedures Bylaw No. 5879-1999 along with the information required for a Subdivision application.

**1103 2018-335-RZ, 12010 232 Street and 23223 Dewdney Trunk Road, C-1, RS-1 to C-2**

Staff report dated January 22, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7501-2018 to rezone from C-1 (Neighbourhood Commercial) and RS-1 (One Family Urban Residential) to C-2 (Community Commercial) to permit a mixed use commercial development approximately 742m<sup>2</sup> in size be given first reading and that the applicant provide further information as described on Schedules A, C, D, E, F and G of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

**1104      2018-217-RZ, 11070 Lockwood Street, 24984, 25024 and 25038 112 Avenue, RS-3 to RS-1b**

Staff report dated January 22, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7519-2018 to rezone from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban (Medium Density) Residential) to permit a subdivision of approximately 86 single family lots no less than 371m<sup>2</sup> in size be given first reading and that the applicant provide further information as described on Schedules A, B, E, F, G and J of the Development Procedures Bylaw No. 5879-1999 along with the information required for a Subdivision application.

**1105      2018-408-RZ, 13160 236 Street, RS-2 to R-1**

Staff report dated January 22, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7527-2019 to rezone from RS-2 (One Family Suburban Residential) to R-1 (Residential District) in order to permit a 5 lot subdivision be given first reading and that the applicant provide further information as described on Schedules A, B, F, G & J of the Development Procedures Bylaw No. 5879-1999 along with the information required for a Subdivision application.

**1106      2017-461-RZ, 11641 227 Street, RS-1 to RM-2**

Staff report dated January 22, 2019 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7525-2018 to amend the Conservation Boundary and to amend the Low Rise Apartment land use designation to permit a 6 storey development be given first and second readings and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7401-2017 to rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit the future construction of two residential apartment buildings with approximately 153 residential units be amended as identified in the staff report dated January 22, 2019, be given second reading and be forwarded to Public Hearing, and that Maple Ridge Housing Agreement Bylaw 7524-2018 be given first and second readings.

1107 2017-390-RZ, 23084 and 23100 Loughheed Highway, RS-3 to RM-4

Staff report dated January 22, 2019 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7499-2018 to revise the boundary between Conservation and Urban Residential to fit site conditions be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7442-2018 to rezone from RS-3 (One Family Rural Residential) to RM-4 (Multiple Family Residential District) to permit a future project with approximately 30 townhouses be given second reading and be forwarded to Public Hearing.

1108 2017-074-RZ, 20383 Ospring Street, RS-1 to R-1

Staff report dated January 22, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7315-2017 to rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit a future subdivision of 2 lots be given second reading and be forwarded to Public Hearing.

1109 2017-283-DVP, 11352 230 Street

Staff report dated January 22, 2019 recommending that the Corporate Officer be authorized to sign and seal 2017-283-DVP respecting property located at 11352 230 Street.

1110 2017-221-DP, 22032 119 Avenue

Staff report dated January 22, 2019 recommending that the Corporate Officer be authorized to sign and seal 2017-221-DP respecting property located at 22032 119 Avenue.

1111 2019-010-DP, 11352 230 Street, 11295, 11280 & 11300 Pazarena Place

Staff report dated January 22, 2019 recommending that the Corporate Officer be authorized to sign the Cancellation of Charges Application to discharge the notice of previously issued development permits 2015-297-DP and 2015-297-DVP from the properties outlined in the staff report dated January 22, 2019.

1112      Latecomer Agreement LC 159/18

Staff report dated January 22, 2019 recommending that the cost to provide the excess or extended services at 24895 Smith Avenue is excessive to the municipality and the cost to provide these services shall be paid by the owners of the land being subdivided and that Latecomer Charges be imposed for such excess or extended services on the parcels and in the amounts as set out in Schedule A and that the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 159/18 with the subdivider of the lands at 24895 Smith Avenue.

1113      Latecomer Agreement LC 164/18

Staff report dated January 22, 2019 recommending that the cost to provide the excess or extended services at 13660, 13702 and 13738 232 Street is excessive to the municipality and the cost to provide these services shall be paid by the owners of the land being subdivided and that Latecomer Charges be imposed for such excess or extended services on the parcels and in the amounts as set out in Schedule A and that the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 164/18 with the subdivider of the lands at 13660, 13702 and 13738 232 Street.

1114      Latecomer Agreement LC 166/18

Staff report dated January 22, 2019 recommending that the cost to provide the excess or extended services at 11016, 11032 and 11038 240 Street is excessive to the municipality and the cost to provide these services shall be paid by the owners of the land being subdivided and that Latecomer Charges be imposed for such excess or extended services on the parcels and in the amounts as set out in Schedule A and that the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 166/18 with the subdivider of the lands at 11016, 11032 and 11038 240 Street.

Corporate Services

1131      Partnering Agreement – Employment Land Investment Incentive Program

Staff report dated January 22, 2019 recommending that the Corporate Officer be authorized to execute Partnering Agreements as outlined in the staff report dated January 22, 2019.

**Parks, Recreation & Culture**

**1151 WHO Global Network for Age-friendly Cities and Communities – Application**

Staff report dated January 22, 2019 recommending that the City of Maple Ridge apply for membership to the WHO Global Network for Age-friendly Cities and Communities.

**1152 Maple Ridge Sport and Physical Activity Strategy Implementation Plan**

Staff report dated January 22, 2019 recommending that the Maple Ridge Sport and Physical Activity Strategy Implementation Plan be endorsed.

**1153 Fundamentals Childcare Centre Lease**

Staff report dated January 22, 2019 recommending that the Corporate Officer be authorized to execute the lease agreement attached to the January 22, 2019 report titled “Fundamentals Child Care Centre Lease” for a five-year term ending on September 1, 2023, including an option to renew for an additional term of three years.

**1200 STAFF REPORTS**

**1201 Council Strategic Plan 2019-2023**

Staff report dated January 29, 2019 recommending that the Council Strategic Plan be adopted.

**1202 Council Matrix – January 29, 2019**

Staff report dated January 29, 2019 recommending that the Council Matrix dated January 29, 2019 be adopted.

**1203 Maple Ridge nominated for “Open for Business” award by the BC Small Business Roundtable.**

Staff report dated January 29, 2019 providing information on our City’s nomination for the “Open for Business” award by the BC Small Business Roundtable.

**1300 OTHER MATTERS DEEMED EXPEDIENT**



1400 **NOTICES OF MOTION AND MATTERS FOR FUTURE MEETING**

1500 **MAYOR AND COUNCILLORS' REPORTS**

1600 **ADJOURNMENT**

**QUESTIONS FROM THE PUBLIC**

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

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

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

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

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

For more information on these opportunities contact:

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

Mayor and Council at [mayorandcouncil@mapleridge.ca](mailto:mayorandcouncil@mapleridge.ca).

Checked by: 

Date: Jan 24/19

400 Adoption and Receipt of Minutes

401 Minutes of Regular and Special Council Meetings



## SPECIAL COUNCIL MEETING MINUTES

January 14, 2019

The Minutes of the City Council Meeting held on January 14, 2019 at 4:15 p.m. in the Blaney Room, 1<sup>st</sup> Floor, Maple Ridge City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

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### **PRESENT**

#### *Elected Officials*

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

#### *Appointed Staff*

P. Gill, Chief Administrative Officer  
K. Swift, General Manager Parks, Recreation & Culture  
F. Quinn, General Manager Public Works and Development Services  
L. Benson, Director Corporate Administration  
T. Thompson, Chief Financial Officer  
C. Carter, Director of Planning

### **ABSENT**

#### *Other staff as required*

D. Pollock, Municipal Engineer  
C. Goddard, Manager Development and Environmental Services

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Note: These Minutes are also posted on the City's Web Site at [www.mapleridge.ca](http://www.mapleridge.ca)  
The meeting was live streamed and recorded by the City of Maple Ridge

### **1.0 CALL TO ORDER**

### **2.0 APPROVAL OF THE AGENDA**

R/2019-005

It was moved and seconded

That the agenda for the January 14, 2019 Special Closed Council Meeting be approved as circulated.

### **3.0 NOTICE OF CLOSED COUNCIL MEETING**

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

Section 90(1)(a) Personal information about an identifiable individual who holds or is being considered for a position on a Board as appointed by the municipality.

Section 90(1)(e) The acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure might reasonably be expected to harm the interests of the municipality.

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

4.0      *ADJOURNMENT*– 4:16 p.m.

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M. Morden, Mayor

Certified Correct

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L. Benson, Corporate Officer

## Rules for Holding a Closed Meeting

Section 90(1) A part of a council meeting may be closed to the public if the subject matter being considered relates to one or more of the following:

- (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;
- (b) personal information about an identifiable individual who is being considered for a municipal award or honour, or who has offered to provide a gift to the municipality on condition of anonymity;
- (c) labour relations or employee negotiations;
- (d) the security of property of the municipality;
- (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure might reasonably be expected to harm the interests of the municipality;
- (f) law enforcement, if the council considers that disclosure might reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;
- (g) litigation or potential litigation affecting the municipality;
- (h) an administrative tribunal hearing or potential administrative tribunal hearing affecting the municipality, other than a hearing to be conducted by the council or a delegate of council
- (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- (j) information that is prohibited or information that if it were presented in a document would be prohibited from disclosure under section 21 of the Freedom of Information and Protection of Privacy Act;
- (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;
- (l) discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report]
- (m) a matter that, under another enactment, is such that the public may be excluded from the meeting;
- (n) the consideration of whether a council meeting should be closed under a provision of this subsection of subsection (2)
- (o) the consideration of whether the authority under section 91 (other persons attending closed meetings) should be exercised in relation to a council meeting.

Section 90(2) A part of a council meeting must be closed to the public if the subject matter being considered relates to one or more of the following:

- (a) a request under the Freedom of Information and Protection of Privacy Act, if the council is designated as head of the local public body for the purposes of that Act in relation to the matter;
- (b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party;
- (c) a matter that is being investigated under the Ombudsperson Act of which the municipality has been notified under section 14 [Ombudsperson to notify authority] of that Act;
- (d) a matter that, under another enactment, is such that the public must be excluded from the meeting;
- (e) a review of a proposed final performance audit report for the purpose of providing comments to the auditor general on the proposed report under section 23 (2) of the *Auditor General for Local Government Act*.

City of Maple Ridge

## **COUNCIL MEETING MINUTES**

January 14, 2019

The Minutes of the City Council Meeting held on January 14, 2019 at 7:01 p.m. in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

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### **PRESENT**

#### ***Elected Officials***

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

#### ***Appointed Staff***

P. Gill, Chief Administrative Officer  
K. Swift, General Manager Parks, Recreation & Culture  
F. Quinn, General Manager Public Works and Development Services  
L. Benson, Director Corporate Administration  
T. Thompson, Chief Financial Officer  
C. Carter, Director of Planning

### **ABSENT**

Councillor K. Duncan

#### ***Other staff as required***

T. Cotroneo, Manager of Community Engagement

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Note: These Minutes is also posted on the City's Web Site at [www.mapleridge.ca](http://www.mapleridge.ca).

The meeting was also live streamed and recorded by the City of Maple Ridge.

100      **CALL TO ORDER**

200      **AMENDMENTS TO THE AGENDA – Nil**

300      **APPROVAL OF THE AGENDA**

R/2019-010

It was moved and seconded

That the agenda for the January 14, 2019 Council Meeting be approved as circulated.

CARRIED

400      ***ADOPTION OF MINUTES***

401      Minutes of the Regular Council Meeting of December 11, 2018

R/2019-011

It was moved and seconded

That the minutes of the Regular Council Meeting of December 11, 2018 be adopted as circulated

CARRIED

500      ***PRESENTATIONS AT THE REQUEST OF COUNCIL***

501      Presentation of Council Code of Conduct

- Mayor Michael Morden

Mayor Morden provided each member of Council with their own signed copy of the Council Code of Conduct and congratulated each of them on their commitment to the code of conduct and appointment to Council.

Mayor Morden explained to the public that what he had just distributed was a copy of the Code of Conduct, signed by each member of Council. It represents Council's commitment to working together, working with staff, and providing a respectful environment in which to serve the public.

600      ***DELEGATIONS***

601      BC Micro License Association

- Ian Dawkins, Board Member

Mr. Dawkins advised that the association represents the micro licensees which are seeking stakeholder input, and looking to work with all levels of government on the legalization of cannabis. He advised that cannabis plays a large role in the economy of the Fraser Valley and encouraged Council to amend current land use regulations so that Maple Ridge does not lose out on the potential tax revenue and job creation.

602      **Maple Ridge, Pitt Meadows, Katzie Seniors Network**

- Heather Treleaven and Tony Cotroneo

T. Cotroneo introduced Ms. Treleaven, and Annette Morgan and Ernie Daykin who were present in the audience. Ms. Treleaven presented highlights from the Seniors Network 2017-2018 Annual Report. Highlights included:

- funding partnerships with the City of Maple Ridge, New Horizons for Seniors Program, Community Action Initiative, the Ministry of Community, Sport and Culture, as well as Fraser Health;
- participation in the Provincial Summit on Aging;
- the Community Action Initiative which helps support seniors with mild to moderate mental health and/or substance abuse;
- the Seniors Transportation Initiative which exploring a system for funding and cost sharing for seniors, and included a transit field trip to Vancouver using the bus, skytrain and West Coast Express
- a Dementia Friendly Communities Project, funded by a community grant from the City of Maple Ridge, which focuses on the inclusion of people living with dementia, and inclusion in the Walk for Alzheimer's;
- publication of the Seniors Resource Guide in partnership with The Maple Ridge News;
- BC Seniors Week, the first week of June, 2019;
- Senior care bundles which are distributed by Fraser Health Home Care nurses and social workers;
- hosting an Old Fashioned Christmas Carol Song in partnership with St. George's Church; and,
- the announcement of an upcoming Farmers Helping Seniors Pub Night fundraiser to be held on February 10, 2019 at the Haney Public House.

650      *QUESTIONS FROM THE PUBLIC*

Craig Speirs – 124<sup>th</sup> Avenue

Spoke in support of the BC Micro Licence Association, noting potential job creation and home-based business opportunities. He requested an update on where Council is at with the legalization of cannabis and suggested that time is of the essence to ensure that the City does not miss out on potential opportunities.

C. Carter advised that staff will be bringing a report forward next month which will address the legalization of cannabis, land use options and changes in recent provincial legislation.

700      *ITEMS ON CONSENT*

701      Minutes

701.1 Minutes of the Development Agreements Committee Meetings of  
December 11, December 18, December 20, 2018 and January 3, 2019

701.2 Minutes of Meetings of Committees and Commissions of Council  
• Community Heritage Commission – November 8, 2018

R/2019-012

It was moved and seconded

That Items 701.1, 701.2 on the “Items for Consent” agenda be received  
into the record.

CARRIED

800 *UNFINISHED BUSINESS* – Nil

900 *CORRESPONDENCE* – Nil

1000 *BYLAWS*

Bylaws for Adoption

1001 2018-332-RZ, 11641 227 Street  
Maple Ridge Official Community Plan Amending Bylaw No. 7509-2018  
Staff report dated January 14, 2019 recommending adoption.

To add the subject property into Appendix D - Temporary Use Permits of the  
Official Community Plan. The current application is to allow a sales centre  
for a future apartment use.

Adoption

R/2019-013

It was moved and seconded

That Maple Ridge Official Community Plan Amending Bylaw No. 7509-2018  
be adopted; and,

That the Corporate Officer be authorized to sign and seal 2018-332-CU  
respecting property located at 11641 227 Street.

CARRIED

1100     *REPORTS AND RECOMMENDATIONS*

*Parks, Recreation & Culture*

1151     Community Child Care Space Creation Program Grant Application

Staff report dated January 14, 2019 recommending that staff submit an application to the Community Child Care Space Creation Program for up to \$1,000,000.00 towards construction of daycare space in Albion Community Centre and provide overall grant management if successful.

R/2019-014

It was moved and seconded

That staff submit an application to the Community Child Care Space Creation Program for up to \$1 million towards construction of daycare space in the Albion Community Centre and provide overall grant management if successful.

That staff submit an application to the UBCM Community Child Care Planning Program for up to \$25,000 towards the development of a community child care space creation action plan and provide overall grant management if successful.

CARRIED

1200     *STAFF REPORTS – Nil*

1300     *OTHER MATTERS DEEMED EXPEDIENT – Nil*

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

1500     *MAYOR AND COUNCILLORS' REPORTS*

Councillor Svendsen

Advised that the Community Heritage Commission adopted their 2019 schedule. He announced that Heritage Week will be held February 16-24, 2019. He advised that in addition to the Community Heritage Commission, he sits on the Public Art Steering Committee, Agricultural Advisory Committee and the Metro Vancouver Liquid Waste Committee.



**Councillor Meadus**

Advised that she had attended the Ridge Meadows Recycling Society meeting. She and Councillor Dueck have conducted interviews for the Social Policy Advisory Committee noting how impressive the candidates are. She noted that she attended the skateboard competition and thanked all of the sponsors.

**Councillor Robson**

Advised that the 20<sup>th</sup> anniversary banquet of the Meadowridge Sports Heroes Society will take place on January 23, 2019 at 6:00pm at MRSS. Tickets for the event are \$50.00 and benefit local youth sports. He noted the great work of the organization and the support of parks and recreation staff.

**Councillor Dueck**

Advised that she sits on the Social Policy Advisory Committee, Chamber of Commerce, Environmental Advisory Committee, and the Metro Vancouver Planning Committee. She acknowledged the staff presentation at the Council Workshop meeting earlier in the afternoon and noted her appreciation for the coordinated effort of staff to ensure the safety of the community. She noted the importance for citizens to respect road closure barricades.

**Councillor Yousef**

Advised that he sits on the Ridge Meadows Seniors Society, Economic Development Committee, the Active Transportation Advisory Committee, and the Metro Vancouver Climate Action Committee. He noted that the Economic Development committee will be increasing its membership from seven to nine members to allow for better business representation. He noted his attendance at the skateboard competition and the year-end meeting of the Active Transportation Committee. He noted the recent opportunity he had to learn about Jordan's Principle, a Federal program which provides health, social and education products, services and support to First Nations children. He noted that the Metro Vancouver Climate Action Committee discussed the need for the Alouette River fish passage to restore the loss of fish habitat due to growth.

**Mayor Morden**

Acknowledged and thanked Councillor Judy Dueck and Councillor Gordy Robson for their mentoring of the newly appointed Council members. He noted his meeting with District of Mission Mayor Pam Alexis. He advised of the Metro Vancouver committee meetings he attended recently. He noted his attendance at the retirement celebration for longtime employee, Cindy Dale, and the CP Holiday Train event.

1600     *ADJOURNMENT*– 7:50 p.m.

Certified Correct

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M. Morden, Mayor

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L. Benson, Corporate Officer

402 Minutes of the Public Hearing

City of Maple Ridge

**PUBLIC HEARING**

January 22, 2019

The Minutes of the Public Hearing held in the Council Chamber of City Hall, 11995 Haney Place, Maple Ridge, British Columbia on January 22, 2019 at 7:04 p.m.

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**PRESENT**

*Elected Officials*

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

*Appointed Staff*

P. Gill, Chief Administrative Officer  
F. Quinn, General Manager Public Works & Development Services  
L. Benson, Director of Corporate Administration  
C. Goddard, Manager of Development and Environmental Services

*Other staff as required*

B. Elliott, Manager of Community Planning  
A. Bowden, Planner 1, Community Planning  
C. Chan, Planner 1, Development and Environmental Services

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Mayor Morden called the meeting to order. The Corporate Officer explained the procedure and rules of order of the Public Hearing and advised that the bylaws will be considered further at the next Council Meeting on January 29, 2019.

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

- 1) **2017-140-RZ**  
**23953 Fern Crescent**  
Lot 47 Section 28 Township 12 New Westminster District Plan 63118

**Maple Ridge Official Community Plan Amending Bylaw No. 7513-2018**

The subject property is currently designated *Low Density Urban and Conservation*. An OCP amendment to adjust conservation boundaries is required to accommodate watercourse setbacks along Hennipen Creek.

**Maple Ridge Zone Amending Bylaw No. 7390-2017**

To rezone the subject property located at 23953 Fern Crescent from RS-2 (One Family Suburban Residential) to RS-1b (One Family Urban (Medium Density) Residential). The current application is to permit a future subdivision of four single family lots.

C. Chan, Planner 1, Development and Environmental Services, gave a PowerPoint presentation providing the following information:

- Application Information
- Subject Map Silver Valley
- Official Community Plan Context

- Neighbourhood Context
- Site Characteristics
- Development Proposal
- Proposed Site Plan
- Terms and Conditions

The Mayor called for speakers three times. There being no speakers or comment, the Mayor declared this item dealt with.

## 2) 2018-409-RZ, Residential Infill Policy and Zoning

**Maple Ridge Official Community Plan Amending Bylaw No. 7493-2018**

**Maple Ridge Zone Amending Bylaw No. 7504-2018**

**Maple Ridge Subdivision and Development Servicing Amending Bylaw No. 7507-2018**

The current application is to create the R-4 (Single Detached (Infill) Urban Residential) zone, with a minimum lot area of 450 m<sup>2</sup> and a minimum lot width of 12 m.

A. Bowden, Planner 1, Community Planning, gave a power point presentation providing the following information:

- Neighbourhood Residential Infill
- R-4 Zone Explanation
- Site Characteristics and unique qualities of the R-4 Zone
- Terms and Conditions

The Mayor called for speakers on first call.

### Resident

Calvin Kaytor, Patterson Avenue, inquired which areas the new zone would affect. A. Bowden, Planner 1 responded to his question.

The Mayor called for speakers a second and third time. There being no further comment, the Mayor declared this item dealt with. He also mentioned that there was no correspondence received into the Clerks' e-mail inbox regarding these items.

Having given all those persons whose interests were deemed affected by the matters contained herein a chance to be heard, the Mayor adjourned the Public Hearing at 7:16 p.m.

---

M. Morden, Mayor

Certified Correct

---

L. Benson, Corporate Officer

700 *ITEMS ON CONSENT*

## 701.1 Development Agreements Committee

**CITY OF MAPLE RIDGE  
DEVELOPMENT AGREEMENTS COMMITTEE**

January 10, 2019  
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor  
Chair

Paul Gill, Chief Administrative Officer  
Member

Catherine Schmidt, Recording Secretary

---

**1. 17-129900 BG**

LEGAL: Lot 6 District Lot 249 Group 1 New Westminster District Plan 14493  
LOCATION: 21199 River Road  
OWNER: Level Up Renovations Inc. (Chris & Kym Ratcliffe)  
REQUIRED AGREEMENTS: Sump Pump Covenant  
Storm Water Pump Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 17-129900 BG.**

**CARRIED**


**2. 2018-122566 BG**

LEGAL: Lot 4 District Lot 263 New Westminster District Plan 76690  
LOCATION: 20301 Telep Avenue  
OWNER: Amelia and Farron Fedechko  
REQUIRED AGREEMENTS: Temporary Residential Use Covenant

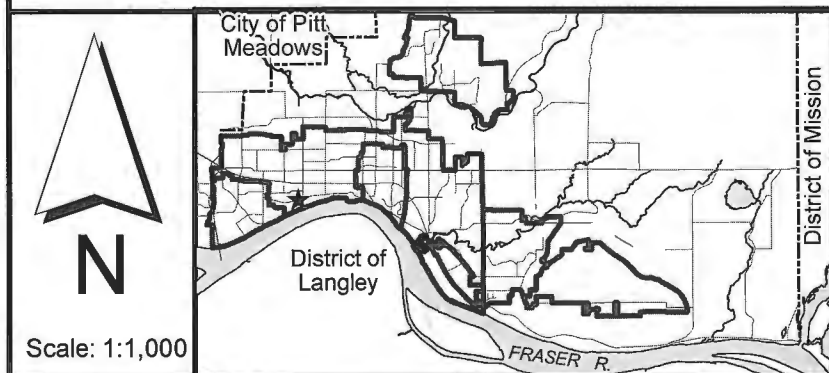
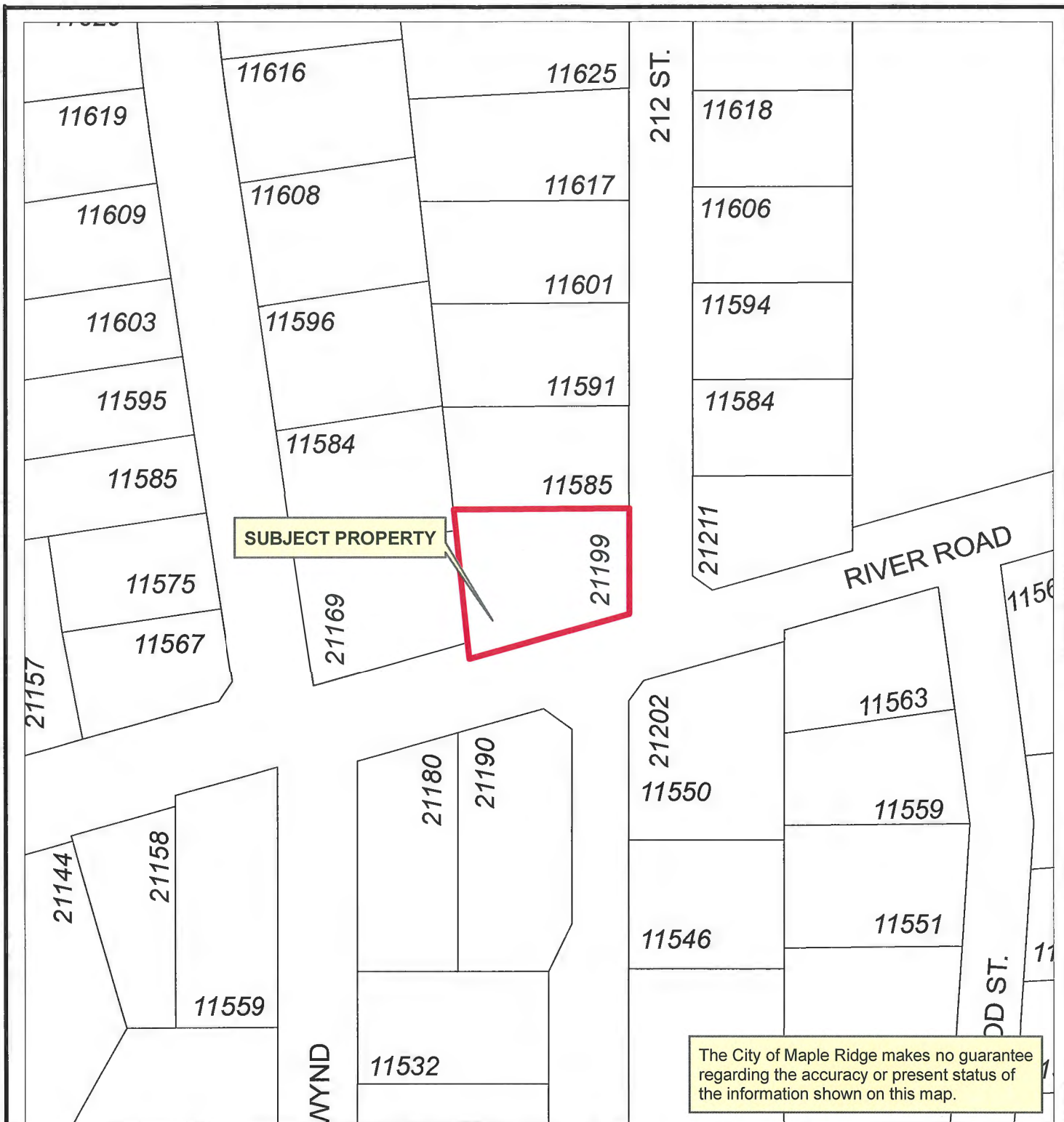
**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 2018-122566 BG.**

**CARRIED**

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

  
\_\_\_\_\_  
Paul Gill, Chief Administrative Officer  
Member





## 21199 RIVER ROAD SEWAGE & STORM WATER PUMP COVENANTS

LICENCES, PERMITS & BYLAWS DEPT.



MAPLE RIDGE

British Columbia

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

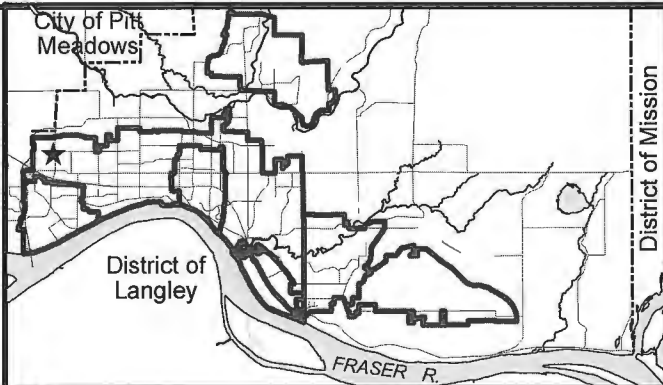
FILE: Subject\_Map10.4.1

DATE: Jan 4, 2019

BY: JP



Scale: 1:1,000



20301 TELEP AVE



FILE: Untitled  
DATE: Jan 8, 2019

BY: C3

**CITY OF MAPLE RIDGE  
DEVELOPMENT AGREEMENTS COMMITTEE**

January 16, 2019  
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor  
Chair

Paul Gill, Chief Administrative Officer  
Member

Catherine Schmidt, Recording Secretary

---

**1. 2015-213-SD**

LEGAL: Lot 1 Section 23 Township 12 New Westminster District Plan  
EPP88061

LOCATION: 25425 and 25465 Hilland Avenue

OWNER: David and Julie Koehn

REQUIRED AGREEMENTS: Habitat Protection Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 2015-213-SD.**

**CARRIED**

**2. 18-117628 BG**

LEGAL: Lot A Section 10 Township 12 New Westminster District Plan  
EPP83424

LOCATION: 24076 112 Avenue

OWNER: Streetside Developments (B.C.) Ltd.

REQUIRED AGREEMENTS: Sanitary Sump Pump Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 18-117628 BG.**

**CARRIED**

**3. 2017-221-RZ**

LEGAL: Lot 56 District Lot 397 Group 1 New Westminster District Plan 14049  
Except Plan EPP87668

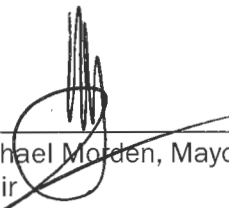
LOCATION: 22032 119 Avenue

OWNER: Grace and Benjamin Yu, Joshua Yeung and Helen Kuo

REQUIRED AGREEMENTS: Rezoning Servicing Agreement  
No Suite Covenant  
Stormwater Management Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2017-221-RZ.**

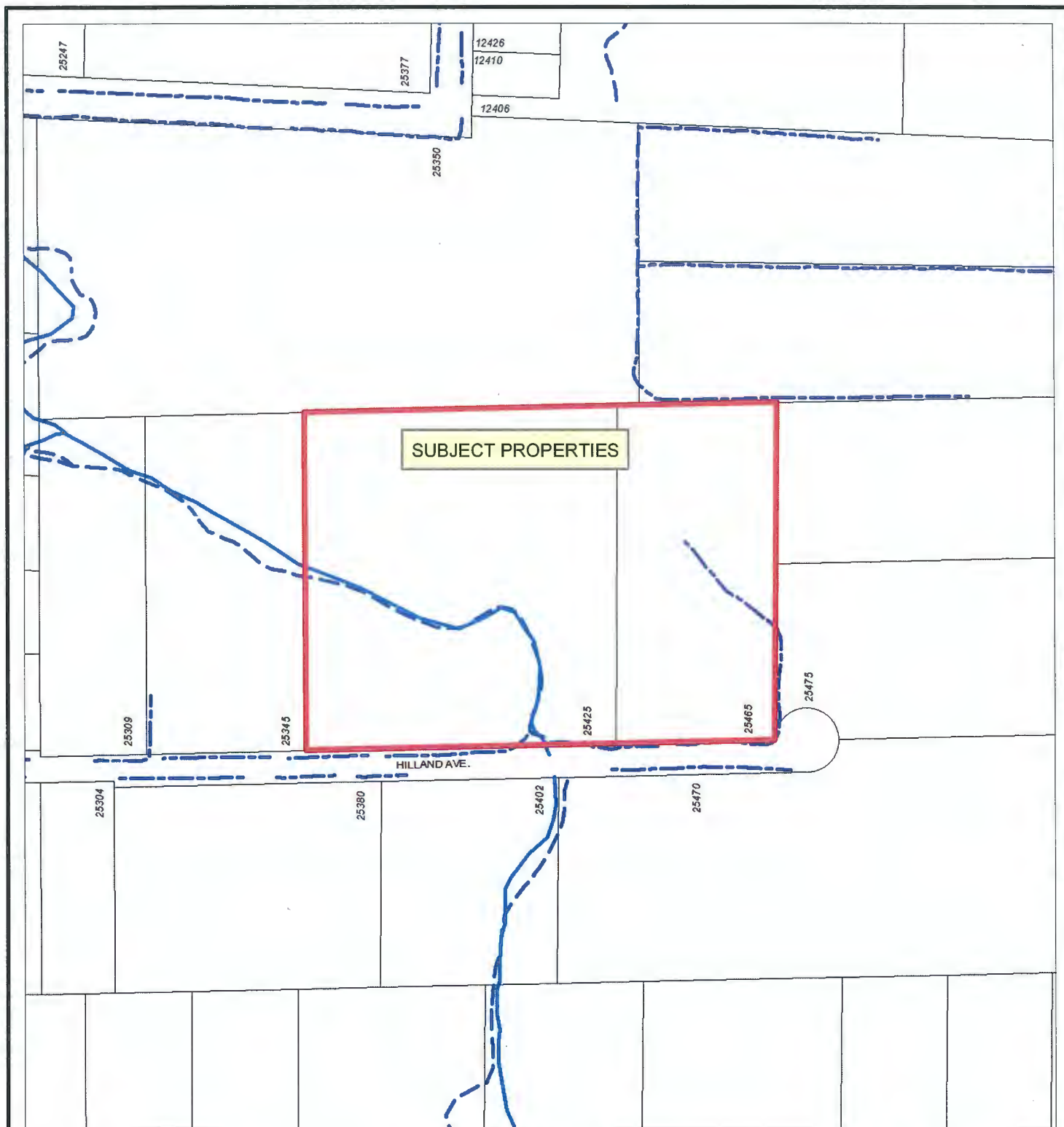
**CARRIED**



Michael Molden, Mayor  
Chair



Paul Gill, Chief Administrative Officer  
Member



Scale: 1:2,500

### Legend

- Stream
- Ditch Centreline
- .- Indefinite Creek

25425/65 HILLAND AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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

FILE: 2015-213-AL  
DATE: Oct 26, 2016

BY: PC







701.2 Minutes of Meetings of Committees and Commissions of Council





**City of Maple Ridge  
ADVISORY DESIGN PANEL**

The Minutes of the Regular Meeting of the Maple Ridge Advisory Design Panel held in the Blaney Room at Maple Ridge Municipal Hall, 11995 Haney Place, Maple Ridge, British Columbia, on Wednesday, November 21, 2018 at 4:08 pm.

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**PANEL MEMBERS PRESENT**

|                           |                     |
|---------------------------|---------------------|
| Craig Mitchell, Chair     | Architect           |
| Shan Tennyson, Vice Chair | Landscape Architect |
| Shida Neshat-Behzadi      | Architect           |
| Stephen Heller            | Landscape Architect |

**ABSENT**

|               |           |
|---------------|-----------|
| Steven Bartok | Architect |
|---------------|-----------|

**STAFF MEMBERS PRESENT**

|                    |                        |
|--------------------|------------------------|
| Adrian Kopystynski | Staff Liaison, Planner |
| Amanda Allen       | Committee Clerk        |

---

Note: The Chair was not in attendance at the start of the meeting. Shan Tennyson chaired the meeting as Acting Chair.

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

R/2018-036

It was moved and seconded

That the agenda for the November 21, 2018 Advisory Design Panel meeting be approved as circulated.

CARRIED

3. **ADOPTION OF MINUTES**

R/2018-037

It was moved and seconded

That the minutes of the Maple Ridge Advisory Design Panel meeting dated July 18, 2018 be adopted.

CARRIED

4. **NEW AND UNFINISHED BUSINESS**

4.1 **2019 Meeting Schedule**

There was a review of the 2019 Advisory Design Panel Meeting schedule.

R/2018-038

It was moved and seconded

**That the 2019 Advisory Design Panel meeting schedule attached to the November 21, 2018 Advisory Design Panel agenda be adopted.**

CARRIED

Note: Craig Mitchell arrived at 4:13 pm and assumed the Chair.

5. **PROJECTS**

- 5.1 **Development Permit No:** 2017-117-RZ  
Applicant: Sarah Atkinson  
Project Architect: Douglas Johnson  
Project Landscape Architect: Clark Kavolinas  
Proposal: 46 unit, 3 storey RM-1 Townhouse Complex  
Location: 11831, 11839 and 11865 232 Street  
File Manager: Chee Chan

The Staff liaison provided an overview of the townhouse development, noting the Panel's earlier preliminary review. The project team gave a presentation of the project plans. There was a discussion of the landscape buffer and access to units along site periphery with entrances facing adjacent lands and the impacts of such a design on privacy both onsite and adjacent sites. The Panel would like to include further discussion to be brought back at a future meeting about landscape buffer specifications and coordination between adjacent sites where periphery access to units is being designed.

R/2018-039

It was moved and seconded

**That File No. 2017-117-RZ be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:**

**Landscape Comments:**

1. Difficult to interpret planting symbols on the plan– adjust scale or line weights or otherwise make clearer;
2. Consider providing more private enclosed backyard on the West property line;
3. Provide a planting strip between the yard fence and peripheral walkway of the West facing units;
4. Provide a recess in the fence line at the private yard gate locations to reduce pedestrian conflicts;
5. Provide a tree in a raised planter at children's amenity space;
6. Consider providing a shade structure at children's playground;
7. Provide suitable edge conditions between the play tiles and sod with a detail shown on the plan;
8. Provide trellis to demarcate entrance gate for amenity space;

9. Provide wayfinding at pedestrian path entrances and additional signage to direct visitors to front door of all units, and peripheral ones in particular, from the visitor parking areas and the internal road system;
10. Address the difficult wayfinding conditions that will face visitors and pedestrians by ensuring a well-coordinated wayfinding signage system with lighting, landscaping and surfacing;
11. Pedestrian path between building 2 and 3 to be coordinated, continued and extended to sidewalk along 232 Street;
12. Provide sidewalk connections from hammer heads to perimeter path on the North side of the project;
13. Provide a continuous surface treatment or accent different than asphalt road surfacing to direct pedestrians safely through the site;
14. Ensure type and location of trees along neighbouring property lines align with glazing to provide additional privacy;
15. Provide for recycling and garbage at mailbox kiosk and amenity spaces;
16. Resolve the conflict for the mailbox kiosk shown on the site plan and the landscape plan;
17. Provide main entrance feature or identifier;
18. Reflect details as required of storm water management elements within landscape plans.

**Architectural Comments:**

1. Provide front door appeal to the sides facing north and south along the perimeter walkway.

CARRIED

5.2      **Development Permit No:**      **2017-572-DP**  
Applicant:      Trisha Firth, Atterra Development Group Ltd  
Project Architect:      Brian Shigetomi  
Project Landscape Architect:      Rebecca Krebs, PMG Landscape Architect  
Proposal:      57 unit Apartment – 5 Storey with FSR of 1.43  
Location:      11701 - 11739 Fraser Street  
File Manager:      Wendy Cooper

The Staff liaison provided an overview of the low rise apartment project and referred to a previous submission of a separate phase. The project team gave a presentation of the project applications and plans.

R/2018-040

It was moved and seconded

That the following concerns for File No. 2017-572-DP be addressed and digital versions of revised drawings and memo be submitted to Planning staff; and further that Planning staff forward this on to the Advisory Design Panel for information:

**Landscape Comments:**

1. Utilize courtyard to create a central plaza and gathering node that incorporates public art and seating into that space;
2. Provide a paver material change to highlight public entrances to both buildings;
3. Add a screen or landscape buffer beside the North-West corner unit of Phase 2;

4. Consider adding program elements, such as benches and lighting, to the South-West exit walkway to reduce safety concerns. Maintain sightlines from perimeter units;
5. Provide hardscape legend and details for landscape elements with the submission;
6. Reflect details as required of storm water management elements within landscape plans;
7. Provide irrigation plan for all softscaping;
8. Add trellis or similar shelter over BBQ area in the rooftop amenity space;
9. Confirm space requirements for talk tube installation on roof;
10. Add garbage and recycling receptacles and hose bib to rooftop amenity space;
11. Provide wall texturing and other landscape treatment to buffer wall from the view of the neighbours to the South;
12. Provide lighting on rooftop amenity space;
13. Consider adding gas fireplaces to rooftop amenity space;

Architectural Comments:

1. Enlarge entrance lobby and enhance the entrance experience;
2. Differentiate between the entrance and the rest of the lobby with a similar canopy treatment as Phase 1;
3. Provide project identification and address location at entrance;
4. Evaluate window height and bedroom placement beside North walkway.

CARRIED

6. CORRESPONDENCE - Nil
7. QUESTION PERIOD - Nil
8. ADJOURNMENT – 6:26 pm.

  
C. Mitchell, Chair  
/aa

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

The Minutes of the Regular Meeting of the Maple Ridge/Pitt Meadows Municipal Advisory Committee  
on Accessibility and Inclusiveness, held in the Blaney Room at the Maple Ridge City Hall on  
March 15, 2018 at 4:01 pm

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**COMMITTEE MEMBERS PRESENT**

|                           |   |
|---------------------------|---|
| Councillor Craig Speirs   | Council Liaison, City of Maple Ridge                                  |
| Councillor Bruce Bell     | Council Liaison, City of Pitt Meadows                                 |
| Kristina Morrison, Chair  | Member at Large, Maple Ridge  |
| Gillian Small, Vice Chair | Ridge Meadows Association for Community Living                        |
| Brad Dinwoodie            | Member at Large, Pitt Meadows   |
| Greg Turnbull             | Member at Large, Maple Ridge  |
| Kim McLennan              | Fraser Health   |
| Maria Kovacs              | Member at Large, Maple Ridge  |
| Mike Murray               | School Trustee, School District No. 42                                |
| Roberta O'Brien           | Local Immigration Partnership, Family Education and<br>Support Centre |

**STAFF PRESENT**

|                 |                                     |
|-----------------|-------------------------------------|
| Petra Frederick | Recreation Coordinator              |
| Ryan Slevin     | Staff Liaison, City of Maple Ridge  |
|                 | Business Operations Coordinator     |
| Amanda Allen    | Staff Liaison, City of Pitt Meadows |
|                 | Committee Clerk                     |

**GUESTS**

|                 |  |
|-----------------|--|
| Don Cramb       | Senior Recreation Manager, City of Maple Ridge |
| Don Mitchell    | Ridge Meadows Seniors Society                  |
| Rysa Kronebusch |  |

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

R/2018-008

It was moved and seconded

That the agenda for the March 15, 2018 Maple Ridge Pitt Meadows Municipal Advisory Committee on Accessibility and Inclusiveness meeting be amended to add Item 4. Delegation: Albion Community Centre, to add item 7.4 Accessible Design Workshop to the Staff Liaison updates, that the agenda items be renumbered accordingly and that the agenda as amended be approved.

CARRIED

3. **ADOPTION OF MINUTES**

R/2018-009

It was moved and seconded

**That the minutes of the Maple Ridge Pitt Meadows Municipal Advisory Committee on Accessibility and Inclusiveness dated January 18, 2018 be adopted.**

CARRIED

4. **DELEGATION**

4.1. **South Albion Community Centre**

- Don Cramb, Senior Recreation Manager, City of Maple Ridge

The Senior Recreation Manager gave a presentation on the South Albion Community Centre. The Senior Recreation Manager outlined the proposed floor plans and welcomed comment for design around accessibility from MACAI members. The Committee reviewed and discussed the plans.

Note: The Senior Recreation Manager left the meeting at 4:26 pm

5. **NEW AND UNFINISHED BUSINESS**

5.1. **Meeting Presentations/Learning Opportunities**

P. Frederick, Staff liaison enquired if there is Committee interest to invite delegations to future meetings. There was discussion that possible delegations could include a Home Care provider, a mental health organization, the Rainbow Club, Community Services, a Seniors Society, and the Age Friendly Initiative Task Force specifically with regards to the walkability of downtown.

Note: Greg Turnbull joined the meeting at 4:40 pm

5.2. **National Awareness Week – Participation**

P. Frederick, Staff liaison, solicited feedback from the Committee around hosting additional events during National Awareness Week which runs annually at the end of May through the first week of June. There was discussion around the BC Blind Sports Company that encourages people with low vision and the visually impaired to participate in sport. Discussion was held on scheduling an inspirational speaker, possibly Gordon Kirkland, at the 2018 MACAI Awards. The MACAI awards subcommittee will explore further the possibility of inviting a speaker to the event.

5.3. **232<sup>nd</sup> Street Upgrade – Update**

P. Frederick, Staff liaison, provided an update on the 232 Street improvement plans. The project consultant and the Rick Hansen Foundation were contacted and staff were advised that at this time there is not a specific standard that currently exists for the use of directional tactile. The Committee reviewed and discussed the updated plans provided by the



Engineering Department on the use of directional tactile and bright red colour paint at the sidewalk/bike lane. The Staff liaison and Maria Kovacs reported on their discussions with the City of Vancouver who have hired a consultant to review accessibility and bike lanes within the City. The Staff liaison will contact Donna Rodman to enquire about tactile standards or best practices with which she may be familiar.

R/2018-010

It was moved and seconded

**That Councillor Speirs speak with the Traffic and Transportation Technologist about the development of a resolution that could be presented to UBCM and/or the Association of British Columbia Traffic Engineers (or their equivalent) on the subject of universal standards for pedestrian crossings specific to the vision impaired with particular reference to roundabouts.**

CARRIED

#### 5.4. Rick Hansen Course

Maria Kovacs reported on the course offered by the Rick Hansen Foundation. Ms. Kovacs requested financial support to attend the course on universal design and access and informed of the benefits of sharing the information with the community and teaching others. Ms. Kovacs would like to attend the course with P. Frederick, Staff liaison. There was discussion on the Committee budget. Ms. Kovacs will explore outside funding opportunities and the Staff liaison will investigate internal funding for employees to attend educational opportunities.

#### 5.5. TransLink's Maple Ridge Pitt Meadows Area Transport Plan

P. Frederick, Staff liaison, reviewed the request from TransLink. TransLink seeks to establish a public advisory committee comprised of representatives from Maple Ridge and Pitt Meadows to provide advice on the engagement approach and the development of the Maple Ridge Pitt Meadows Area Transport Plan.

R/2018-011

It was moved and seconded

**That Brad Dinwoodie & Kim McLennan represent the Maple Ridge Pitt Meadows Municipal Advisory Committee on Accessibility and Inclusiveness on the TransLink Maple Ridge Pitt Meadows Area Transport Plan Public Advisory Committee.**

CARRIED

### 6. SUBCOMMITTEE UPDATES

#### 6.1. MACAI Awards

The MACAI Awards are scheduled for May 28, 2018 from 6:30 pm-8:00 pm at the Pitt Meadows Seniors Centre. The Committee reviewed the draft nomination form and provided edits, noting that further revision will be required if a guest speaker will be opening the event. Once complete, P. Frederick, Staff liaison, will circulate the nomination form to the Community Network, the Seniors Network and will have the form published on the City of Maple Ridge website and Facebook page. R. Slevin, Staff liaison reported on the cost of

hosting the event at the Pitt Meadows Seniors Centre. The Committee discussed the location and gave consent for the Staff liaison to book the Seniors Centre for the Awards.

Note: Roberta O'Brien joined the meeting 5:45 pm

## **6.2. UBCM 'Accessible Senior Transportation'**

P. Frederick, Staff liaison reported that the project to develop an accessible transportation plan for seniors is underway. The Age Friendly Initiative subcommittee is currently researching modes of transportation and existing best practices. The Staff liaison advised the grant funding received from UBCM included approximately \$7,000 for purchase of a vehicle.

## **7. STAFF LIAISON UPDATES**

### **7.1. Leisure Centre Retrofit Update and Accommodation Plan**

P. Frederick, Staff liaison reported that March 26, 2018 is the closure date of the aquatic area of the Maple Ridge Leisure Centre. A customer accommodation plan has been developed that includes 16 new dry land fitness programs and the Hammond Outdoor pool will be open for an extended season. An understanding with three local community centres, Mission Leisure Centre, Hyde Creek Centre in Port Coquitlam, and Walnut Grove Community Centre in the Township of Langley, has been established whereby they will honour the Maple Ridge 'Participation Member' program and members can purchase a 10 admission pass at a reduced rate. Participation members must purchase the pass at the Maple Ridge Leisure Centre prior to visiting a participating facility. A transportation service to and from the participating facilities will also be offered. The accessible bus will be available on select days and times and a \$5 membership and pre-registration will be required to use the service.

Note: Gillian Small left the meeting at 5:59 pm

### **7.2. MACAI Funding Update**

R. Slevin, Staff liaison reported that the City of Pitt Meadows will be matching City of Maple Ridge funds and is contributing \$2000 to the annual budget of MACAI. Additionally, the City of Pitt Meadows is contributing \$1000 for the administrative time of the Committee Clerk.

### **7.3. 2018 BCRPA Symposium**

R. Slevin, Staff liaison advised that he will be attending the 2018 BCRPA Symposium on April 30 – May 2, 2018. The focus of the symposium is on creating inclusive spaces and places. The Staff liaison will email the list of symposium speakers and requests that MACAI members forward any questions they may have for him to ask at the event. The Staff liaison will provide a summary of the symposium at the next MACAI meeting.

### **7.4. Accessible Design Workshop: Designing for People with Vision Impairment**

P. Frederick, Staff liaison reported that the City of Vancouver is hosting an Accessible Design Workshop on April 10, 2018. The Staff liaison, Maria Kovacs and the Traffic and Transportation Technologist have registered to attend and will be looking to learn best practices around tactile design for the visually impaired.



8. **QUESTION PERIOD** - Nil

9. **CORRESPONDENCE** - Nil

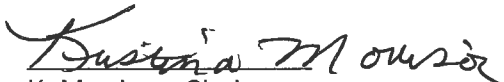
10. **ROUNDTABLE**

Roberta O'Brien passed around a 'Newcomers Resource Guide' and a 'Community Maps of Programs and Services for Newcomers'.

Councillor Speirs advised that the 'Innovation in Emerging Cities' Workshop is taking place on April 4, 2018 from 8:00 am – 3:00 pm at the ACT and invited members to register and attend.

11. **ADJOURNMENT**

It was moved and seconded that the meeting be adjourned at 6:05 pm.

  
K. Morrison, Chair

/aa



## City of Maple Ridge

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Disbursements for the month ended December 31, 2018

**MEETING DATE:** January 29, 2019  
**FILE NO:** 2136609  
**MEETING:** Council

---

### 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 the Chief Financial Officer or Corporate Controller. 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 December 31, 2018 be received for information only.

|               |                      |
|---------------|----------------------|
| GENERAL       | \$ 9,143,520         |
| PAYROLL       | \$ 1,873,161         |
| PURCHASE CARD | \$ 68,758            |
|               | <u>\$ 11,085,439</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) Citizen/Customer Implications:**

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

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

Highlights of larger items included in Financial Plan or Council Resolution


|  |    |         |
|--|----|---------|
| • BA Blacktop - Downtown enhancement project                         | \$ | 814,619 |
| • Cedar Crest Lands (BC) Ltd - Arthur Peake artificial turf field    | \$ | 243,983 |
| • Cedar Crest Lands (BC) Ltd - Telosky Stadium synthetic turf field  | \$ | 411,401 |
| • Chandos Construction Ltd - Maple Ridge Leisure Centre upgrades     | \$ | 694,282 |
| • Greater Vanc. Water District - Water consumption Aug 29 - Oct 2/18 | \$ | 895,521 |
| • Pomerleau Inc - 270A St reservoir                                  | \$ | 944,595 |
| • Ridge Meadows Recycling Society - Monthly contract for recycling   | \$ | 207,783 |
| • Tybo Constructors Ltd - Albion reservoir expansion                 | \$ | 317,090 |

**d) Policy Implications:**

Corporate governance practice includes reporting the disbursements to Council monthly.

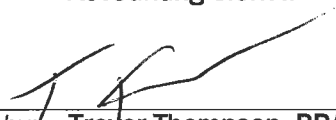
**CONCLUSIONS:**

The disbursements for the month ended December 31, 2018 have been reviewed and are in order.



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



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Approved by: **Trevor Thompson, BBA, CPA, CGA**  
Chief Financial Officer



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Concurrence: **Paul Gill, BBA, CPA, CGA**  
Chief Administrative Officer

**CITY OF MAPLE RIDGE**  
**MONTHLY DISBURSEMENTS - December 2018**

| <u>VENDOR NAME</u>               | <u>DESCRIPTION OF PAYMENT</u>                             |         | <u>AMOUNT</u> |
|----------------------------------|---|---------|---------------|
| Amacon Construction Ltd          | Security refund   |         | 68,033        |
| Andrew Sheret Ltd                | Watermain tie in fittings and valves                      |         | 84,745        |
| Aplin & Martin Consultants Ltd   | Local area service 20300 Block Hampton St                 | 17,862  |               |
|                                  | Road widening design - Abernethy Way                      | 1,595   |               |
|                                  | Watermain replacement (232 St)                            | 3,672   | 23,129        |
| Associated Engineering (BC) Ltd  | 225 St forcemain upgrade                                  |         | 25,606        |
| BA Blacktop                      | Downtown enhancement project                              |         | 814,619       |
| Badger Daylighting Lp            | Hydro-excavation - multiple locations                     |         | 25,796        |
| BC Hydro                         | Electricity   |         | 142,851       |
| CUPE Local 622                   | Dues - pay periods 18/23 & 18/24                          |         | 15,134        |
| C.I.L. Contracting Ltd           | Security refund   |         | 34,140        |
| Cedar Crest Lands (BC) Ltd       | Arthur Peake artificial turf field                        | 243,983 |               |
|                                  | Telosky Stadium synthetic turf field                      | 411,401 | 655,384       |
| Chandos Construction Ltd         | Maple Ridge Leisure Centre upgrades                       |         | 694,282       |
| Cobing Building Solutions        | Maintenance:  |         |               |
|                                  | Allco Park  | 679     |               |
|                                  | Firehall #1   | 3,959   |               |
|                                  | Firehall #3   | 2,403   |               |
|                                  | Hammond Community Centre                                  | 500     |               |
|                                  | Leisure Centre  | 3,429   |               |
|                                  | Municipal Hall  | 3,814   |               |
|                                  | Operations  | 1,361   |               |
|                                  | Randy Herman  | 870     |               |
|                                  | RCMP  | 2,634   |               |
|                                  | The Act   | 3,362   |               |
|                                  | Whonnock Lake Centre                                      | 248     | 23,259        |
| Craven Huston                    | Albion neighbourhood learning and community centre        | 14,858  |               |
|                                  | Maple Ridge Cemetery expansion                            | 1,403   | 16,261        |
| Drake Excavating (2016) Ltd      | 263 St water pump station project                         |         | 113,406       |
| Finning International Inc        | Extension for new paver to allow adjustment of road width |         | 18,341        |
| Fitness Edge                     | Contracted service provider - fitness classes & programs  |         | 19,816        |
| Fortis BC - Natural Gas          | Natural gas   |         | 18,918        |
| Frazer Excavation Ltd            | Onsite wood waste grinding                                |         | 37,121        |
| Fred Surridge Ltd                | Waterworks supplies                                       |         | 20,854        |
| Greater Vancouver Water District | Maple Ridge billing - micro (Sep & Oct)                   | 1,575   |               |
|                                  | Water consumption Aug 29 - Oct 2/18                       | 895,521 | 897,096       |
| Guillevin International Inc      | Firefighter equipment                                     | 2,980   |               |
|                                  | Firefighter protective wear                               | 11,118  |               |
|                                  | Operations electrical supplies                            | 2,472   |               |
|                                  | Works Yard inventory supplies                             | 5,080   | 21,650        |
| Hallmark Facility Services Inc   | Janitorial services & supplies:                           |         |               |
|                                  | City Hall   | 3,566   |               |
|                                  | Fire Halls  | 4,736   |               |
|                                  | Library   | 4,457   |               |
|                                  | Operations  | 4,234   |               |
|                                  | Randy Herman Building                                     | 4,959   |               |
|                                  | RCMP  | 4,234   | 26,185        |
| Haney Developments Inc           | Security refund   |         | 165,336       |
| Jacks Automotive & Welding       | Fire Dept equipment repairs                               |         | 19,904        |
| Lafarge Canada Inc               | Roadworks material  |         | 21,103        |
| Maple Leaf Disposal Ltd          | Refuse container and litter collection                    |         | 17,538        |

| <u>VENDOR NAME</u>                | <u>DESCRIPTION OF PAYMENT</u>  |         | <u>AMOUNT</u> |
|-----------------------------------|--|---------|---------------|
| Maple Ridge & PM Arts Council     | Arts Centre contract   | 55,254  |               |
|                                   | Municipal rental   | 4,331   | 59,585        |
| Marine Roofing (1996) Ltd         | Maple Ridge Leisure Centre partial roof replacement                      |         | 54,357        |
| Mcelhanney Consulting Services    | 232 St (132 Ave - Silver Valley Road prelim & design)                    | 37,754  |               |
|                                   | 240 St (bridge conceptual design)  | 20,174  | 57,928        |
| Medical Services Plan             | Employee medical & health premiums                                       |         | 19,725        |
| Microsoft Corporation             | Annual software licensing  |         | 131,942       |
| Municipal Pension Plan BC         | Employer/employee remittance   |         | 490,979       |
| Nustadia Recreation Inc           | Subsidized ice purchased by P&LS on behalf of user groups - Dec          |         | 20,602        |
| Opus International Consultants    | Albion reservoir expansion   | 43,880  |               |
|                                   | Town centre growth study   | 2,603   | 46,482        |
| Parkland Refining (BC) Ltd        | Gasoline & diesel fuel   |         | 55,021        |
| Paul Bunyan Tree Services         | Tree maintenance & damaged tree removal                                  |         | 37,577        |
| Perfectmind Inc                   | Recreation software implementation go live - ( milestone 7 )             |         | 23,901        |
| Pomerleau Inc                     | 270A St reservoir  |         | 944,595       |
| RF Binnie & Associates Ltd        | 207 St detailed design   | 14,900  |               |
|                                   | Arthur Peake Centre design   | 5,390   |               |
|                                   | Telosky Stadium synthetic turf field                                     | 15,426  | 35,716        |
| Receiver General For Canada       | Employer/employee remittance PP18/24 & PP18/25                           |         | 862,274       |
| RG Arenas (Maple Ridge) Ltd       | Additional ice rental  | 93,145  |               |
|                                   | Curling rink operating expenses - Oct                                    | 13,904  |               |
|                                   | Ice rental - Oct/Nov   | 120,965 | 228,015       |
| Ridge Meadows Recycling Society   | Bear resistant carts   | 15,645  |               |
|                                   | Education - Wildsafe BC  | 1,250   |               |
|                                   | Monthly contract for recycling   | 207,863 |               |
|                                   | Toilet rebate program  | 159     |               |
|                                   | Weekly recycling   | 315     | 225,232       |
| Seismic 2000 Construction Ltd     | 287 St bridge replacement  |         | 284,832       |
| SFE Ltd                           | Drainage upgrade program - storm sewer and stream flow monitoring        | 35,070  |               |
|                                   | Temporary sewer flow monitoring services                                 | 4,961   | 40,031        |
| Smartreit (Maple Ridge) Inc       | Property tax refunds   |         | 19,344        |
| Stellar Power & Control Solutions | Design/build electrical kiosk package                                    |         | 103,273       |
| Stewart Mcdannold Stuart          | Professional fees  |         | 34,493        |
| Strata Plan LMS 4011 Commercial   | Panorama strata fees - Sep, Oct, Nov, Dec                                |         | 17,193        |
| Tybo Constructors Ltd             | Albion reservoir expansion   |         | 317,090       |
| Universal Cover Corp              | Salt storage facility  |         | 18,232        |
| Warrington PCI Management         | Advance for Tower common costs   |         | 66,105        |
| Western Oil Services Ltd          | Supply & install computrol system - bulkfill water station ( Lilley Dr ) |         | 21,929        |
| Wilco Civil Inc                   | Blaney Hamlet Park construction  |         | 37,705        |
| Worldwideturf Inc                 | Supply & install synthetic turf - Arthur Peake/Golden Ears Elementary    |         | 129,465       |
| Disbursements In Excess \$15,000  |  |         | 8,404,129     |
| Disbursements Under \$15,000      |  |         | 739,391       |
| Total Payee Disbursements         |  |         | 9,143,520     |
| Payroll                           | PP18/25 & PP18/26  |         | 1,873,161     |
| Purchase Cards - Payment          |  |         | 68,758        |
| Total Disbursements December 2018 |  |         | 11,085,439    |

1000 Bylaws

**CITY OF MAPLE RIDGE  
BYLAW NO. 7513-2018**

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

---

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

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

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7513-2018."
2. Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, and Figure 3D - Horse Hamlet are hereby amended for the parcel or tract of land and premises known and described as:

Lot 47, Section 28, Township 12, New Westminster District Plan 63118

and outlined in heavy black line on Map No. 985, a copy of which is attached hereto and forms part of this bylaw, is hereby designated as shown.

3. Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 4 – Trails / Open Space is hereby amended for the parcel or tract of land and premises known and described as:

Lot 47, Section 28, Township 12, New Westminster District Plan 63118

and outlined in heavy black line on Map No. 986, a copy of which is attached hereto and forms part of this bylaw, is hereby designated as shown.

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

**READ** a first time the 27<sup>th</sup> day of November, 2018.

**READ** a second time the 27<sup>th</sup> day of November, 2018.

**PUBLIC HEARING** held the 22<sup>nd</sup> day of January, 2019.

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

**ADOPTED**, the            day of            , 20 .

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**PRESIDING MEMBER**

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**CORPORATE OFFICER**





CITY OF MAPLE RIDGE

BYLAW NO. 7390-2017

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7390-2017."

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

Lot 47 Section 28 Township 12 New Westminster District Plan 63118

and outlined in heavy black line on Map No. 1734 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RS-1b (One Family Urban (Medium Density) Residential).

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

READ a first time the 10<sup>th</sup> day of October, 2017.

READ a second time the 27<sup>th</sup> day of November, 2018.

PUBLIC HEARING held the 22<sup>nd</sup> day of January, 2019.

READ a third time the            day of            , 20

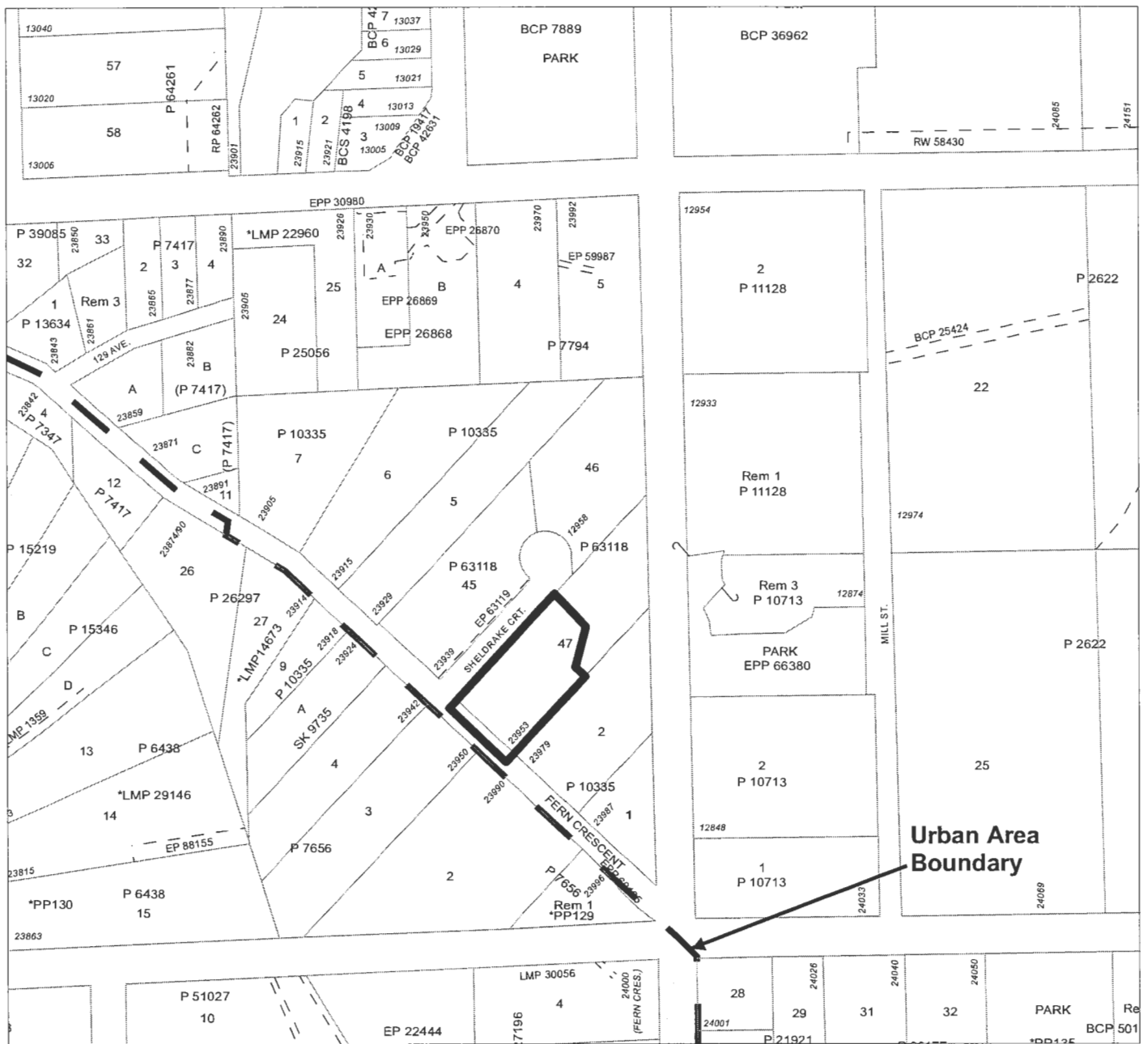
ADOPTED, the            day of            , 20

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PRESIDING MEMBER

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CORPORATE OFFICER



# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7390-2017

Map No. 1734

From: RS-2 (One Family Suburban Residential)

To: RS-1b (One Family Urban (Medium Density) Residential)



--- Urban Area Boundary



SCALE 1:3,000

**CITY OF MAPLE RIDGE  
BYLAW NO. 7493-2018**

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

---

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

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

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7493-2018"
2. Schedule "A" is hereby amended by inserting the following clause into Policy 3-19 after item 1) a) i., and renumbering subsequent clauses accordingly:
  - ii. notwithstanding item i above, RS-1 (One Family Urban Residential) zoned parent parcels that are unable to satisfy the 80% requirement may be eligible for R-4 (Single Detached (Infill) Urban Residential) zoning subject to satisfying Policy 3-21
3. Appendix C – Zoning is hereby amended by adding the following zone in the Urban Residential Designation: Neighbourhood Residential – Infill category following CD-1-93 Amenity Residential:

R-4 (Single Detached (Infill) Urban Residential)
4. Maple Ridge Official Community Plan Bylaw No. 7060-2014 is hereby amended accordingly.

**READ** a first time the 27<sup>th</sup> day of November, 2018.

**READ** a second time the 27<sup>th</sup> day of November, 2018.

**PUBLIC HEARING** held the 22<sup>nd</sup> day of January, 2019.

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

**ADOPTED**, the            day of            , 20 .

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**PRESIDING MEMBER**

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**CORPORATE OFFICER**

**CITY OF MAPLE RIDGE  
BYLAW NO. 7504-2018**

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7504-2018."
2. That PART 3 BASIC PROVISIONS, SECTION 302 ZONES (1) is amended by inserting the following between "R-3 Special Amenity Residential" and "CD-1-93 Amenity Residential District" and renumbering accordingly:

R-4 (Single Detached (Infill) Urban Residential)

3. That Part 6 RESIDENTIAL ZONES Section 601 ONE FAMILY AND TWO FAMILY RESIDENTIAL ZONES Subsection A. PERMITTED USES OF LAND, BUILDINGS AND STRUCTURES is amended by the addition of the following bolded column after R-3:

|  | <b>R-4</b> |
|--|------------|
| Agriculture                                    |            |
| One Family Residential                         | ✓          |
| Two Family Residential                         |            |
| Boarding                                       | ✓          |
| Accessory Residential                          | ✓          |
| Accessory Home Occupation                      | ✓          |
| Accessory Off-Street Parking                   | ✓          |
| Accessory Employee Residential                 |            |
| Accessory Produce Sales                        |            |
| Elderly Citizens Residential                   |            |
| Temporary Residential (subject to Section 402) | ✓          |
| Rental Stable                                  |            |
| Temporary Tourist Accommodation                | ✓          |
| Secondary Suite Residential                    | ✓          |
| Hobby Kennel                                   |            |
| Neighbourhood Daycare                          |            |
| Detached Garden Suite                          |            |
| Hobby Beekeeping Use (subject to Section 402)  |            |
| Density Bonus Option (subject to Section 402)  |            |
| Medical Marihuana, Commercial Production       |            |

4. That Part 6 RESIDENTIAL ZONES Section 601 ONE FAMILY AND TWO FAMILY RESIDENTIAL ZONES is amended by inserting the following after Section 601C “R-3 Special Amenity Residential District” and renumbering accordingly:

601D R-4 (Single Detached (Infill) Urban Residential)

A. PERMITTED USES

Subject to the regulations of Section 401 and Section 601, the following uses and no others shall be permitted in the R-4 (Single Detached (Infill) Urban Residential) zone:

1. One Family Residential (limited to one per lot)
2. Boarding use (Section 401 and 601)
3. Accessory residential use
4. Accessory home occupation use (Section 402)
5. Accessory off-street parking use
6. Temporary tourist accommodation use (Section 601)
7. Temporary residential use (Section 402)
8. Secondary suite residential (Section 402)

B. DENSITY

1. No building or structures containing floor area enclosed within the building or structures shall exceed a floor space ratio of 0.6 times the net lot area.
2. Buildings and structures together shall not exceed a lot coverage of 40%.

C. AREA AND DIMENSIONS

1. Lot Area
  - a) No person shall create a lot which is less than 450.0 square metres.
2. Lot Dimensions
  - a) Width:
    - (i) No person shall create a lot which is less than 12.0 metres in width.
    - (ii) For a lot on a street corner, no person shall create a lot which is less than 13.5 metres in width.
  - b) Depth:
    - (i) No person shall create a lot which is less than 24.0 metres in depth.

#### D. HEIGHT

1. All buildings and structures for a one family residential use shall not exceed a height of 9.5 metres.
2. All buildings and structures for an accessory building or structure shall not exceed a building height of 4.5 metres.

#### E. YARD REQUIREMENTS

1. Regulations for the size, shape and siting of a one family residential building shall be sited not less than:
  - (a) 6.0 metres from a front and rear lot line
  - (b) 1.5 metres from an interior side lot line
  - (c) 3.0 metres from an exterior side lot line
2. Regulations for buildings and structures for Accessory Residential Use and Accessory Off-Street Parking Use shall be sited not less than:
  - (a) 6.0 metres from a front lot line
  - (b) 1.0 metre from a rear lot line and interior side lot line
  - (c) 3.0 metres from an exterior side lot line
  - (d) 1.5 metres from a building for a residential use

#### F. OTHER REGULATIONS

1. Off-street parking spaces shall be provided in accordance with "*Maple Ridge Off Street Parking and Loading Bylaw No. 4350 - 1990.*"
  2. A residential use shall be permitted only if the site is serviced to the standard set out in *Maple Ridge Subdivision and Development Servicing Bylaw No. 4800 - 1993* as amended.
5. That Schedule "D" MINIMUM LOT AREA AND DIMENSIONS be amended by adding the following after "R-3"

|     |      |      |                    |
|-----|------|------|--------------------|
| R-4 | 12 m | 24 m | 450 m <sup>2</sup> |
|-----|------|------|--------------------|

6. Maple Ridge Zoning Bylaw No. 3510 - 1985 is hereby amended accordingly.

READ a first time the 27<sup>th</sup> day of November, 2018.

READ a second time the 27<sup>th</sup> day of November, 2018.

PUBLIC HEARING held the 22<sup>nd</sup> day of January, 2019.

READ a third time the            day of            , 20

ADOPTED, the            day of            , 20

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PRESIDING MEMBER

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CORPORATE OFFICER

CITY OF MAPLE RIDGE

BYLAW NO. 7507 - 2018

A Bylaw to amend the text of Maple Ridge Subdivision and Development Servicing By-law No. 4800 - 1993 as amended.

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WHEREAS, it is deemed expedient to amend Maple Ridge Subdivision and Development Servicing By-law No. 4800 - 1993 as amended;

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

1. This Bylaw may be cited as "Maple Ridge Subdivision and Development Servicing Amending Bylaw No. 7507-2018".
2. Schedule "A" Services and Utilities, is hereby replaced with Schedule "A" Services and Utilities, attached hereto containing new R-4 zone notations.
3. Maple Ridge Subdivision and Development Servicing By-law No. 4800 - 1993 as amended is hereby amended accordingly.

READ a first time the 27<sup>th</sup> day of November, 2018.

READ a second time the 27<sup>th</sup> day of November, 2018.

PUBLIC HEARING held the 22<sup>nd</sup> day of January, 2019.

READ a third time the     day of                     ,20

ADOPTED, the     day of                     ,20

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PRESIDING MEMBER

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CORPORATE OFFICER



# SCHEDULE "A"

## SERVICES AND UTILITIES

All parcels within a proposed subdivision or development shall be provided with services in accordance herewith and all highways within, or immediately adjacent to a proposed subdivision or development shall be constructed in accordance herewith.

6479-2007  
6589-2008

### ZONE STREETS SERVICES LANES

(See Note 5)

|                    |    |   |    |    |   |   |    |    |    |    |    |    |  |
|--------------------|----|---|----|----|---|---|----|----|----|----|----|----|--|
| A-1                |    |   |    | SD | A |   |    |    |    |    |    | TB |  |
| A-2                |    |   |    | SD | A |   |    |    |    |    |    | TB |  |
| A-3                |    |   |    | SD | A |   |    |    |    |    |    | TB |  |
| A-4                |    |   |    | SD | A |   |    |    |    |    |    | TB |  |
| A-5                |    |   |    | SD | A |   |    |    |    |    |    | TB |  |
| R-1 - Note 3       | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A  |  |
| R-3 - Note 3       | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A  |  |
| R-4 - Note 3       | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A  |  |
| RS-1 - Note 3      | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A  |  |
| RS-1a - Note 3     | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A  |  |
| RS-1b - Note 3     | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A  |  |
| RS-1c - Note 3     | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A  |  |
| RS-1d - Note 3 & 4 | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A  |  |
| RS-2               |    | W |    | SD | A |   |    | BT |    | SL | TB | A  |  |
| RS-3 - Note 1      |    | W |    | SD | A |   |    | BT |    | SL | TB | A  |  |
| SRS - Note 3       | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A  |  |
| RE                 | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A  |  |
| RST                | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A  |  |
| RT-1               | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A  |  |
| RG                 | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A  |  |
| RG-2               | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A  |  |
| RG-3               | ST |   |    | SD | A | C | UW | BT | SW | SL | TB | A  |  |
| RMH                | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A  |  |
| RM-1               | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A  |  |
| RM-2               | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A  |  |
| RM-3               | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A  |  |
| RM-4               | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A  |  |
| RM-5               | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A  |  |
| RM-6               | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A  |  |
| C-1                | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A  |  |
| C-2                | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A  |  |
| C-3                | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A  |  |
| C-4                | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A  |  |
| C-4a               | ST |   |    | SD | A |   |    |    |    | SL | TB |    |  |
| C-5                | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A  |  |
| C-6                | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A  |  |
| H-1                | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A  |  |
| CRM                | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A  |  |

|                  |    |   |    |    |   |   |    |    |    |    |    |   |
|------------------|----|---|----|----|---|---|----|----|----|----|----|---|
| CS-1 - Note 2    | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A |
| CS-2 - Note 2    | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A |
| CS-2a - Note 2   | ST | W | SS | SD | A |   | UW | BT |    | SL | TB | A |
| CS-3 - Note 2    | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A |
| CS-4 - Note 2    | ST | W | SS | SD | A | C |    |    |    |    | TB | A |
| CS-5 - Note 2    | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A |
|                  |    |   |    |    |   |   |    |    |    |    |    |   |
| CD-2-85          | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A |
| CD-1-86          | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A |
| CD-1-87          | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A |
| CD-2-87 - Note 1 |    | W |    | SD | A |   |    | BT |    | SL | TB | A |
| CD-3-87          | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A |
| CD-2-88          | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A |
| CD-3-88          | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A |
| CD-4-88 - Note 2 | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A |
| CD-5-88          | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A |
| CD-6-88          | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A |
| CD-1-89          | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A |
| CD-2-90          | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A |
| CD-3-90          | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A |
| CD-5-90          | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A |
| CD-1-92          | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A |
| CD-2-92          | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A |
| CD-3-92          | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A |
| CD-1-93          | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A |
| CD-2-93          | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A |
| CD-3-93          | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A |
|                  |    |   |    |    |   |   |    |    |    |    |    |   |
| M-1 - Note 2     | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A |
| M-2 - Note 2     | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A |
| M-3 - Note 2     | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A |
| M-4 - Note 2     | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A |
| M-5 - Note 2     | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A |
|                  |    |   |    |    |   |   |    |    |    |    |    |   |
| P-1 - Note 2     | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A |
| P-2 - Note 2     | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A |
| P-3 - Note 2     | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A |
| P-4 - Note 2     | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A |
| P-4a - Note 2    | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A |
| P-5 - Note 2     | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A |
| P-6 - Note 2     | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A |

#### **LEGEND**

|    |                           |
|----|---------------------------|
| W  | Water Distribution System |
| SS | Sanitary Sewer            |
| SD | Storm Drainage System     |
| A  | Asphalt                   |
| C  | Curbs and Gutters         |
| UW | Underground Wiring        |
| BT | Boulevard Treatment       |
| SW | Sidewalks                 |
| SL | Street Lighting           |
| TB | Transit Bays              |
| ST | Street Tree Planting      |

Note 1      Parcels of at least 2.0 ha. in area located in the RS-3 zone may be exempted from the requirements to provide a water distribution system.

- Note 2 Subdivisions and development in the P-1, P-2, P-3, P-4, P-4a, P-5, P-6, CS-1, CS-2, CS-2a, CS-3, CS-4, CS-5, M-1, M-2, M-3, M-4, M-5 and CD-4-88 zones which are located in the rural area as designated on the Official Community Plan may be exempted from the requirement to provide sanitary sewer systems, underground wiring, boulevard treatment, street tree planting, sidewalks, curbs, and/or street lighting.
- 7093-2014  
Note 3 Parcels created abutting highway rights-of-way serviceable by an existing above ground utility system may be exempted from the requirement to provide underground wiring. This exemption shall not apply when road upgrading of the fronting street to an urban standard as part of the subdivision or development.
- 5195-1994  
Note 4 Subdivisions in the RS-1d zone may be exempted from some of the servicing requirements, provided it is subject to a comprehensive design scheme.
- 5595-1997  
7093-2014  
Note 5 Parcels abutting highway rights-of-way serviced by an existing above ground utility system are exempted from the requirement to convert the existing utility system to underground wiring on the abutting highway, provided that the parcel is located within the area identified as the Existing Urban Area as shown on the attached map labeled Schedule "B" and the parcel is serviced by an underground dip connection.

## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**MEETING DATE:** January 29, 2019  
**FILE NO:** 2015-297-RZ  
**MEETING:** Council  
**SUBJECT:** Final Reading:  
23070 Lougheed Highway Housing Agreement Bylaw No. 7332-2017  
11300 Pazarena Place

---

### EXECUTIVE SUMMARY:

Council granted rezoning approval to the Polygon / former Ministry of Transportation and Infrastructure (MOTI) site on May 22, 2018. There were certain terms and conditions Council that was prepared to allow to be satisfied by the applicant following final adoption, once the development site was subdivided into a number of large “super blocks” to match the zone, park and conservation boundaries of the OCP. One of these lots is the subject site (Appendix A and B) for a future mixed use commercial / rental apartment development, which has a new address (11300 Pazarena Place).

One of the rezoning conditions to be fulfilled after subdivision is final reading to Bylaw No. 7332-2017, which is for a Housing Agreement for 24 rental apartments as part of a mixed use commercial / apartment rental building to be built in the final phase of the Polygon project. Under Section 483 of the *Local Government Act*, Council may by bylaw, authorize the City to enter into an Agreement, whereby a developer is to provide affordable, rental or special housing. To guarantee these rental apartments will be built, Polygon provided the City with a security in the amount of \$5.7 million that is forfeitable if the apartments are not built and made available for rental tenants to occupy by January 1, 2023.

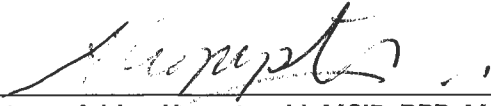
There are no terms or conditions placed by Council on adoption of the subject bylaw. Therefore, Bylaw “23070 Lougheed Highway Housing Agreement Bylaw No. 7332-2017” having been granted second and third reading on September 18, 2018, is ready to be granted Final Reading by Council.

### RECOMMENDATION:


That 23070 Lougheed Highway Housing Agreement Bylaw No. 7332-2017 be adopted.

**CONCLUSION:**

It is recommended that Final Reading be given to 23070 Loughheed Highway Housing Agreement Bylaw No. 7332-2017.

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

  
\_\_\_\_\_  
Reviewed by: **Christine Carter, M.PL, MCIP, RPP  
Director of Planning**

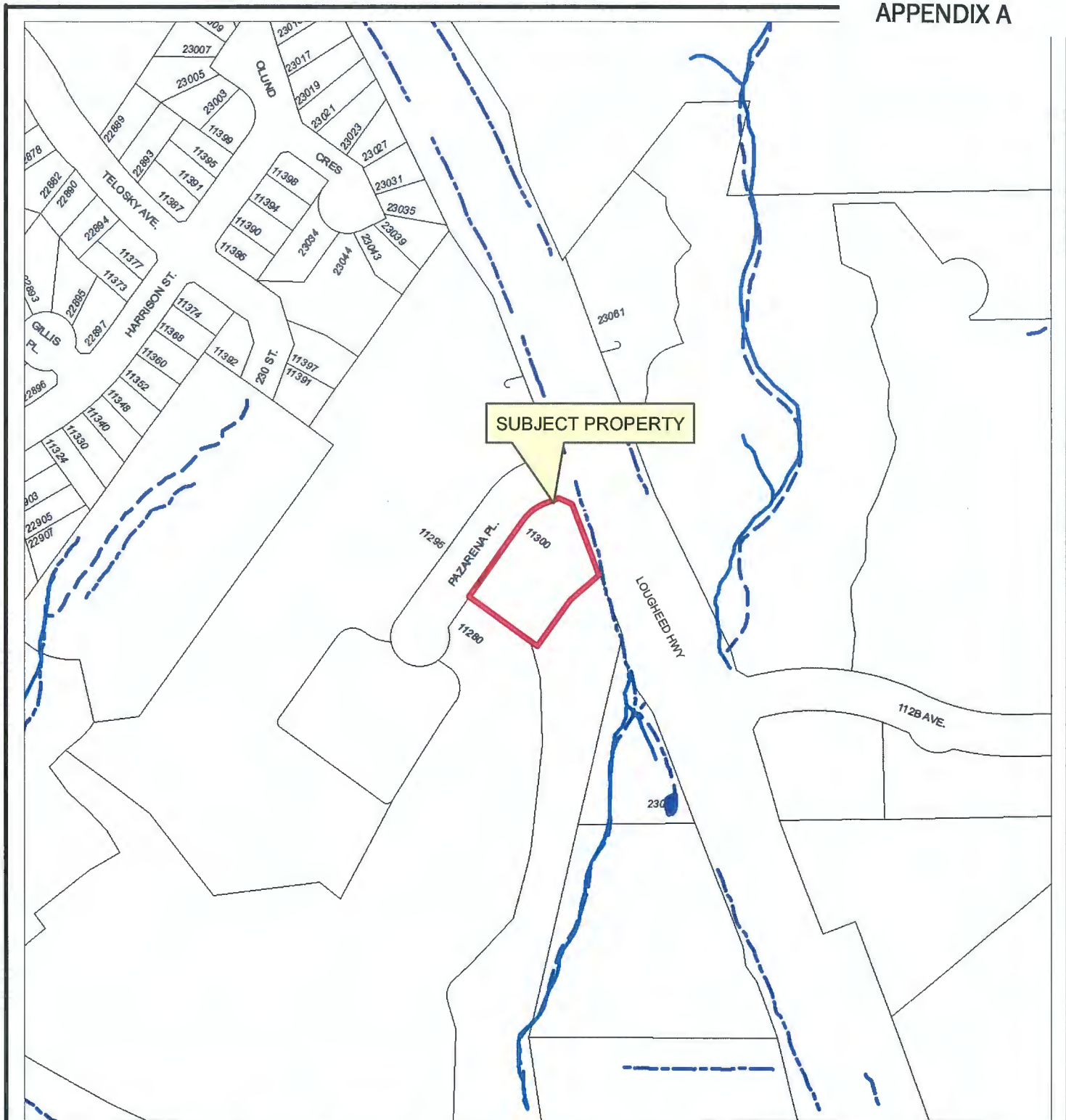
  
\_\_\_\_\_  
Approved by: **Frank Quinn, MBA, P.Eng  
GM Public Works & Development Services**

  
\_\_\_\_\_  
Concurrence: **Paul Gill, CPA, CGA  
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – 23070 Loughheed Highway Housing Agreement Bylaw No. 7332-2017



Scale: 1:2,500

### Legend

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

### 11300 PAZARENA PLACE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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

FILE: 2015-297-RZ

DATE: Dec 18, 2018

BY: PC

**CITY OF MAPLE RIDGE  
BYLAW NO. 7332-2017**

A Bylaw to authorize the City of Maple Ridge to enter into a Housing Agreement for  
23070 Lougheed Highway

---

**WHEREAS**, pursuant to Section 483 of the Local Government Act, R.S.B.C 1996, c. 323, as amended, Council may, by bylaw, enter into a housing agreement under that Section;

**AND WHEREAS**, Council and Polygon Provenance Homes Ltd., Inc. No. BC0973398 wish to enter into a housing agreement for the subject property at about 23070 Lougheed Highway;

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

1. This Bylaw may be cited as “23070 Lougheed Highway Housing Agreement Bylaw No. 7332-2017”.
2. By this Bylaw Council authorizes the City to enter into a housing agreement with Polygon Provenance Homes Ltd., Inc. No. BC0973398 in respect to the following land:  
  
Lot C District Lots 402 and 403 Group 1 NWD Plan EPP 79514
3. The Mayor and Corporate Officer are authorized to execute the housing agreement and all incidental instruments on behalf of the City of Maple Ridge.
4. Schedule “1”, attached to this Bylaw, is incorporated into and forms part of this Bylaw.
5. This bylaw shall take effect as of the date of adoption hereof.

**READ** a first time the 23<sup>rd</sup> day of May, 2017.

**READ** a second time the 18<sup>th</sup> day of September, 2018.

**READ** a third time the 18<sup>th</sup> day of September, 2018.

**ADOPTED** the      day of                      , 20   .

---

**PRESIDING MEMBER**

---

**CORPORATE OFFICER**



**Bylaw No. 7332-2017  
Schedule "A"  
HOUSING AGREEMENT  
File 2015-297-RZ**

THIS AGREEMENT (the "**Housing Agreement**") dated for reference the \_\_\_\_ day of \_\_\_\_\_, 2018,

BETWEEN

**POLYGON PROVENANCE HOMES LTD.**  
900 – 1333 West Broadway  
Vancouver, British Columbia, V6C 3R8

(the "**Grantor**")

OF THE FIRST PART

AND

**CITY OF MAPLE RIDGE**  
11995 Haney Place  
Maple Ridge, British Columbia, V2X 6A9

(the "**City**")

OF THE SECOND PART

**WHEREAS:**

- A. The Grantor is the registered owner of the Lands.
- B. The City wishes to provide a range of housing options for residents within its boundaries.
- C. The Grantor proposes to provide a minimum of 24 apartment dwelling units as rental housing, of which a minimum of one-third of the units will also be adaptive housing for aging in place in accordance with Section 3.8.5 Adaptive Dwelling Units of the *British Columbia Building Code*, as amended.
- D. The Grantor and the City wish to enter into this Housing Agreement pursuant to Section 483 *Local Government Act* (British Columbia) to restrict the use, tenure and occupancy of Rental Dwelling Units to be constructed on the Lands (hereinafter defined), on the terms and conditions of this Housing Agreement, and the Grantor also wishes to grant a covenant in favour of the City pursuant to Section 219 of the *Land Title Act* (British Columbia) on the terms and conditions more particularly set out in that legal instrument.



- E. The City has adopted a bylaw under Section 483 of the *Local Government Act* (British Columbia) to authorize this Housing Agreement as a Housing Agreement between it and the Grantor, and the Grantor has also granted a restrictive covenant.

NOW THEREFORE in consideration of the premises and the covenants herein contained, the payment of the sum of One Dollar (\$1.00) paid by the City to the Grantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties covenant and agree to this Housing Agreement, pursuant to section 483 of the *Local Government Act* (British Columbia) and the Grantor grants to the City the covenants set out herein pursuant to Section 219 of the *Land Title Act* (British Columbia) as follows:

1. **Definitions.** In this Housing Agreement:

- (a) **"Rental Dwelling Units"** means a minimum of twenty-four (24) rental residential dwelling units designated as such by the Grantor and agreed to by the City to be constructed and located on the Lands and each such unit shall be referred to herein as a **"Rental Dwelling Unit"**;
- (b) **"Lands"** means the lands situate in the City of Maple Ridge in the Province of British Columbia, and legally described as:

PID: NPA  
 Lot C District Lots 402 and 403 Group 1 New Westminster  
 District Plan EPP79514,

and any part, including a building or a portion of a building, into which said land is subdivided; and

- (c) **"Subdivide"** means to divide, apportion, consolidate or subdivide the Lands, or the ownership or right to possession or occupation of the Lands into two or more lots, parcels, parts, portions or shares, whether by plan, strata plan, descriptive words or otherwise, under the *Land Title Act*, *Strata Property Act*, or otherwise, and includes the creation, conversion, organization or development of "cooperative units" or "shared interest in land" as defined in the *Real Estate Act*.

2. **Use Restrictions and Construction of the Rental Dwelling Units.**

- (a) No buildings or other structures constructed on the Lands may be used for any commercial use including without limitation retail sales, wholesale sales, the provision of professional or personal services, restaurants, and establishments for the sale of or the consumption of alcoholic beverages until such time as all of the Rental Dwelling Units to be built on the Lands have

been fully constructed and an occupancy permit issued for each Rental Dwelling Unit.

- (b) As security for undertaking the complete construction of the Rental Dwelling Units, the Grantor must prior to the registration of this legal document against title to the Lands provide to the City a clean, unconditional, irrevocable, and annually self-renewing letter of credit in the amount of Five Million Seven Hundred Thousand (\$5,700,000) Canadian Dollars issued by a Canadian Chartered Bank, drawn in favour of the City of Maple Ridge, which letter of credit may be presented and forthwith drawn down by the City of Maple Ridge at any branch of the issuing bank within the City of Maple Ridge in the event that the Grantor has not completely built and made the Rental Dwelling Units available to tenants by January 1, 2023. If the City draws down on the Letter of Credit, the City may expend the monies for the purpose of completing the construction of the Rental Dwelling Units or otherwise providing rental housing within the City.

3. **Rental Dwelling Units.** The Rental Dwelling Units shall:

- (a) only be used to provide rental accommodation;
- (b) remain as rental accommodation in perpetuity; and
- (c) not be occupied except by a person or persons who occupies on a month to month residential tenancy agreement or under a residential tenancy agreement having a fixed term (if permissible by applicable laws) not exceeding three years, including any rights of renewal.

4. **Adaptive Housing Units.** A minimum of eight (8) of the Rental Dwelling Units shall be designed as adaptive dwelling units in accordance with Section 3.8.5 Adaptive Dwelling Units of the *British Columbia Building Code*.

5. **Unit Mix.** The Rental Dwelling Units shall be built as follows:

- (a) 42% one (1) bedroom units (minimum 10 dwelling units);
- (b) 25% two (2) bedroom units (minimum 6 dwelling units); and
- (c) 33% three (3) bedroom units (minimum 8 dwelling units).

6. **Adjustments.** Minor adjustments to the unit mix set out in Section 5 may be requested in writing by the Grantor and approved or denied at the discretion of the City's Director of Planning or their delegate.

7. **Parking.** The parking requirements for the Rental Dwelling Units, including visitor parking, must be in conformance with the City's Zoning Bylaw and Off-Street Parking

Bylaw. The Grantor must provide adequate signage denoting exclusive parking for the Rental Dwelling Units (for both residents and visitors). Such parking spaces must be distinct from any commercial parking spaces and be satisfactory to the City.

8. **Subdivision Restrictions.** The Lands or airspace on or into which the Rental Dwelling Units are to be constructed shall not be Subdivided, except by means of a strata plan under the *Strata Property Act* that includes all of the Rental Dwelling Units within a single strata plan.

9. **Notice to Buyers.** The Grantor must provide notice of the above referenced covenant and this Housing Agreement to every person or persons intending to purchase a Rental Dwelling Unit prior to any person entering into an agreement of purchase and sale, agreement for sale, or option or similar right to purchase.

10. **Strata Bylaws.** The initial bylaws of the strata corporation formed upon the subdivision of the Lands under the *Strata Property Act* shall not prevent, restrict or abridge any of the Rental Dwelling Units on the Lands from being used as rental accommodation pursuant to this Housing Agreement.

11. **Binding.** This Housing Agreement shall be binding upon all owners in fee simple of any one or more of the Rental Dwelling Units. Any strata corporation bylaw or rule which prevents, restricts or abridges the right to use any of the Rental Dwelling Units as rental accommodations shall have no force or effect.

12. **Bona-Fide Tenants.** The Grantor and all successor owners in fee simple of any of the Rental Dwelling Units must not occupy the Rental Dwelling Unit owned by them nor permit or allow any person related to them by blood or marriage to occupy the Rental Dwelling Unit. The Rental Dwelling Unit must only be occupied by unrelated bona-fide tenant as provided for in this Housing Agreement.

13. **Specific Performance.** The Grantor agrees that because of the public interest in ensuring that all of the matters described in this Housing Agreement are complied with, the public interest strongly favours the award of a prohibitory or mandatory injunction, or an order for specific performance or other specific relief, by the Supreme Court of British Columbia at the instance of the City, in the event of an actual or threatened breach of this Housing Agreement.

14. **Notice of Housing Agreement.** For clarity, the Grantor acknowledges and agrees that:

- (a) this Housing Agreement constitutes both a covenant under section 219 of the *Land Title Act* and a Housing Agreement entered into under section 483 of the *Local Government Act*;
- (b) the City is required to file a notice of this Housing Agreement in the *Land Title Office* against title to the Lands; and

- (c) once such a notice is filed, this Housing Agreement binds all persons who acquire an interest in the Lands as a housing agreement under section 483 of the *Local Government Act*.

**15. No Obligation to Enforce.** The rights given to the City by this Housing Agreement are permissive only and nothing in this Housing Agreement imposes any legal duty of any kind on the City to anyone, or obliges the City to enforce this Housing Agreement, to perform any act or to incur any expense in respect of this Housing Agreement.

**16. No Effect on Laws or Powers.** This Housing Agreement does not:

- (a) affect or limit the discretion, rights duties or powers of the City or the approving officer for the City under the common law or any statute, bylaw or other enactment nor does this Housing Agreement date or give rise to, nor do the parties intend this Housing Agreement to create, any implied obligations concerning such discretionary rights, duties or powers;
- (b) affect or limit the common law or any statute, bylaw or other enactment applying to the Lands; or
- (c) relieve the owner from complying with any common law or any statute, regulation, bylaw or other enactment.

**17. Indemnity.** The Grantor hereby releases the City, and indemnifies and saves the City harmless, from and against any and all actions, causes of actions, suits, claims (including claims for injurious affection), cost (including legal fees and disbursements), expenses, debts, demands, losses (including economic loss) and liabilities of whatsoever kind arising out of or in any way due or relating to the granting or existence of this Housing Agreement, the restrictions or obligations contained in this Housing Agreement or the performance or non-performance by the Grantor of this Housing Agreement that the City is or may become liable for, incur or suffer.

**18. Priority.** The Grantor will do everything necessary, at the Grantor's expense, to ensure that this Housing Agreement is registered against title to the Lands in priority to all liens, charges and encumbrances registered or pending registration against title to the Lands, save and except those specifically approved in writing by the City and those in favour of the City.

**19. Waiver.** An alleged waiver of any breach of this Housing Agreement is effective only if it is an express waiver in writing of the breach. A waiver of a breach of this Housing Agreement does not operate as a waiver of any other breach of this Housing Agreement.

**20. Interpretation.** In this Housing Agreement:

- (a) reference to the singular includes a reference to the plural, and vice versa, unless the context requires otherwise;
- (b) reference to a particular numbered section or article, or to a particular lettered Schedule, is a reference to the correspondingly numbered or lettered article, section or Schedule of this Housing Agreement;
- (c) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Housing Agreement;
- (d) the word "enactment" has the meaning given to it in the Interpretation Act (British Columbia) on the reference date of this Housing Agreement;
- (e) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided;
- (f) reference to "party" or the "parties" is a reference to a party, or the parties, to this Housing Agreement and their respective successors, assigns, trustees, administrators and receivers;
- (g) time is of the essence; and
- (h) reference to a "day", "month" or "year" is a reference to a calendar day, calendar month, or calendar year unless otherwise expressly provided.

21. **Further Acts.** The Grantor will do everything reasonably necessary to give effect to the intent of this Housing Agreement, including execution of further instruments.

22. **Severance.** If any part of this Housing Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Housing Agreement and the rest of this Housing Agreement remains in force unaffected by that holding or by the severance of that part.

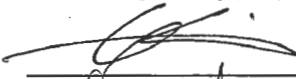
24. **No Other Agreements** This Housing Agreement is the entire agreement between the parties regarding its subject and it terminates and supersedes all other agreements and arrangements regarding its subject.

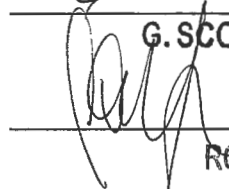
25. **Enurement.** This Housing Agreement binds the parties to it and their respective successors, heirs, executors and administrators.

26. **Deed and Contract.** By executing and delivering the *Land Title Act* Forms and Notice which are attached hereto and which form a part of this Section 219 Covenant and Housing Agreement each of the parties intends to create both a contract and a deed executed and delivered under seal.

IN WITNESS WHEREOF the parties hereto have executed this Housing Agreement as of the day and year first above written.

**POLYGON PROVENANCE HOMES LTD.**, by  
its authorized signatory(ies):

Per:   
\_\_\_\_\_  
**G. SCOTT BALDWIN**

Per:   
\_\_\_\_\_  
**ROBERT BRUNO**

**THE CORPORATE SEAL OF THE  
CORPORATION OF THE CITY OF MAPLE  
RIDGE**

was hereunto affixed in the presence of:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

## City of Maple Ridge

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Final Reading:  
Official Community Plan Amending Bylaw No. 7349-2017;  
Zone Amending Bylaw No. 7312-2017;  
Off Street Parking and Loading Amending Bylaw No. 7350-2017;  
Subdivision and Development Servicing Amending Bylaw 7510-2018;  
Triplex, Fourplex and Courtyard Housing

**MEETING DATE:** January 29, 2019  
**FILE NO:** 2017-233-RZ  
**MEETING:** Council

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### PURPOSE:

Bylaw amendments to create a new RT-2 (Ground-Oriented Residential Infill) zone to implement the triplex, fourplex and courtyard housing forms have been considered by Council.

These bylaw amendments, Official Community Plan Amending Bylaw 7349-2017, Zone Amending Bylaw 7312-2017, and Off Street Parking and Loading Amending Bylaw 7350-2017 were granted first reading on June 13, 2017, granted second reading on July 24, 2018, considered at Public Hearing on September 18, 2018, and granted third reading on September 25, 2018. The Subdivision and Development Servicing Amending Bylaw 7510-2018 was granted first, second and third reading on October 16, 2018.

Final reading is now requested for these bylaw amendments to create the new RT-2 (Ground-Oriented Residential Infill) zone.

### RECOMMENDATION:

1. That Official Community Plan Amending Bylaw No. 7349-2017 be adopted;
2. That Zone Amending Bylaw No. 7312-2017 be adopted;
3. That Off Street Parking and Loading Amending Bylaw No. 7350-2017 be adopted; and,
4. That Subdivision and Development Servicing Amending Bylaw 7510-2018 be adopted.

### BACKGROUND:

Council considered text amendments to the City's Official Community Plan (OCP), Zoning Bylaw, Off Street Parking and Loading Bylaw, and the Subdivision and Development Servicing Bylaw to create a new RT-2 (Ground-Oriented Residential Infill) zone to implement triplex, fourplex and courtyard housing forms. Implementation of this new RT-2 (Ground-Oriented Residential Infill) zone aligns with the goals, principles, and strategies of the City's 2014 Housing Action Plan, and will permit the accommodation of these new housing forms to meet the growing and diverse housing needs of the community.



The dates when Council and Public Hearing considered these amending bylaws are listed below.

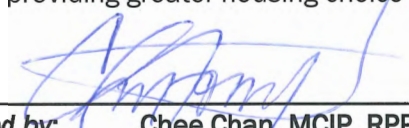
|  | 1 <sup>st</sup><br>Reading | 2 <sup>nd</sup><br>Reading | Public<br>Hearing | 3 <sup>rd</sup><br>Reading |
|--|----------------------------|----------------------------|-------------------|----------------------------|
| • Official Community Plan Amending Bylaw No. 7349-2017           | Jun.                       | Jul.                       | Sep.              | Sep.                       |
| • Zone Amending Bylaw No. 7312-2017                              | 13,                        | 24,                        | 18,               | 25,                        |
| • Off Street Parking and Loading Amending Bylaw No. 7350-2017    | 2017                       | 2018                       | 2018              | 2018                       |
| • Subdivision and Development Servicing Amending Bylaw 7510-2018 | Oct. 16, 2018              |                            | Not required      | Oct. 16, 2018              |

The adoption of these amending bylaws is required to permit current in-stream applications to complete. Notably, Council will also be considering final reading for a rezoning application to permit a triplex at 22032 119 Avenue at this January 29, 2019 Council meeting (2017-221-RZ). Another courtyard residential project at 21333 River Road (2017-031-RZ), which was granted third reading on September 25, 2018, will also be forthcoming at a later date. Without the adoption of the four amending bylaws specified above, these in-stream applications would not be able to complete.


Consistent with typical, past practices, staff will bring forward a report on the uptake of the new RT-2 (Ground-Oriented Residential Infill) zone one year after final reading.

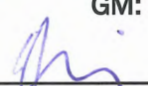
#### SUMMARY:

Council is asked to adopt OCP Amending Bylaw No. 7349-2017, Zone Amending Bylaw No. 7312-2017, Off Street Parking and Loading Amending Bylaw No. 7350-2017, and Subdivision and Development Servicing Amending Bylaw 7510-2018 in order to create a new RT-2 (Ground-Oriented Residential Infill) zone to implement triplex, fourplex and courtyard housing forms as a further step towards providing greater housing choice in Maple Ridge.

  
Prepared by: Chee Chan, MCIP, RPP, BSc  
Planner 1

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

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

  
Concurrence: Paul Gill, BBA, CPA, CGA  
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – OCP Amending Bylaw No. 7349-2017

Appendix B – Zone Amending Bylaw No. 7312-2017

Appendix C – Off Street Parking and Loading Amending Bylaw No. 7350-2017

Appendix D – Subdivision and Development Servicing Amending Bylaw No. 7510-2018



CITY OF MAPLE RIDGE  
BYLAW NO. 7349-2017

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

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

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

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No OCP 7349-2017.
2. That Chapter 3 Neighbourhoods & Housing, Section 3.1.3 Residential Designations be amended by repealing policy 3-18(2)(b) and replacing it with the following:
 

3-18(2)(b) includes ground oriented housing forms such as single detached dwellings, garden suites, duplexes, triplexes, fourplexes, courtyard residential developments, townhouses, apartments, or small lot intensive residential, subject to compliance with Major Corridor Residential Infill policies.
3. That Chapter 3 Neighbourhoods & Housing, Section 3.1.4 Residential Infill and Compatibility Criteria be amended by repealing policy 3-20(a) and replacing them with the following:
 

3-20(a) building forms such as single detached dwellings, duplexes, triplexes, fourplexes, courtyard residential developments, townhouses, apartments, and small lot intensive residential developments subject to Policy 3-21;
4. That Chapter 10.3 Silver Valley Area Plan, Sections 5.4 Eco-Clusters and 7.0 Design Guidelines be amended by repealing policies 5.4.4(c) and 7.4(h) and replacing them with the following:
 

5.4.4(c) As a means of providing a diversity of housing types, consider integrating duplex, triplex, and fourplex developments that have the appearance of a single larger residence into the Eco-Clusters.

7.4(h) To blend into a streetscape/cluster of typical larger single family residences, consider designing duplex, triplex and fourplex developments to have the appearance of one larger residence.
5. That Chapter 10.4 Town Centre Area Plan, Section 3.3 Land Use Designations be amended by adding to the paragraph located under the Single-Family Residential designation the following words identified in bold text:

The Single-Family Residential designation in the Town Centre provides options for increasing density and choice of housing form, while retaining the single family character in these established neighbourhood blocks. **Single-family dwellings, duplex, and triplex are the forms of development permitted in the in the Single Family Designation.**

6. That Chapter 10.4 Town Centre Area Plan, Section 3.3 Land Use Designations be amended by adding to the paragraph located under the Ground-Oriented Multi-Family designation the following words identified in bold text:

The Ground-Oriented Multi-Family use 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 **fourplex, courtyard residential, townhouse, rowhouse, and stacked townhouse.**

7. That Chapter 10.4 Town Centre Area Plan be amended by repealing policies 3-17(e) and 3-18 and replacing them with the following:

3-17(e) Duplex and triplex developments will be permitted on a corner lot or a lot with lane access to concealed parking. The minimum lot size for duplex development is 557m<sup>2</sup> and the minimum lot size for triplex development is 700 m<sup>2</sup>. The character of duplex and triplex developments should be similar to a single-family development in its size, scale, and massing.

3-18 Ground-Oriented Multi-Family development should be a maximum of three (3) storeys in height, with ground level entry to each unit, except for the stacked townhouse form (see Policy 3-21). Fourplex developments should also ensure that dwelling units are contained in an individual building resembling a single-family dwelling in its size, scale, and massing. A courtyard residential development may have its dwelling units arranged individually or attached in small groupings of buildings, each resembling a single-family dwelling and located around a common courtyard open space.

8. That Chapter 10.4 Town Centre Area Plan, Appendix A Zoning Matrix, Section 2 be amended by inserting the following after “RT-1 Two Family Urban Residential” under the column heading “Zone” that corresponds to the “Single-Family Residential” designation under the column heading “OCP Designation / Category”:

RT-2 Ground-Oriented Residential Infill (limited to triplex residential uses only)

9. That Chapter 10.4 Town Centre Area Plan, Appendix A Zoning Matrix, Section 2 be amended by inserting the following before “RM-1 Townhouse Residential” under the column heading “Zone” that corresponds to the “Ground-Oriented Multi-Family” designation under the column heading “OCP Designation / Category”:

RT-2 Ground-Oriented Residential Infill (limited to fourplex and courtyard residential uses only)

10. That Chapter 10.5 Hammond Area Plan, Appendix A Zoning Matrix, Section 2 be amended by inserting the following after “RT-1 Two Family Urban Residential” under the column heading “Zone” that corresponds to the “Single-Family & Compact Residential” designation under the column heading “OCP Designation / Category”:

RT-2 Ground-Oriented Residential Infill (limited to triplex residential uses only)

11. That Chapter 10.5 Hammond Area Plan, Appendix A Zoning Matrix, Section 2 be amended by inserting the following before “RM-1 Townhouse Residential” under the column heading “Zone” that corresponds to the “Low Density Multi-Family” designation under the column heading “OCP Designation / Category”:

RT-2 Ground-Oriented Residential Infill (limited to fourplex and courtyard residential uses only)

12. That Appendix A Glossary be amended by inserting the following between “Council” and “Density”:

Courtyard Residential

A residential use where a group of four to eight dwelling units may be separately detached or combined within two or more buildings and arranged around a shared open space.

13. That Appendix A Glossary be amended by deleting “Apartment”, “Fourplex”, “Townhouse” and “Triplex” and replacing them with the following, in alphabetical order:

Apartment

A residential use where the building or buildings on a lot are each used for three or more dwelling units. Apartment building(s) may contain Townhouse dwelling units, but shall not include Triplex, Fourplex, or Courtyard Residential dwelling units.

Fourplex

A residential use where the building on a lot is used for four dwelling units.

Townhouse

A single building comprised of three or more dwelling units separated one from another by party walls extending from foundation to roof, with each dwelling unit having a separate, direct entrance from grade. Triplex, Fourplex, or Courtyard Residential dwelling units are excluded.

Triplex

A residential use where the building on a lot is used for three dwelling units.

14. That Appendix C Zoning Matrix be amended by inserting the following between “RT-1 Two Family Urban Residential” and “SRS Special Urban Residential” under the column heading “Zone” that corresponds to the “Urban Residential Designation/Neighbourhood Residential – Infill” under the column heading “OCP Designation / Category”:

RT-2 Ground-Oriented Residential Infill (limited to triplex residential uses only)

15. That Appendix C Zoning Matrix be amended by inserting the following between “RT-1 Two Family Urban Residential” and “RM-1 Townhouse Residential” under the column heading “Zone” that corresponds to the “Major Corridor Residential Category” under the column heading “OCP Designation / Category”:

RT-2 Ground-Oriented Residential Infill

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

READ a first time the 13<sup>th</sup> day of June, 2017.

READ a second time the 24<sup>th</sup> day of July, 2018.

PUBLIC HEARING held the 18<sup>th</sup> day of September, 2018.

READ a third time the 25<sup>th</sup> day of September, 2018.

ADOPTED the                      day of                      , 20   .

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PRESIDING MEMBER

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CORPORATE OFFICER

CITY OF MAPLE RIDGE  
BYLAW NO. 7312-2017

A Bylaw to amend the text of Maple Ridge Zoning Bylaw No. 3510-1985 as amended

**WHEREAS**, it is deemed desirable to create a new ground-oriented infill zone called “RT-2 Ground-Oriented Residential Infill”; and

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

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

1. This Bylaw may be cited as “Maple Ridge Zone Amending Bylaw No. 7312-2017”.
2. That PART 2 INTERPRETATION the definition of “*APARTMENT*” is amended by deleting the “.” at the end of the definition and adding the words identified in **bold text**:

APARTMENT use means a residential use where the building or buildings on a lot are each used for three or more dwelling units. Apartment building(s) may contain Townhouse dwelling units, **but shall not include Triplex, Fourplex, or Courtyard Residential dwelling units.**

3. That PART 2 INTERPRETATION is amended by inserting the following between “Correctional and Rehabilitation” and “Datum Determination Points”:

COURTYARD RESIDENTIAL means a residential use where a group of dwelling units not exceeding eight may be separately detached or joined within two or more buildings and arranged around a shared open space.

4. That PART 2 INTERPRETATION is amended by inserting the following between “Food Primary” and “Front Lot Line”:

FOURPLEX means a residential use where one building contains only four dwelling units.

5. That PART 2 INTERPRETATION is amended by inserting the following between “Townhouse(s)” and “Two-Family Residential”:

TRIPLEX means a residential use where one building contains only three dwelling units.

6. That PART 2 INTERPRETATION the definition of “*Townhouse(s)*” is amended by adding the words identified in **bold text**:

TOWNHOUSE(S) – means a single building comprised of three or more dwelling units separated one from another by party walls extending from foundation to roof, with each dwelling unit having a separate, direct entrance from grade. **Triplex, Fourplex, or Courtyard**

**Residential dwelling units are excluded.**

7. That PART 3 BASIC PROVISIONS, SECTION 302 ZONES (1) is amended by inserting the following between “RT-1 Two Family Urban Residential” and “RM-1 Townhouse Residential”:

RT-2 Ground-Oriented Residential Infill

8. That PART 6 RESIDENTIAL ZONES is amended by inserting the following after Section 601E “RST-SV Street Townhouse – Silver Valley”:

601F RT-2 Ground-Oriented Residential Infill

**A. PURPOSE**

This zone provides for the infill of ground-oriented residential buildings established in a form similar to surrounding single-detached residential uses. In all forms, Ground-Oriented Residential Infill should emphasize pedestrian connections and open space, while accommodating vehicle access from a street or lane where possible.

**B. PRINCIPAL USES**

1. The following principal use and no other shall be permitted in this zone:
  - (a) Triplex residential use;
  - (b) Fourplex residential use;
  - (c) Courtyard residential use.

**C. ACCESSORY USES**

1. The following uses shall be permitted as accessory uses to one of the permitted principal uses in this zone:
  - (a) Boarding use;
  - (b) Home occupation use.

**D. LOT AREA AND DIMENSIONS**

1. Minimum net lot area and dimensions for a triplex residential use:
  - (a) In net lot area 800 square metres;
  - (b) In lot width 20.0 metres;
  - (c) In depth 27.0 metres.
2. Minimum net lot area and dimensions for a fourplex residential use:
  - (a) In net lot area 850 square metres;
  - (b) In lot width 22.0 metres;
  - (c) In depth 30.0 metres.

3. Minimum net lot area and dimensions for a courtyard residential use:
  - (a) In net lot area 950 square metres;
  - (b) In lot width 25.0 metres;
  - (c) In depth 35.0 metres.
4. Minimum net lot area on a lot located within the Town Centre, as identified on Schedule H of the Zoning Bylaw, for the following permitted uses are:
  - (a) Triplex residential use in net lot area 700 square metres;
  - (b) Fourplex residential use in net lot area 800 square metres;
  - (c) Courtyard residential use in net lot area 900 square metres.

#### E. DENSITY

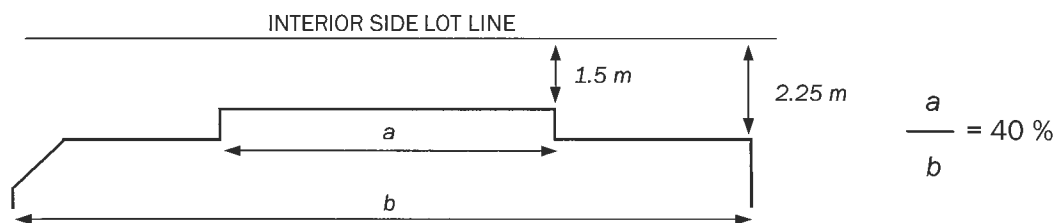
1. No building or structures containing floor area enclosed within the building or structures shall exceed a floor space ratio of 0.75 times the net lot area.

#### F. LOT COVERAGE

1. Buildings and structures shall not exceed lot coverage of 45%.

#### G. SITING

1. Minimum setbacks for principal buildings or principal structures shall not be less than:
  - (a) from a front lot line 7.5 metres for a triplex residential use;
  - (b) from a front lot line 6.0 metres for a fourplex and courtyard residential use;
  - (c) from a rear lot line 7.5 metres;
  - (d) from an exterior side lot line 4.5 metres;
  - (e) from an interior side lot line 2.25 metres, except up to 40 % of the total horizontal length of the wall may be sited not less than 1.5 metres.



2. Minimum setbacks for principal buildings or principal structures located on lots located within the Town Centre, as identified in Schedule H of the Zoning Bylaw, shall not be less than:
  - (a) from a front lot line 5.5 metres;
  - (b) from a rear lot line 7.5 metres;
  - (c) from an exterior side lot line 4.5 metres;

- (d) from an interior side lot line 2.25 metres, except up to 40 % of the total horizontal length of the wall may be sited not less than 1.5 metres.

3. Minimum setbacks for Accessory Buildings and Accessory Structures shall not be less than:

- (a) from a rear and interior side lot line 1.5 metres;
- (b) from a front and exterior side lot line 3 metres, except that no building or structure for an accessory off-street parking use shall be sited within the required front yard setback;
- (c) from a building used for residential use 1.5 metres;

H. SIZE OF BUILDINGS AND STRUCTURES

- 1. No principal building or principal structure shall exceed a height of 9.5 metres.
- 2. No accessory building or accessory structure shall exceed a height of 4.5 metres.

I. OTHER REGULATIONS

- 1. Areas for an Accessory Off-Street Parking Use shall, when not concealed, be surrounded by a continuous landscape screen of not less than one metre in height.
- 2. Hard surface areas in this zone must be 50% permeable.
- 3. Useable open space for all residential uses must be provided for each dwelling unit on a lot based on the following ratio:
  - (a) 45.0 square metres for each dwelling unit with 3 or more bedrooms;
  - (b) 30.0 square metres for each dwelling unit with less than 3 bedrooms.
- 4. In a Courtyard Residential use, the courtyard space shall be common to all dwelling units, and:
  - (a) be not less than 7.0 metres in width;
  - (b) be landscaped, which may include:
    - (i). variation in type and scale with areas of large perennials, shrubs and trees, not just grassed areas;
    - (ii). existing trees and landscape features should be kept wherever possible; and
    - (iii). should be designed to create filtering and screening of views;
  - (c) may be used to accommodate driveway access to the dwelling units, but shall not be used to accommodate an Accessory Off-Street Parking uses; and
  - (d) not be included in the requirements for useable open space if the courtyard space also provides driveway access.



9. Maple Ridge Zoning Bylaw No. 3510-1985 as amended is hereby amended accordingly.

READ a first time the 13<sup>th</sup> day of June, 2017.

READ a second time the 24<sup>th</sup> day of July, 2018.

PUBLIC HEARING held the 18<sup>th</sup> day of September, 2018.

READ a third time the 25<sup>th</sup> day of September, 2018.

ADOPTED the        day of        , 20 .

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PRESIDING MEMBER

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CORPORATE OFFICER

## CITY OF MAPLE RIDGE

## BYLAW NO. 7350-2017

A Bylaw to amend the Maple Ridge Parking and Loading Bylaw No. 4350 - 1990

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**WHEREAS** it is deemed expedient to further amend the Maple Ridge Parking and Loading Bylaw, as amended;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Parking and Loading Amending Bylaw No 7350-2017.
2. That Schedule "A" Off-Street Parking Requirements, Section 1(b) be amended by adding the following words identified in bold text:
  - 1(b) A building for one family residential use, two family residential use, **triplex residential use, fourplex residential use, courtyard residential use**
3. That Schedule "A" Off-Street Parking Requirements, Section 10.1(a)(1) be amended by replacing the "." at the end of Section 10.1(a)(1)(b) with a ";" and adding the following words, in sequential order:
  - c) a property with a single triplex development;
  - d) a property with a single fourplex development;
  - e) a property with a courtyard residential development.
4. Maple Ridge Parking and Loading Amending Bylaw No. 4350-1990 is hereby amended accordingly.

**READ** a first time the 13<sup>th</sup> day of June, 2017.

**READ** a second time the 24<sup>th</sup> day of July, 2018.

**PUBLIC HEARING** held the 18<sup>th</sup> day of September, 2018.

**READ** a third time the 25<sup>th</sup> day of September, 2018.

**ADOPTED** the                      day of                      , 20   .

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PRESIDING MEMBER

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CORPORATE OFFICER

CITY OF MAPLE RIDGE  
BYLAW NO. 7510-2018

A Bylaw to amend the text of Maple Ridge Subdivision and Development Servicing Bylaw  
No. 4800 - 1993 as amended

WHEREAS, it is deemed expedient to amend Maple Ridge Subdivision and Development Servicing Bylaw No. 4800 - 1993 as amended:

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

1. This Bylaw may be cited as "Maple Ridge Subdivision and Development Servicing Amending Bylaw No. 7510-2018".
2. That Section IV GENERAL REQUIREMENTS, B. HIGHWAYS, 3. is amended by inserting the words identified in bold text:

Where lands are being improved for Commercial, Industrial, Institutional or Multi-Residential use, **excluding triplex, fourplex and courtyard residential uses**, the Street or Streets fronting the development site must be designed and constructed to collector street standards as set out in Schedule D "Design Criteria Manual", Schedule E "Supplementary Specifications" and Schedule F "Supplementary Standard Detail Drawings".

3. That the table in Schedule "A" SERVICES AND UTILITIES is amended by adding the following line between RT-1 and RG zones:

|      |    |   |    |    |   |   |    |    |    |    |    |   |
|------|----|---|----|----|---|---|----|----|----|----|----|---|
| RT-2 | ST | W | SS | SD | A | C | UW | BT | SW | SL | TB | A |
|------|----|---|----|----|---|---|----|----|----|----|----|---|

4. Maple Ridge Subdivision and Development Servicing Bylaw No. 4800 - 1993 as amended is hereby amended accordingly.

READ a first time the 16<sup>th</sup> day of October, 2018.

READ a second time the 16<sup>th</sup> day of October, 2018.

READ a third time the 16<sup>th</sup> day of October, 2018.

ADOPTED the            day of            , 20

## City of Maple Ridge

TO: His Worship Mayor Michael Morden  
and Members of Council  
FROM: Chief Administrative Officer  
MEETING DATE: January 29, 2019  
FILE NO: 2017-221-RZ  
MEETING: Council  
SUBJECT: Final Reading:  
Zone Amending Bylaw No. 7355-2017  
22032 119 Avenue

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### EXECUTIVE SUMMARY:

*Zone Amending Bylaw No. 7355-2017* has been considered by Council and at Public Hearing and subsequently was granted third reading. The applicant has requested that final reading be granted. The purpose of this application is to rezone the subject property at 22032 119 Avenue from RS-1 (One Family Urban Residential) to a new RT-2 (Ground-Oriented Residential Infill) zone to permit the construction of a triplex.

Council considered this rezoning application, 2017-221-RZ, and granted first reading to *Zone Amending Bylaw No. 7355-2017* on July 11, 2017, and second reading on July 24, 2018. It was presented at Public Hearing on September 18, 2018, and Council granted third reading on September 25, 2018.

Council considered a companion Multi-Family Residential Development Permit Application (2017-221-DP) at Committee of the Whole on January 22, 2019, and will also be considering this same application at this Council meeting. Note that the Official Community Plan, Zone, Off-Street Parking, and Subdivision Amending Bylaws to implement the new RT-2 (Ground-Oriented Residential Infill) zone will also be considered by Council for final reading on January 29, 2019 (file 2017-233-RZ).

### RECOMMENDATION:

That *Zone Amending Bylaw No. 7355-2017* be adopted.

### DISCUSSION:

#### a) Context:

Council considered this rezoning application at a Public Hearing held on September 18, 2018. On September 25, 2018 Council granted third reading to *Zone Amending Bylaw No. 7355-2017* with the stipulation that the following conditions be addressed:

- i) *Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;*

The *Rezoning Servicing Agreement* has been submitted for registration on title as a Restrictive Covenant, as per the 'Letter of Undertaking' provided by the applicant's solicitor. The deposit of a security as outlined in the Agreement has been received.

*ii) Approval from the Ministry of Transportation and Infrastructure;*

The Ministry of Transportation and Infrastructure provided final approval, pursuant to Section 52(3)(a) of the Transportation Act, on January 10, 2019.

*iii) Road dedication on the lane to the south of the subject property as required;*

Road dedication for the lane has been submitted for registration on title, as per the 'Letter of Undertaking' by the solicitor.

*iv) Removal of existing building;*

The existing building has been removed.

*v) Registration of a Restrictive Covenant for Stormwater Management;*

Registration of a Restrictive Covenant for Stormwater Management has been submitted for registration on title, as per the 'Letter of Undertaking' by the solicitor.

*vi) Registration of a Restrictive Covenant prohibiting secondary suites;*

Registration of a Restrictive Covenant to prohibit secondary suites has been submitted for registration on title, as per the 'Letter of Undertaking' by the solicitor.

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

The applicant submitted a Site Profile indicating that there are no underground fuel storage tanks on the subject property. Furthermore, the applicant's Professional Engineer submitted a disclosure statement advising the same.

*viii) That a voluntary contribution, in the amount of \$8,200 (\$4,100/unit, excluding the first one), be provided in keeping with the Council Policy with regard to Community Amenity Contributions.*

A voluntary contribution in the amount of \$8,200 has been received.

**b) Additional Information:**

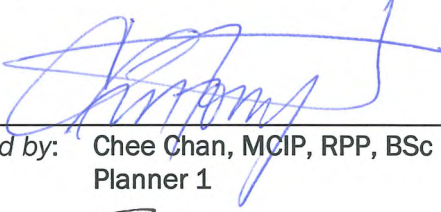
As mentioned in the parallel staff report for the Multi-Family Residential Development Permit Application (2017-221-DP), two off street parking spaces are provided for each unit in conformance with the parking requirements of the new RT-2 zone. Lane driveway access to the off street parking area will be approximately 18 m, or over six cars wide (see Appendix D). However, it is the City's usual practice, as per the City's Design Criteria Manual, to limit driveway access width to 9 m.


As noted in the aforementioned staff report, this driveway access width of approximately 18 m, while not typically preferred by Engineering, was contemplated in this development since it is the first triplex being proposed as part of the new RT-2 zone. This additional width permits more space on the property for other uses, such as more generous back yards. However, in this configuration, vehicles


moving in and out of the off-street parking spaces will use the City's lane as a maneuvering aisle and temporarily impede through traffic in the laneway during maneuvering. Staff will monitor this driveway access configuration to evaluate any implications to City laneways, prior to permitting such arrangements in future applications. This monitoring, and any lessons learned, could form part of staff's typical practice of reporting back to Council on new zones, one year following adoption.

**CONCLUSION:**

As the applicant has met Council's conditions, it is recommended that final reading be given to *Zone Amending Bylaw No. 7355-2017* to permit a triplex on the subject property.

  
Prepared by: Chee Chan, MCIP, RPP, BSc  
Planner 1

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

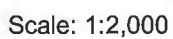
  
Approved by: Frank Quinn, MBA, P. Eng  
GM Public Works & Development Services

  
Concurrence: Paul Gill, BBA, CPA, CGA  
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Bylaw No. 7355-2017
- Appendix C – Site Plan

## 2011-100-RZ



PLANNING DEPARTMENT



FILE: 2017-221-RZ  
DATE: Jul 11, 2018

BY: DT



**CITY OF MAPLE RIDGE  
BYLAW NO. 7355-2017**

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7355-2017."

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

Lot 56 District Lot 397 Group 1 New Westminster District Plan 14049

and outlined in heavy black line on Map No. 1719 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RT-2 (Ground-Oriented Residential Infill).

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

**READ** a first time the 11<sup>th</sup> day of July, 2017.

**READ** a second time the 24<sup>th</sup> day of July, 2018.

**PUBLIC HEARING** held the 18<sup>th</sup> day of September, 2018.

**READ** a third time the 25<sup>th</sup> day of September, 2018.

**APPROVED** by the Ministry of Transportation and Infrastructure this 10<sup>th</sup> day of January, 2019.

**ADOPTED** the       day of       , 20

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**PRESIDING MEMBER**

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**CORPORATE OFFICER**





LOT 55

LOT 56

LOT 57

1119300 B.C. LTD.

LEGAL DESCRIPTION  
LOT 56, PLAN NWP 14049

CIVIC ADDRESS  
22032 - 119 AVENUE, MAPLE RIDGE

LOT AREA  
ACTUAL: 900.0 sq. m.  
LESS LANE DEDICATION: 15.3 sq. m.  
NET TOTAL: 884.7 sq. m.

LOT COVERAGE  
HOUSE: 240.00 sq. m.  
DETACHED GARAGES: 63.89 sq. m.  
TOTAL BUILDINGS: 303.89 (34.35%)  
[WINDOW WELLS OCCUPY AN ADDITIONAL 9.77 sq. m.]

BUILDING HEIGHT:  
PRINCIPAL: 8.84 m (W/ CHIMNEY: 9.44 m)  
GARAGE: 4.00 m (SQ. M)

GROSS FLOOR AREA:

| FLOOR            | UNIT 1 | UNIT 2 | UNIT 3 | TOTAL  |
|------------------|--------|--------|--------|--------|
| MAIN             | 80.64  | 86.58  | 71.99  | 239.21 |
| UPPER            | 71.00  | 80.91  | 62.56  | 234.49 |
| BASEMENT         | 61.32  | 55.26  | 63.10  | 169.76 |
| GROSS FLOOR AREA |        |        |        | 663.46 |

DENSITY:  
FLOOR SPACE RATIO:  
663.49 / 884.90 = 74.97%

AMENITY SPACE (USEABLE OPEN SPACE):

BACKYARD (SQ. M)

| SPACE            | UNIT 1 | UNIT 2 | UNIT 3 | TOTAL  |
|------------------|--------|--------|--------|--------|
| LAWN & LANDSCAPE | 94.96  | 34.61  | 69.47  | 219.06 |
| PATIO            | 2.64   | 11.89  | 2.64   | 17.17  |
| PAVES            | 10.41  | 8.83   | 10.41  | 29.65  |
| TOTAL            | 102.01 | 42.86  | 100.47 | 245.66 |

FRONT YARD (SQ. M)

| SPACE            | UNIT 1 | UNIT 2       | UNIT 3 | TOTAL  |
|------------------|--------|--------------|--------|--------|
| LAWN & LANDSCAPE |        | SHARED SPACE |        | 152.85 |
| PATIO            | 6.60   | 3.95         | 16.37  | 26.92  |
| CONCRETE         |        | SHARED SPACE |        | 24.20  |
| TOTAL            |        |              |        | 203.97 |

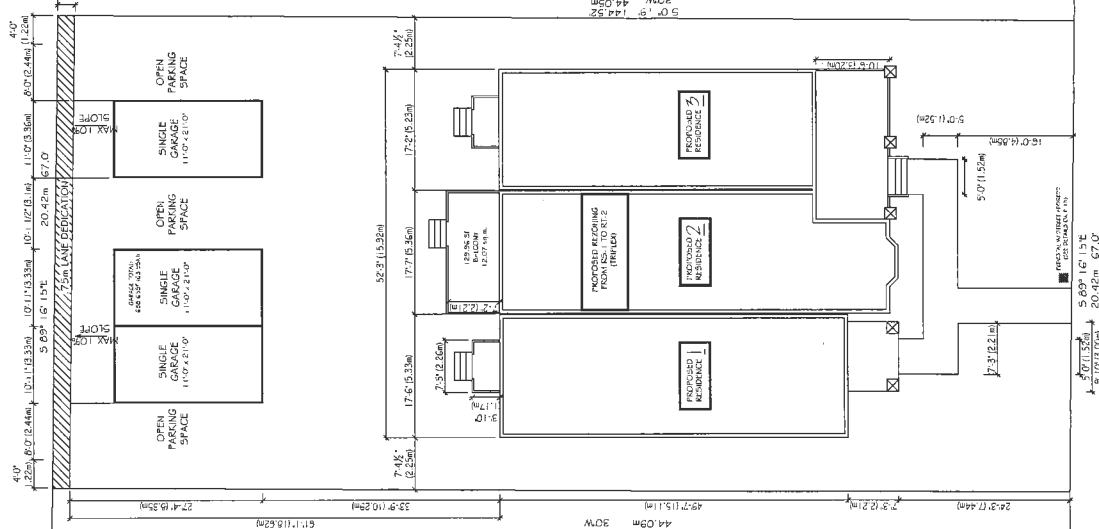
PERMEABLE & IMPERMEABLE SURFACES: (SQ. M)

| SPACE        | PERMEABLE | IMPERMEABLE |
|--------------|-----------|-------------|
| FRONT YARD   | 152.85    | 24.20       |
| BACK YARD    | 219.06    | 29.65       |
| PARKING AREA | 40.36     | 22.92       |
| TOTAL        | 452.89    | 76.77       |

\* GRAVEL & LANDSCAPED AREAS

IMPERMEABLE SURFACES: 14.51%  
PERMEABLE SURFACES: 85.49%

ZONING  
RS-1 TO BE REZONED TO RT-2 (TRIPLEX)



SITE PLAN

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

119th AVENUE

2770 NADINA DRIVE  
COQUITLAM, B.C. V3C 6A5  
778-688-0505

THE DRAWINGS COMPLY TO THE REQUIREMENTS OF THE BC BUILDING DEPARTMENT DEC. 2014 REVISIONS

| NO. | REVISION / ISSUE | DATE       |
|-----|------------------|------------|
| 1   | REVISION 7       | 01/27/2019 |

1119300 B.C. LTD.  
FILE # 2017-221-82  
22032-119 AVE, MAPLE RIDGE

PROPOSED TRIPLEX  
SITE PLAN  
LOT 56 PLAN NWP 14049

| DATE         | G.Y. | SCALE   |
|--------------|------|---------|
| JAN 21, 2019 |      | 4 OF 15 |

1100 *Committee Reports and Recommendations*

## City of Maple Ridge

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** First Reading  
Zone Amending Bylaw No. 7523-2018  
20278 and 20292 Patterson Avenue

**MEETING DATE:** January 22, 2019  
**FILE NO:** 2018-489-RZ  
**MEETING:** C o W

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### EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties, located at 20278 and 20292 Patterson Avenue within the Hammond Area Plan, from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit a four storey apartment building. Approximately 82 units, ranging from studio to three bedrooms units, are proposed at this time.

The subject properties are designated *Medium Density Multi-Family (MDMF)* under the Hammond Area Plan, and no OCP amendment is required to support the current application. More intensive land uses within the Hammond Area Plan are designed to be compatible with the existing built form and height. Medium density residential land uses are permitted in various areas within the new Hammond Area Plan, including along major corridors such as 203 Street, 207 Street, near Lougheed Highway, and in closer proximity to the West Coast Express station and local bus routes. In developing the Hammond Area Plan, the City undertook one of its most extensive public consultation processes to date, including holding three open houses and extensive advertising and communications through the newspapers, website, social media, mail outs and posters.

Subsequent to the adoption of the Hammond Area Plan, TransLink announced plans to run a new B-Line rapid bus route, starting in September 2019, from Coquitlam Town Centre to Maple Ridge Town Centre along Lougheed Highway. A B-Line bus stop is currently planned at 203 Street, approximately 200 m, or a 2 to 3 minute walk, from the subject properties. Furthermore, Council directed staff in September 2018 to undertake a Lougheed Transit Corridor Study, the purpose of which is to review existing policies and land use designations around proposed B-Line rapid bus stops and along the Lougheed corridor to ensure they are transit-supportive in terms of uses and density. Council also endorsed the study's engagement strategy and study area boundaries, which includes properties on Patterson Avenue and this application's development site.

This rezoning application for a four storey apartment building is in compliance with the intent and land use policies of the Hammond Area Plan. Therefore, it is recommended that first reading be granted to the current application to allow it to proceed, subject to further information being provided by the applicant prior to second reading. However, Council has the option to defer the current application pending the outcomes of the Lougheed Transit Corridor Study.

As per Council Policy 6.31, a CAC charge of \$254,200 is requested for this proposed development (\$3,100 per apartment dwelling unit). To proceed further with this application additional information is required as outlined below.

## RECOMMENDATIONS:

That Zone Amending Bylaw No. 7523-2018 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:                  | Bissky Architecture and Urban Design Inc., Wayne Bissky   |
| Legal Description:          | Lot 55 Except Part Dedicated Road on Plan 78633, District Lot 222, Group 1, New Westminster District Plan 35806<br>Lot 56, District Lot 222, Group 1, New Westminster District Plan 35806                             |
| OCP:                        |   |
| Existing:                   | Medium Density Multi-Family   |
| Proposed:                   | No Change   |
| Zoning:                     |   |
| Existing:                   | RS-1 (One Family Urban Residential)   |
| Proposed:                   | RM-2 (Medium Density Apartment Residential)   |
| Surrounding Uses:           |   |
| North:                      | Use: Single Family Residential<br>Zone: RS-1 (One Family Urban Residential)<br>Designation: Low Density Multi-Family and Medium Density Multi-Family  |
| South:                      | Use: Single Family Residential<br>Zone: RS-1 (One Family Urban Residential), RS-1b (One Family Urban (medium density) Residential)<br>Designation: Medium Density Multi-Family, Single-Family and Compact Residential |
| East:                       | Use: Single Family Residential<br>Zone: RS-1 (One Family Urban Residential)<br>Designation: Medium Density Multi-Family   |
| West:                       | Use: Single Family Residential<br>Zone: RS-1 (One Family Urban Residential)<br>Designation: Low Density Multi-Family  |
| Existing Use of Properties: | Single Family Residential   |
| Proposed Use of Properties: | Multi-Family Residential  |
| Site Area:                  | 0.368 ha (0.909 acres)  |
| Access:                     | Patterson Avenue  |
| Servicing requirement:      | Urban Standard  |

### b) Site Characteristics:

The two subject properties, located at 20278 and 20292 Patterson Avenue at the intersection of 203 Street, together make up a trapezoidal development site approximately 0.368 ha (0.9 acres) in

size (see Appendix A). The development site is largely flat, with two single family dwellings located on them. They are surrounded by single family dwellings on all sides. A Katzie First Nation's cemetery is located to the southwest of the development site across 203 Street. Maple Ridge Firehall #3 is located two properties to the south of the development site (see Appendix B).

Patterson Avenue is a local road which ends in a cul-de-sac to the west. 203 Street is a main north-south arterial road in the western end of the City connecting lower Hammond, the Maple Meadows Business Park, the commercial services along Lougheed Highway and Dewdney Trunk Road, and the residential and agricultural areas to the north.

c) **Project Description:**

The development proposal is for a four storey apartment building with approximately 6,597 m<sup>2</sup> (71,008 sf) of gross floor area, and a floor space ratio of approximately 1.8 (see Appendix E). At this preliminary stage, approximately 82 units are proposed comprising studio to three bedroom units. Note that numbers are subject to change following further detailed review:

- Studio (~7 units, 9%)
- One Bedroom (~35 units, 44%)
- Two Bedroom (~30 units, 37%)
- Three Bedroom (~8 units, 10%)

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:**

**Hammond Area Plan and the Official Community Plan**

The development site is located within the Hammond Area Plan. The area planning process was initiated in 2014 in response to redevelopment pressure occurring in the area. Applications for denser forms of development were being proposed, and local area residents expressed a desire to discuss appropriate forms, density and locations for future development. The public engagement and consultation processes that were undertaken during the development of the Hammond Area Plan included three open houses held between June 2014 to March 2016, and information and invitations to participate listed on the City's website and social media platforms (i.e. Facebook, Twitter, Instagram). Furthermore, open houses were advertised:

- in the local newspaper from four to seven times prior to each one;
- on the City's website;
- through the City's social media channels, as well as posting to the Hammond Neighbours Facebook page (a privately organized Facebook page);
- by email to individuals who signed onto a subscriber list at each open house;
- by letters mailed to individuals who signed up for mail-out updates;
- by posters and postcards left at neighbourhood library boxes, local elementary schools, Waves Coffee Shop, Lorne Avenue Groceries, the Hammond Community Centre, the Dartford



Pub, the Seniors Centre on 224 Street, the Maple Ridge Branch of the Fraser Valley Central Library, and the Municipal Hall;

The final Hammond Area Plan, adopted in January 2017, was the result of these extensive consultation activities with area residents, a review of the OCP's existing policies, and discussions with Council. The intent of the Plan is to provide specific policy guidance for new development as the Hammond neighbourhood evolves over time.

A major feature of the plan is a set of land use policies that aim to preserve the unique character of the existing single family housing neighbourhoods, while also providing guidance on where redevelopment and intensification may occur. Areas which are designated for more intensive redevelopment are located in various areas of Hammond, including major corridors, such as 203 and 207 Streets, and areas close to Lougheed Highway.

It should be noted that 203 Street is classified as an arterial road, and prior to adoption of the Hammond Area Plan, lands along 203 Street were subject to the Major Corridor policies of the OCP. The Major Corridor policies had been in place since 2006, and permitted higher density developments, such as this application's proposed apartment building. The Hammond Area Plan's land use policies for 203 Street were developed in alignment with the OCP's Major Corridor policies. The purpose of the Hammond Area Plan policies is twofold. First, they lead to a greater variety of housing forms and choice for Maple Ridge residents. Second, they create a vibrancy along major corridors that supports efficiencies in transportation mobility. This includes improved public transit, bicycle and pedestrian routes that help Maple Ridge residents move more conveniently throughout the community and region.

The development site is currently designated *Medium Density Multi-Family* (see Appendix C). As discussed above, this designation allows for the highest residential densities within the Hammond Area Plan, and aims to support the creation of vibrant Hammond neighbourhoods as well as support future transportation mobility. This development application is in compliance with the policies of the Hammond Area Plan. A review of specific area plan policies with respect to this application is presented below.

The proposed four storey apartment building is in compliance with the following Hammond Area Plan policies:

*3-6 Providing a range of housing forms and tenures is encouraged throughout the Hammond neighbourhood. These include single-family and multi-family forms, with tenures ranging from home ownership, rental (including purpose-built rental), affordable, and subsidized housing.*

*3-23 Townhouse, rowhouse and apartment housing forms are permitted within the Medium Density Multi-Family Designation.*

*3-25 Maximum building height for apartment form is four (4) storeys.*

Furthermore, the following policies also apply to this development site. As the design of the project is still preliminary, further design work will be undertaken following first reading. A full assessment of the compliance of the project with these policies will be provided at second reading. However, these policies are listed here as strong guidance of how the design of the project will be assessed:

*3-5 Hammond is an established neighbourhood, with a predominantly single-family use. As density increases over time, design compatibility with the existing character is encouraged to*

*maintain livability, streetscape aesthetics, and Hammond's sense of place. Elements of the existing built form should be incorporated into site and building design for all forms of development. For example:*

- (a) Space for ample light penetration should be provided between buildings;*
- (b) Building heights should not appear imposing to smaller existing buildings;*
- (c) Existing mature trees and shrubs should be retained, wherever possible; and*
- (d) Landscaping should include new plants and trees that will attract bees, butterflies, and songbirds;*
- (e) Establish garden areas that provide energy conservation benefits, such as shade in the summer and light penetration in the winter (i.e. using deciduous trees).*

*3-10 Shadow studies may be required for proposed buildings greater than three (3) storeys in height and where a building façade is more than double the width of adjacent buildings. Site and building design should mitigate for potential shadow casts and blocking of daylight on nearby properties.*

*3-13 To minimize impervious surfaces, incorporate on-site landscaping infiltration strategies and rainwater retention to comply with the Subdivision and Development Servicing Bylaw.*

*3-14 Energy efficient design and Best Management Practices are encouraged in all developments in Hammond. Maple Ridge supports the green technologies embedded in the Hammond Development Permit Area Guidelines and encourages these within all development.*

*3-15 Achieving a LEED (Leadership in Energy & Environmental Design), Built Green, Passive House or similar certification program is encouraged, as they contribute to energy savings and greenhouse gas reductions through enhanced envelope performance and decreased reliance on mechanical systems for heating, cooling, and ventilation.*

*3-26 Ensuring that higher densities are compatible with existing character is an important consideration. Design for new development should include:*

- (a) Orienting living and activity spaces toward streets and laneways, so that opportunities for "eyes on the street" are created wherever possible;*
- (b) Careful consideration of size, location, and orientation of on-site open space areas to ensure new development allows ample sunlight and a variety of plant materials and trees that are complementary to the existing mature landscaping that contributes to the neighbourhood character;*
- (c) Design that is sensitive to surrounding built form and height, particularly for buildings that are three (3) or more storeys in height;*
- (d) Parking for residents is provided in a concealed or underground structure.*

The properties directly to the west of the development site are designated as *Low Density Multi-Family* under the Hammond Area Plan. This designation permits townhouses, fourplexes and courtyard residential development forms up to three stories in height on these properties subject to rezoning. These properties are in close proximity to Lougheed Highway and the Maple Meadows West Coast Express Station.

Policy 3-9 c) of the Hammond Area Plan encourages lot consolidation only where it is not to the detriment of residual parcels with respect to their land use designations. In this case, a single family house on the property, 11789 203 Street, is located to the south of the development site and just



north of Maple Ridge Fire Hall #3. This property is also designed *Medium Density Multi-Family* and was envisioned to be a part of future development at this corner of 203 Street. The parcel by itself would have limited development potential without consolidation with the current development application. The developers have approached the property owner of 11789 203 Street to include it within the current development application. However, the property owner does not wish to join the current development at this time.

Finally, the OCP and the Hammond Area Plan contain policies aimed at working cooperatively with regional and provincial agencies, such as TransLink, Metro Vancouver, and the Ministry of Highways to further improve transportation networks within Maple Ridge and connections with the larger region. Notably, the following policy within the Hammond Area Plan reflects this:

*4-8 Maple Ridge will continue to consult and work in cooperation with Regional and Provincial agencies to improve public transit and particularly to:*

- a) Increase existing transit service to a level that is consistent with a compact and multi-modal community; and,*
- b) Provide safe and convenient access to transit facilities.*

Increasing land use intensity in certain key areas and along specific major corridors is important in being able to secure external agency commitments to infrastructure improvements. For example, discussions were held with TransLink during the development of the Hammond Area Plan which led to the recommendation of higher density land use designations in certain areas in north Hammond. Subsequently, a new B-Line rapid bus service from Coquitlam to Maple Ridge via the Lougheed Highway corridor has been proposed by TransLink. Further discussion on this item is presented below.

In summary, this development application is in compliance with the height and apartment housing forms envisioned by the policies of the Hammond Area Plan. Furthermore, it will be subject to a Form and Character Development Permit, as per OCP section 8.13, where opportunities to address the interfacing and compatibility of this development with respect to the existing single family housing to the south and west will be fully investigated.

#### Lougheed Transit Corridor Study

TransLink has identified the Lougheed Highway corridor west of the Town Centre as the alignment for a new B-Line rapid bus service route, which will connect the Haney Transit Exchange to Coquitlam Central Station and the Evergreen Line skytrain. This new service is anticipated to begin operating in September 2019. B-Line bus stops in Maple Ridge are proposed at the intersections of Lougheed Highway at Laity Street and 203 Street, and being considered at 222 Street. The proposed stop at the 203 Street intersection is approximately 200 m, or 2 to 3 minute walk, from this application's development site.

In September 2018, Council directed staff to undertake a Lougheed Transit Corridor Study, and also endorsed its engagement strategy and study area boundaries. Based on Council's direction at the September 4, 2018 Workshop meeting, the study area was expanded to include properties on Patterson Avenue, which cover this application's development site.

The Lougheed Transit Corridor Study will review whether existing policies around proposed B-Line bus stops and along the Lougheed corridor are generally transit-supportive. This includes land use designations and infrastructure development that support multi-modal transportation, reduce car-

dependence, and provide opportunities to live, work and shop in close proximity to transit stops. The study outcomes may result in recommendations or changes regarding land use policies within the study area boundaries.

The study is organized into three phases:

1. Background research;
2. Consultation and concept plan development;
3. Policy and bylaw amendments.

Currently, staff are working through phase 1, which includes participation in Metro Vancouver's land use and monitoring study for the Lougheed corridor. Once informed by Metro Vancouver's study findings, staff will be reporting back to Council prior to moving forward with phase 2 of the study.

As this application's development site is located within the Lougheed Transit Corridor Study boundaries, property owners along Patterson Avenue will be invited to participate in the land use conversation surrounding the future 203 Street B-Line bus stop.

#### Housing Action Plan:

Maple Ridge's vision and commitment towards providing a variety of housing options is encompassed in this statement contained in the Maple Ridge Housing Action Plan:

*"Access to safe, affordable, and appropriate housing that meets the diverse and changing needs of the community is a priority."*

The current application proposes a mix of unit sizes, and provides for greater diversity in the Hammond Area. It was estimated at the time of the preparation of the Hammond Area Plan that approximately 79% of dwelling units in the Hammond Area were in single family housing, while townhouse and apartment type dwelling units made up approximately 17% and 2.5% of dwelling units respectively. While the single family historical development pattern gives the area most of its character, it provides fewer opportunities in terms of housing diversity and choice.

#### Zoning Bylaw:

The current application proposes to rezone the subject properties located at 20278 and 20292 Patterson Avenue from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit a four storey apartment building. The minimum lot size for the current RS-1 zone is 668 m<sup>2</sup> (7,190 sf), and the minimum lot size for the proposed RM-2 zone is 1,300 m<sup>2</sup> (13,993 sf). The net lot size of the current application needs to be determined due to dedication of frontage on 203 Street and Patterson Avenue, but there is more than sufficient lot area to meet the minimum lot size requirements of the proposed zone.

Based on a review of the preliminary proposal at this time, the applicant may seek variances for reducing the parking requirement and relaxing the front (north) and exterior side (east) setback requirements of the RM-2 zone. The precise nature of these variances, and justification for them, will be examined once a full application package is received following first reading. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

### Development Permits:

Pursuant to Section 8.13 of the OCP, a Hammond Development Permit Area application is required for all Medium Density Multi-family located in the Hammond Area. Through this design process, efforts will be made to reduce the scale and massing of the proposed building to blend in more with the single family houses in the area.

### Advisory Design Panel:

The Hammond Development Permit Area Application for the North Hammond Precinct must be reviewed by the Advisory Design Panel prior to second reading.

### Development Information Meeting:

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

#### e) Interdepartmental Implications:

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

- a) Engineering Department;
- b) Fire Department;
- c) Building Department;
- d) School District;
- e) Ministry of Transportation and Infrastructure; and
- f) 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. This evaluation will take place between first and second reading.

#### f) Development Applications:

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

1. A complete Rezoning Application (Schedule C);
2. A Hammond Area Development Permit Application for the North Hammond Precinct (Schedule D);
3. A Development Variance Permit (Schedule E);

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

**g) Citizen Implication:**

To date, Council and the Planning Department have received numerous inquiries and correspondence regarding the proposed development. Correspondence have requested further information on the proposed development and the Hammond Area Plan, information about opportunities to provide feedback, and raised objections to the project. While the proposed rezoning to permit a four storey apartment building conforms with the Hammond Area Plan's land use designation, it is recognized that the insertion of this new development form within a neighbourhood with single family housing forms can be contentious.

As part of the City's regular rezoning process, the public has multiple opportunities to provide comments and feedback:

- The public may write to Council up to Public Hearing;
- As per Council Policy 6.20, the applicant is required to host a public Development Information Meeting prior to second reading. Notice of the meeting is posted on the development sign, in the local newspaper, and mailed to all property owners within 100 metres of the development site;
- The City is required by provincial legislation to hold a Public Hearing on the proposed rezoning. In Maple Ridge, this occurs between second and third readings of a proposed bylaw. All members of the public are allowed to make representations on the proposed bylaw in front of Council. Notice of the meeting is posted on the development sign, in the local newspaper, and mailed to all property owners within 50 metres of the development site;
- Any variances to the requirements of the proposed zone must be addressed through a Development Variance Permit application that is considered by Council. Notice of consideration of any variances is mailed to all adjacent property owners to allow them an opportunity to provide comment to Council on any requested variances.

**h) Alternative:**

Council has the option to defer the current application pending the outcomes of the Lougheed Transit Corridor Study. The purpose of the study is to review existing policies and land use designations around proposed B-Line rapid bus stops and along the Lougheed corridor to ensure they are transit-supportive in terms of uses and density.

However, as previously noted, this development application and proposed rezoning are in compliance with development site's *Medium Density Multi-Family* land use designation under the Hammond Area Plan. Building on the City's longstanding Major Corridor policies, this designation was envisioned through the Hammond Area Planning process to support, among other things, better, higher frequency transit services like the future B-Line rapid bus.

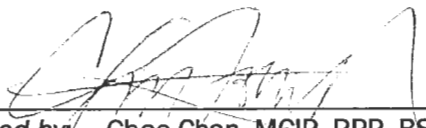
It is anticipated that the City's pending Lougheed Transit Corridor Study will make eventual recommendations regarding land use policies within its study area's boundaries, which include the development site, and Council may wish to wait for the conclusions of these discussions prior to giving further consideration to the current application.

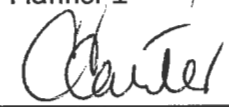
**CONCLUSION:**

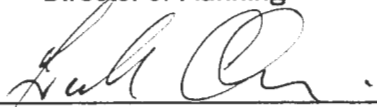
The development proposal is in compliance with the Hammond Area Plan of the OCP. Therefore, it is recommended that Council grant first reading subject to additional information being provided and

assessed prior to second reading, including exploring all opportunities to address the interfacing and compatibility of this development with respect to the existing single family housing to the south and west.

However, Council has the option to defer the current application pending the outcomes of the Loughheed Transit Corridor Study to review land uses along a new proposed B-Line rapid bus route.

  
Prepared by: Chee Chan, MCIP, RPP, BSc  
Planner 1

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

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

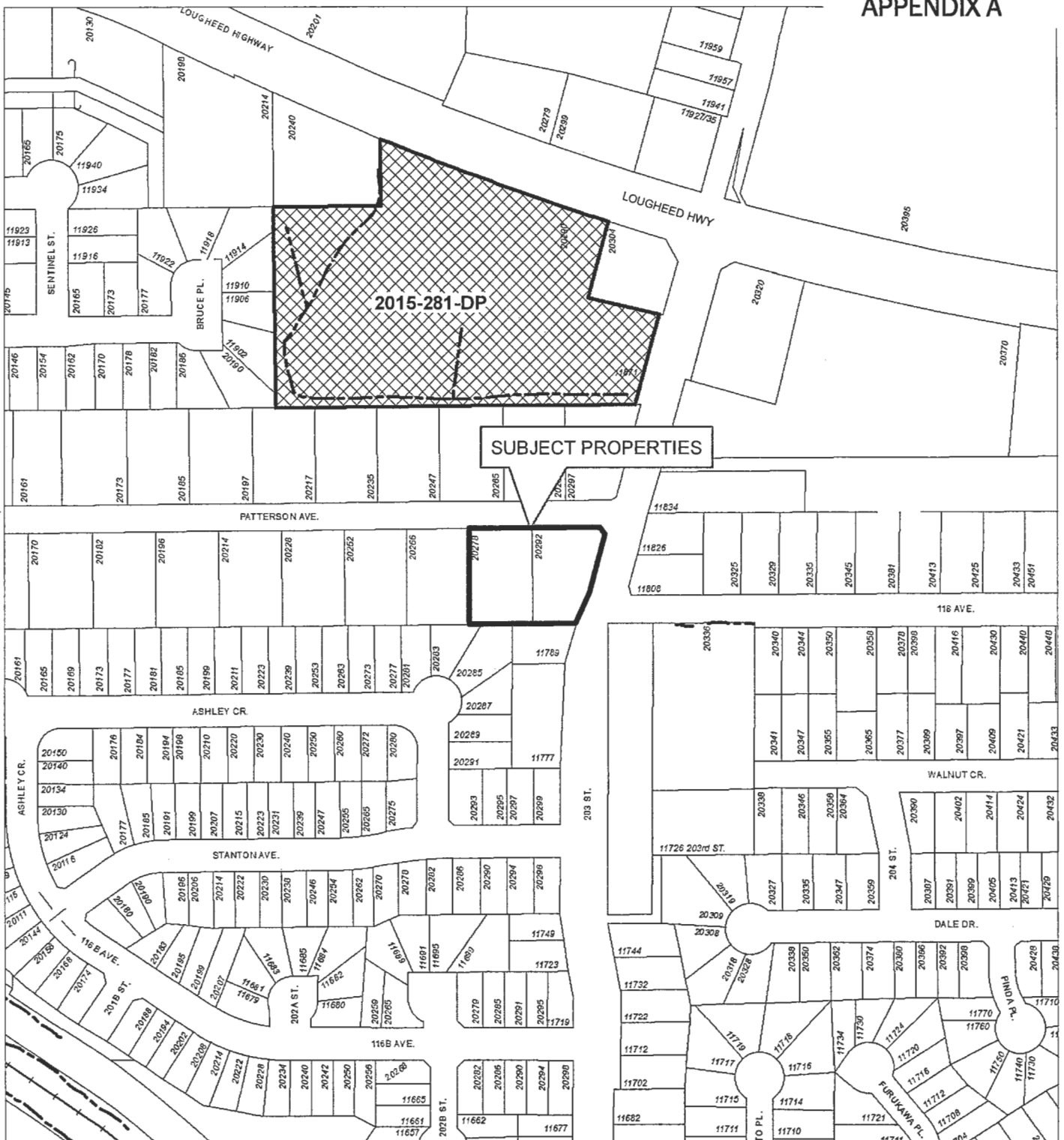
  
Concurrence: Paul Gill, BBA, CPA, CGA  
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Official Community Plan Land Use Designations
- Appendix D – Zone Amending Bylaw No. 7523-2018
- Appendix E – Proposed Site Plan



# APPENDIX A



## Legend

- Ditch Centreline
- Active Applications (RZ/SD/DP/VP)

20292 & 20278 PATTERSON AVE

PLANNING DEPARTMENT



MAPLE RIDGE  
British Columbia

mapleridge.ca

FILE: 2018-489-RZ  
DATE: Nov 27, 2018

BY: RA

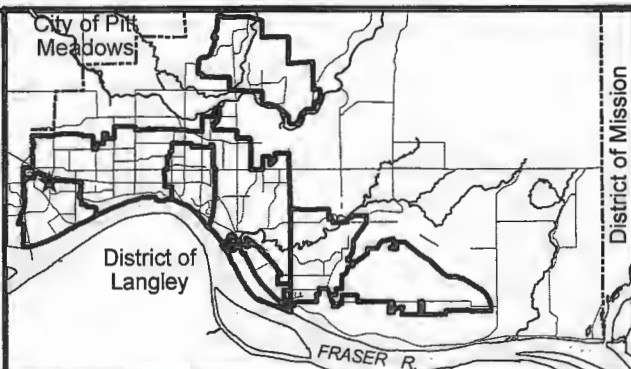


Scale: 1:3,000

# APPENDIX B



Scale: 1:3,000



20292 & 20278 PATTERSON AVE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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

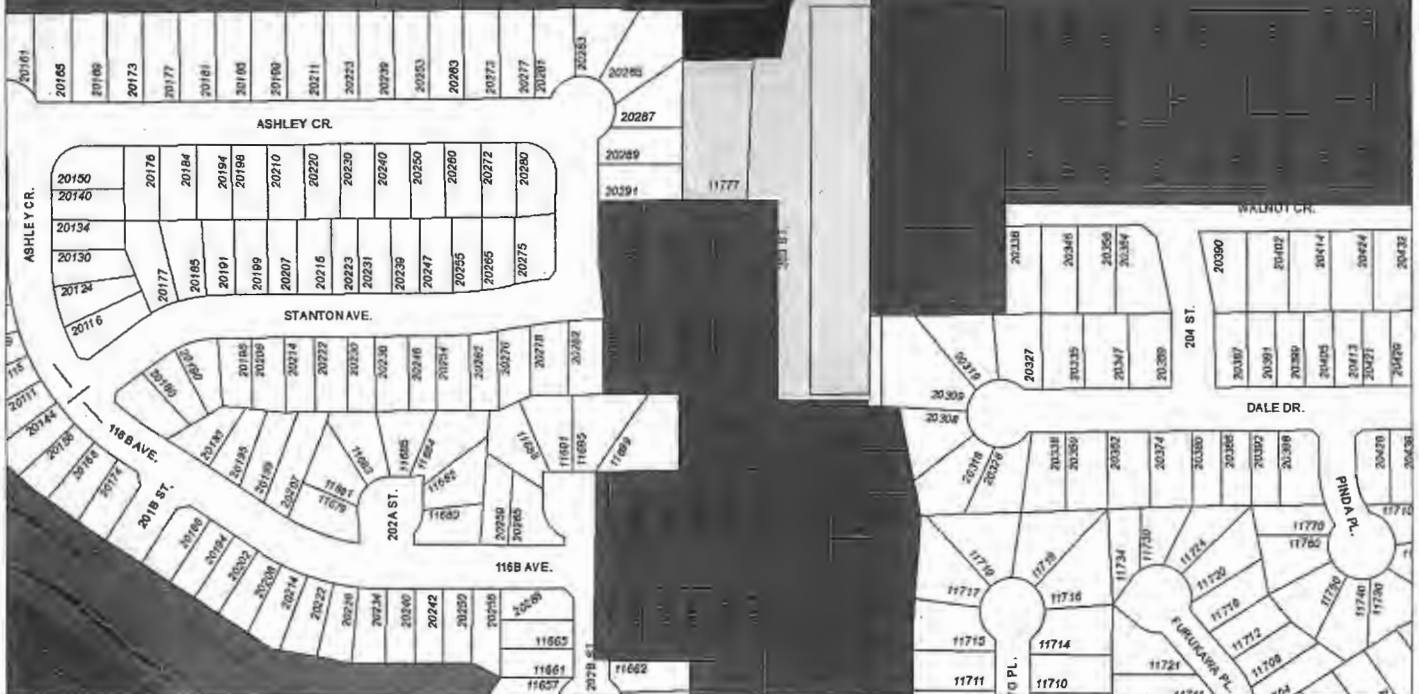
FILE: 2018-489-RZ

DATE: Nov 27, 2018

BY: RA



SUBJECT PROPERTIES



Scale: 1:3,000

**Legend**

- Parcel Hook
- Street Name Leader
- Parcels
- + Railway (Generalized)
- Single-Family & Compact Residential
- Low Density Multi-Family
- Medium Density Multi-Family
- Maple Meadows Business Park
- Institutional
- Parks & Open Space
- Commercial

20292 & 20278 PATTERSON AVE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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

FILE: 2018-489-RZ

DATE: Nov 27, 2018

BY: RA



**CITY OF MAPLE RIDGE  
BYLAW NO. 7523-2018**

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7523-2018."
2. Those parcels or tracts of land and premises known and described as:

and outlined in heavy black line on Map No. 1788 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RM-2 (Medium Density Apartment Residential).

- READ a first time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

READ a second time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

PUBLIC HEARING held the       day of       , 20

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

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

ADOPTED, the            day of            , 20

CORPORATE OFFICER



# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7523-2018

Map No. 1788

From: RS-1 (One Family Urban Residential)

To: RM-2 (Medium Density Apartment Residential)



SCALE 1:2,500





mapleridge.ca

## City of Maple Ridge

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** First Reading  
Zone Amending Bylaw No. 7528-2019  
24440 128 Avenue

**MEETING DATE:** January 22, 2019  
**FILE NO:** 2019-001-RZ  
**MEETING:** C o W

---

### EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties located at 24440 128 Avenue from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential), to permit a future subdivision of 6 lots. The minimum lot size for the current RS-3 zone is 8,000 m<sup>2</sup>, and the minimum lot size for the proposed RS-2 Zone is 4,000 m<sup>2</sup>.

The proposed RS-2 One Family Suburban Residential zoning complies with the policies of the Official Community Plan and with the Suburban Residential designation, but has been discussed extensively by Council. On September 5, 2017, Council reviewed and reaffirmed the Suburban Residential designation with the following resolution:

*That no changes be made to the current policies in the Official Community Plan for Estate Suburban Residential and Suburban Residential Land Use Designations, as discussed in the Council report dated September 5, 2017.*

On this basis, this proposal remains consistent with the Official Community Plan. However, an amendment to the OCP is required to adjust the area designated *Conservation* around the watercourse.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$5,100.00 per single family lot, for an estimated amount of \$30,600.00.

### RECOMMENDATIONS:

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

- i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;
- ii. The Board of any Regional District that is adjacent to the area covered by the plan;
- iii. The Council of any municipality that is adjacent to the area covered by the plan;
- iv. First Nations;
- v. Boards of Education, Greater Boards and Improvements District Boards; and
- vi. The Provincial and Federal Governments and their agencies.

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

That Zone Amending Bylaw No. 7528-2019 be given first reading; and

That the applicant provide further information as described on Schedules A, B, & F of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

#### **DISCUSSION:**

##### **a) Background Context:**

|                           |   |
|---------------------------|---|
| Applicant:                | Tarek Yassin  |
| Legal Description:        | Lot: 1, Section: 22, Township: 12, Plan: NWP23770   |
| OCP:                      |   |
| Existing:                 | Suburban Residential  |
| Proposed:                 | Suburban Residential  |
| Zoning:                   |   |
| Existing:                 | RS-3 (One Family Rural Residential)   |
| Proposed:                 | RS-2 (One Family Suburban Residential)  |
| Surrounding Uses:         |   |
| North:                    | Use: Vacant<br>Zone: RS-3 (One Family Rural Residential)<br>Designation: Suburban Residential                           |
| South:                    | Use: Vacant Municipal lands<br>Zone: RS-3 (One Family Rural Residential)<br>Designation: Suburban Residential           |
| East:                     | Use: Single Family Residential<br>Zone: RS-3 (One Family Rural Residential)<br>Designation: Suburban Residential        |
| West:                     | Use: Single Family Residential<br>Zone: RS-3 (One Family Rural Residential)<br>Designation: Estate Suburban Residential |
| Existing Use of Property: | Single Family Residential   |
| Proposed Use of Property: | Single Family Residential   |
| Site Area:                | 4.046 HA (10 acres)   |
| Access:                   | 128 Avenue  |
| Servicing requirement:    | Suburban Standard   |

##### **b) Site Characteristics:**

The subject site is located outside of the Urban Area Boundary, south and east of the South Alouette River, south of the 128 Avenue road right-of-way, and west of Alouette Road. An equestrian trail and the Bosa Creek run along the northern property line within the 128 Avenue road right-of-way, which were both recently improved through construction activity for the sanitary sewer main extension on 128 Avenue. The land slopes down to the Alouette River from the embankment on the municipal



lands to the south; however, the subject site itself is relatively flat and vacant with the exception of an outbuilding. The majority of the property is densely vegetated.

**c) Project Description:**

The applicant has submitted a proposal to rezone the property to RS-2 (One Family Suburban Residential) and subdivide the parcel into suburban residential lots no less than 0.4 ha (1 acre) in area, with a new local road proposed on the site. A significant amount of work has been done on the site, revealing environmentally sensitive areas at the north and the south portions of the site, became clear. The proposed lot yield is 6 lots, combined with dedication and conservation covenants of the environmentally protected areas. The access to the site will be from 128<sup>th</sup> Avenue.

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 site is designated *Suburban Residential* in the Official Community Plan, which permits a single detached housing form located outside of the Urban Area Boundary. The RS-2 (One Family Suburban Residential) zone is in compliance with this designation, and requires city water and private sewage disposal system.

The Suburban Residential designation has been the subject of Council discussion for a few years. On September 5, 2017 Council reaffirmed the Suburban Residential designation. The resolution is as follows:

*That no changes be made to the current policies in the Official Community Plan for Estate Suburban Residential and Suburban Residential Land Use Designations, as discussed in the Council report dated September 5, 2017.*

With the September 5, 2017 reaffirmation of this land use designation, it is clear that this proposal for rezoning to RS-2 Suburban Residential is consistent with the stated direction of both Council and the Official Community Plan.

The setback areas on the property for the protection of Bosa Creek on the property will need to be dedicated as park and designated as conservation, thereby triggering the need for an amendment to the Official Community Plan.

**Zoning Bylaw:**

The current application proposes to rezone the property located at 24440 128 Avenue from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit future subdivision into approximately seven lots (see Appendix C). Any variations from the requirements of the proposed zone will require a Development Variance Permit application. The minimum lot size for the current RS-3 One Family Rural Residential zone is 8000 m<sup>2</sup>, and the minimum lot size for the proposed RS-2 One Family Suburban Residential zone is 4000 m<sup>2</sup>.

### **Development Permits:**

Pursuant to Section 8.9 of the OCP, a Watercourse Protection Development Permit application is required to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas. Approximately 30% of this site will be dedicated as parkland and a significant number of trees will be preserved on the proposed lots via a tree protection covenant. These measures will preserve the rural character of the site.

### **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) Building Department;
- d) Fire Department; and
- e) Parks Department.

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) Early and Ongoing Consultation:**

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

#### **g) Development Applications:**

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

1. An Official Community Plan Application (Schedule A);
2. A complete Rezoning Application (Schedule B);
3. A Watercourse Protection Development Permit Application (Schedule F); and
4. A Subdivision Application.

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

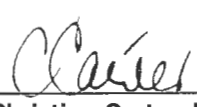
#### CONCLUSION:

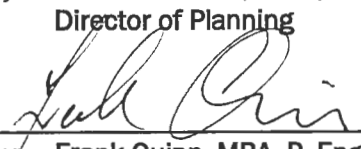
Justification has been provided to support an Official Community Plan amendment to allow a portion of the site to be designated as *Conservation*. The RS-2 (One Family Suburban Residential) zone aligns with the *Suburban Residential* designation, therefore, it is recommended that Council grant first 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.

It is expected that once complete information is received, Zone Amending Bylaw No. 7528-2019 will be amended and an OCP Amendment to adjust the *Conservation* boundary may be required.

The proposed layout has not been reviewed in relation to the relevant bylaws and regulations governing subdivision applications. Any subdivision layout provided is strictly preliminary and must be approved by the City of Maple Ridge's Approving Officer.

  
Prepared by: **Diana Hall, M.A (Planning), MCIP, RPP**  
**Planner 2**

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

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

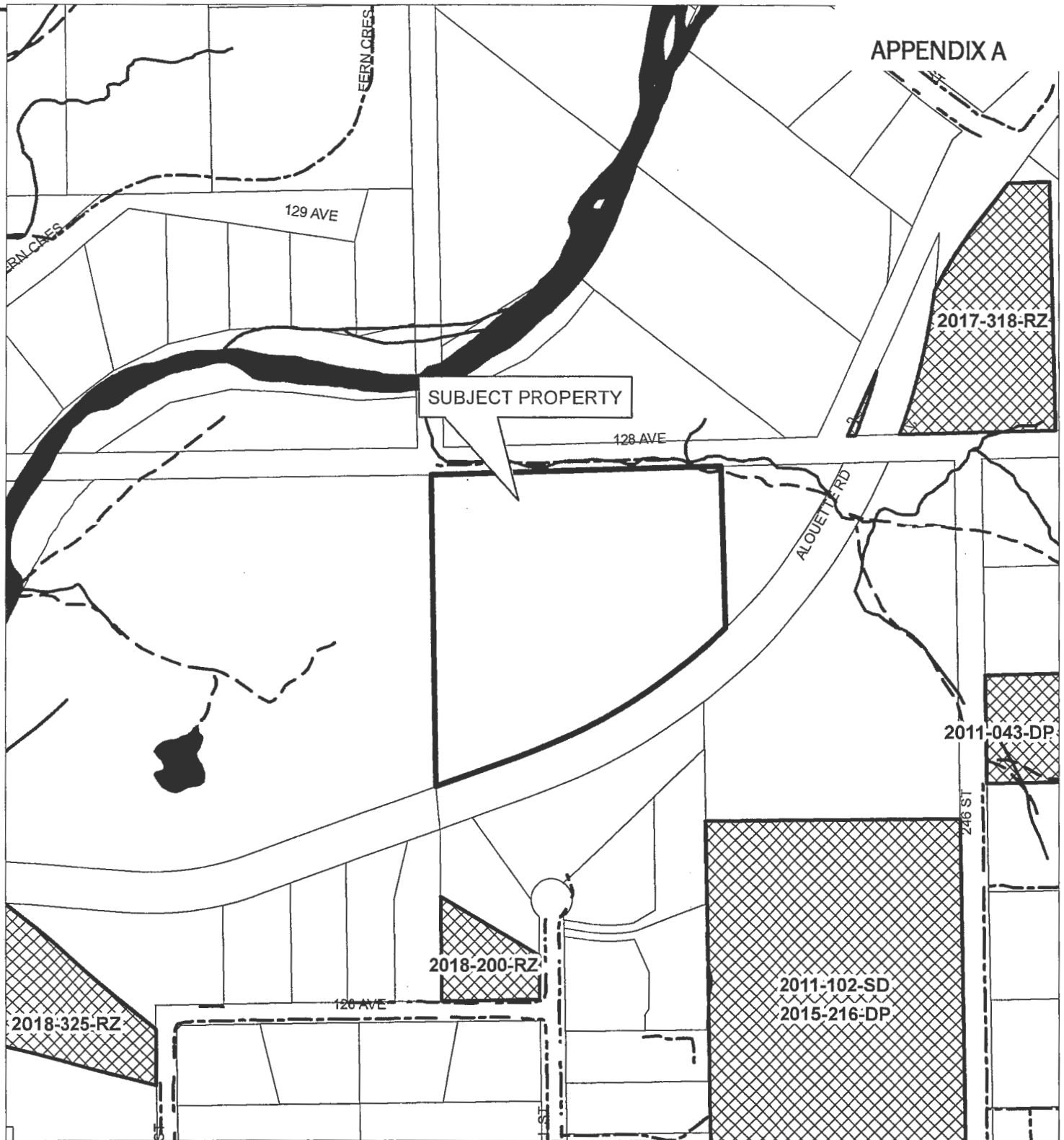
  
Concurrence: **Paul Gill, BBA, CPA, CGA**  
**Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7528-2019
- Appendix D – Proposed Site Plan



# APPENDIX A



Scale: 1:4,000

## Legend

- Stream
- Ditch Centreline
- Edge of River
- Indefinite Creek
- River Centreline
- Lake or Reservoir
- River
- Major Rivers & Lakes
- Active Applications (RZ/SD/DP/NP)

24440 128 Ave

ENGINEERING DEPARTMENT



MAPLE RIDGE

British Columbia

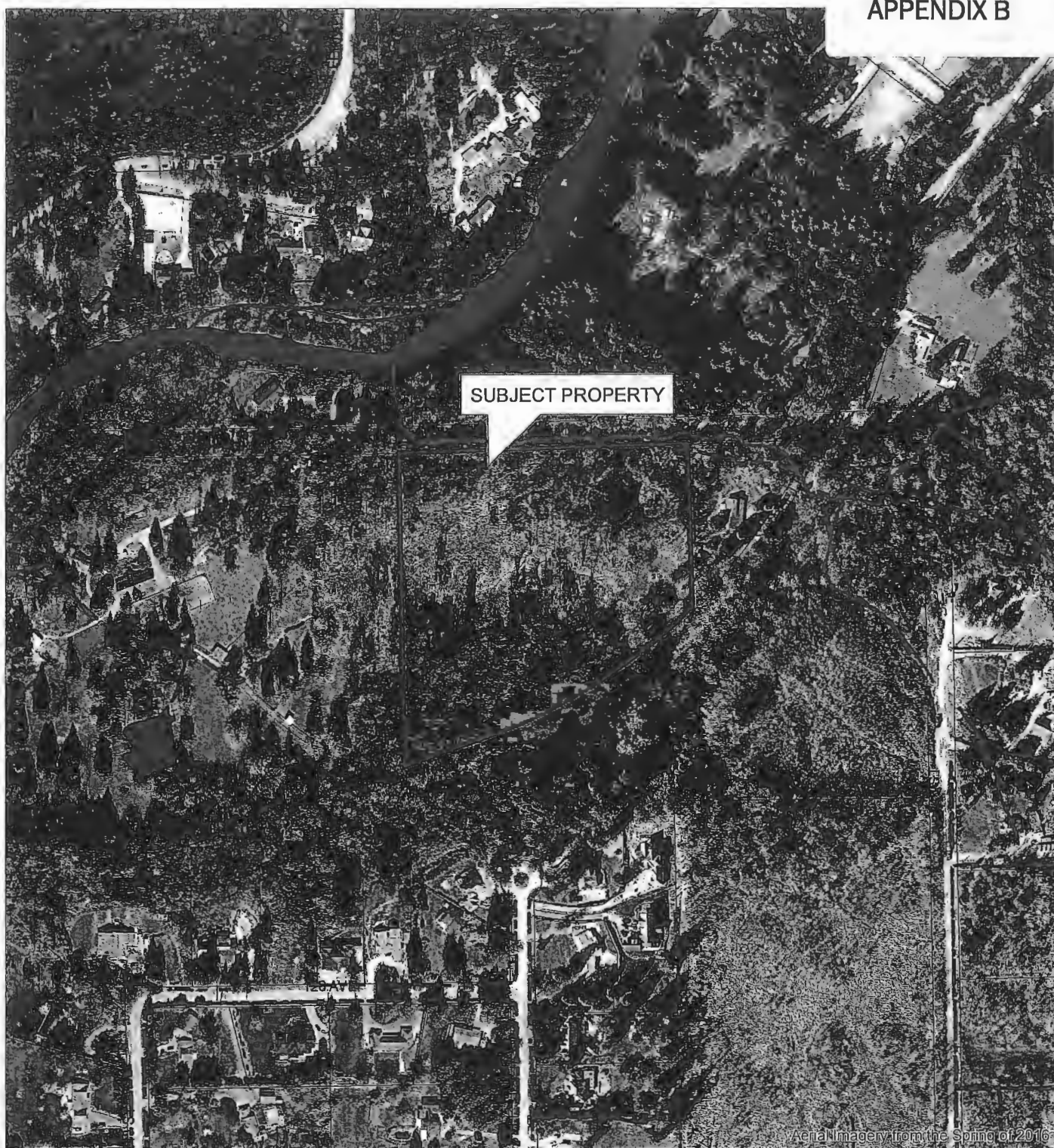
[mapleridge.ca](http://mapleridge.ca)

FILE: 2019-001-RZ

DATE: Jan 8, 2019

BY: MC

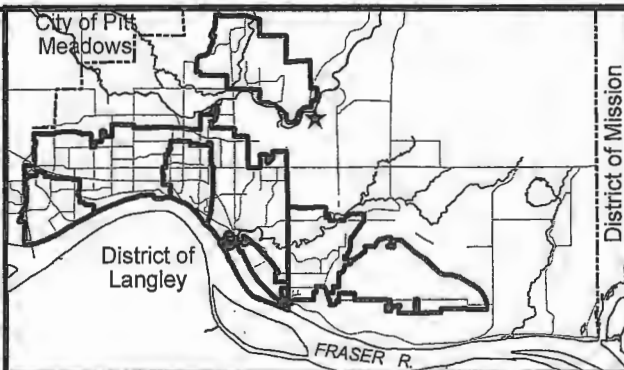
# APPENDIX B



Aerial Imagery from the Spring of 2016

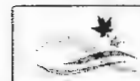


Scale: 1:4,000



24440 128 Ave

ENGINEERING DEPARTMENT



MAPLE RIDGE

British Columbia

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

FILE: 2019-001-RZ  
DATE: Jan 7, 2019

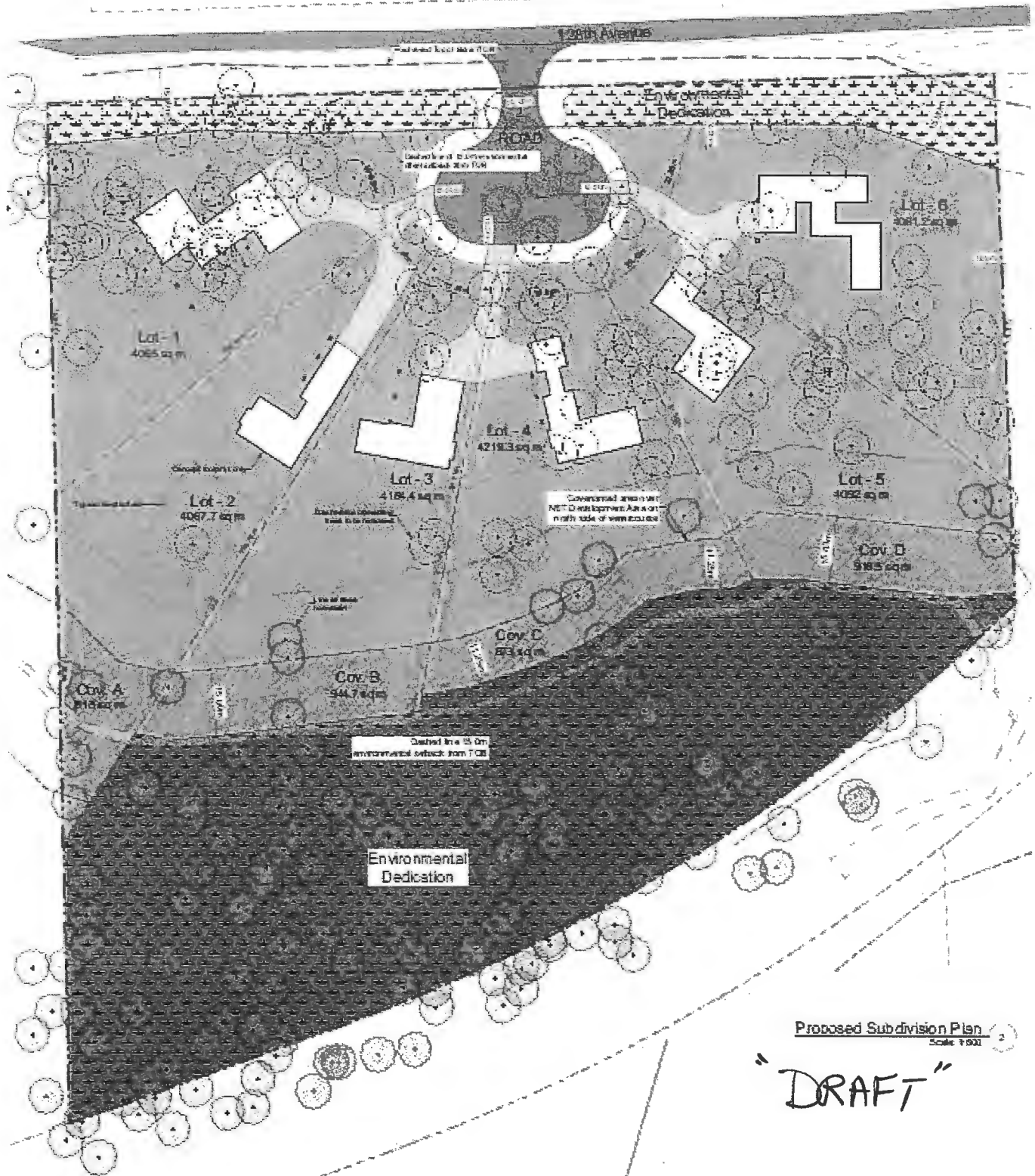
BY: MC

CORPORATE OFFICER





# APPENDIX D



## City of Maple Ridge

**TO:** His Worship Mayor Michal Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** First Reading  
Zone Amending Bylaw No. 7501-2018  
12010 232 Street and 23223 Dewdney Trunk Road

**MEETING DATE:** January 22, 2019  
**FILE NO:** 2018-335-RZ  
**MEETING:** C o W

---

### EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties located at 12010 232 Street and 23223 Dewdney Trunk Road from C-1 (Neighbourhood Commercial) and RS-1 (One Family Urban Residential) to C-2 (Community Commercial) to permit a mixed use commercial development approximately 742m<sup>2</sup> (7,986.82 ft<sup>2</sup>) in size. The proposed development would include a dedicated lane and surface parking. The proposed rezoning will require an amendment to the Official Community Plan to re-designate portions of the subject properties from Urban Residential to Commercial. The intersection of 232 Street and Dewdney Trunk Road is identified as a Community Commercial Node by the OCP. Therefore, some limited expansion of the retail node is permitted 100 metres from the intersection. This proposal meets this criterion and is consistent with OCP policies.

This development would not be subject to the City wide community amenity contribution policy as there is no second storey apartment residential uses planned for the site, and commercial projects are exempt from contributing to CACs.

To proceed further with this application additional information is required as outlined below.

### RECOMMENDATIONS:

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

- i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;
- ii. The Board of any Regional District that is adjacent to the area covered by the plan;
- iii. The Council of any municipality that is adjacent to the area covered by the plan;
- iv. First Nations;
- v. Boards of Education, Greater Boards and Improvements District Boards; and
- vi. The Provincial and Federal Governments and their agencies.

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

That Zone Amending Bylaw No. 7501-2018 be given first reading; and

That the applicant provide further information as described on Schedules A,C,D, E,F and G of the Development Procedures Bylaw No. 5879-1999, along with the information required for an a Subdivision application.

## **DISCUSSION:**

### **a) Background Context:**

|                           |  |
|---------------------------|--|
| Applicant:                | Geoff Lawlor Architect AIBC  |
| Legal Description:        | Lot 1, Section 21, Township 12, Plan NWP59958 and Lot A, Section 21, Township 12, Plan NWP6345                       |
| OCP:                      |  |
| Existing:                 | Commercial and Urban Residential   |
| Proposed:                 | Commercial   |
| Zoning:                   |  |
| Existing:                 | C-1 (Neighbourhood Commercial) and RS-1 (One Family Urban Residential)   |
| Proposed:                 | C-2 (Community Commercial)   |
| Surrounding Uses:         |  |
| North:                    | Use: Older single family house<br>Zone: RS-1 (One Family Urban Residential)<br>Designation: Urban Residential        |
| South:                    | Use: Gas Station<br>Zone: CS-1 (Service Commercial)<br>Designation: Commercial                                       |
| East:                     | Use: Older single family house<br>Zone: RS-1 (One Family Urban Residential)<br>Designation: Urban Residential        |
| West:                     | Use: Gas Station<br>Zone: CS-2 (Service Station Commercial) and CS-1 (Service Commercial)<br>Designation: Commercial |
| Existing Use of Property: | Single Family Residential and Commercial Building  |
| Proposed Use of Property: | Mixed Use Commercial Development   |
| Site Area:                | 0.26 ha (0.63 acres)   |
| Access:                   | 232 Street   |
| Servicing requirement:    | Urban Standard   |

### **b) Site Characteristics:**

The subject property is located at the intersection of 232<sup>nd</sup> Street and Dewdney Trunk Road both of which are classified as Arterial roads. Dewdney Trunk Road at this location has two lanes of directional travel plus a left turn lane. 232<sup>nd</sup> Street has one lane of directional travel plus a left turn lane. The intersection is signalized with advanced left turn signals. Three of the corners of the intersection have commercial uses and beyond those uses is residential. The subject properties under application contain an older two story commercial building being located on the property at

the corner of 232<sup>nd</sup> Street and Dewdney Trunk Road and the other property contains a single family house. The subject property slopes from the southwest to the northeast.

**c) Project Description:**

The application is to rezone the subject properties from C-1 (Neighbourhood Commercial) and RS-1 (One Family Urban Residential) to C-2 (Community Commercial) to redevelop the current commercial building and expand the site to the west to accommodate a single storey commercial building of approximately 742 m<sup>2</sup> (7,986.82 ft.<sup>2</sup>) in size with surface parking and a new lane that will provide future access to nearby the properties. The proposal requires an amendment to the Official Community Plan land use designation. A future Development Permit application report will outline the details of the project and any variances required.

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 application is consistent with OCP policies but needs an OCP amendment to the Designation. The properties are currently designated Commercial (Community Commercial Node Category) and Urban Residential. For the proposed development an OCP amendment will be required to re-designate a portion of the subject properties (23223 Dewdney Trunk Road) from Urban Residential to Commercial to allow the proposed C-2 (Community Commercial) zoning. The proposed OCP amendment can be supported through the OCP Community Commercial Node policies found in Section 6.3.5. The proposed expansion of the Commercial designation is supported several OCP Policies.

6-26 – “Maple Ridge will promote the development of Community Commercial Nodes to serve the commercial needs of emerging neighbourhoods.”

6-28 – “Total commercial space within each Community Commercial Node is typically less than 7,000 sq. m. (75,000 sq. ft.) although it is recognized that over time they may expand to 9290 sq. m. (100,000 sq. ft.).”

6-29 – “Commercial and Mixed Use Developments within an identified Community Node must be designed to be compatible with the surrounding area and will be evaluated against the following:

- a) adherence to additional design criteria;
- b) required commercial or mixed use component along the street frontage, within 100 metres from the intersection;
- c) continuity of commercial or mixed use from the intersection; and



d) the ability of the existing infrastructure to support the new development.”

Please note the node includes all 4 corners, and a one storey development is not as dense as it could be.

The current proposal and design fulfills all of the above policy criteria. It will provide more shopping opportunities in a commercial node characterised presently by two gas stations. The future uses of smaller stores, local merchants and possible office space are supported because they are central to achieving a more balanced community in this area. Further, the proposed expansion of the Commercial designation at this location is not significant in size. The two existing gas stations currently in this commercial node do not exceed 400m<sup>2</sup> (4,300ft<sup>2</sup>) in commercial square footage (excluding car washes and gas pump canopy areas). The additional commercial square footage of 742m<sup>2</sup> (8,000 ft<sup>2</sup>) will almost triple the available commercial square footage available in this node. There is approximately 224.54m<sup>2</sup> (2,417ft<sup>2</sup>) of commercial space on the North West corner.

#### **Zoning Bylaw:**

The current application proposes to rezone the properties located at 12010 232<sup>nd</sup> Street and 23223 Dewdney Trunk Road from C-1 (Neighbourhood Commercial) to C-2 (Community Commercial) to permit the development of a single storey mixed use commercial development approximately 742m<sup>2</sup> (7,986.82ft.<sup>2</sup>) in size. Suggestions were made by staff that a two storey building with either office or rental apartments would be supported but the applicant preferred to proceed with no second storey uses. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

#### **Development Permits:**

Pursuant to Section 8.5 of the OCP, a Commercial Development Permit application is required to address the current proposal's compatibility with adjacent development, and to enhance the unique character of the community.

#### **Advisory Design Panel:**

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

#### **Development Information Meeting:**

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

**e) Interdepartmental Implications:**

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

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

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

This application has not been forwarded to the Engineering Department for comments at this time; therefore, an evaluation of servicing requirements has not been undertaken. We anticipate that this evaluation will take place between First and Second Reading.

**f) Early and Ongoing Consultation:**

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

**g) Development Applications:**

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

1. An OCP Application (Schedule A);
2. A complete Rezoning Application (Schedule C);
3. A Commercial Area Development Permit Application (Schedule D);
4. A Development Variance Permit (Schedule E);
5. A Watercourse Protection Development Permit Application (Schedule F)); and
6. A Subdivision Application.

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

**CONCLUSION:**

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.

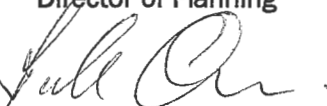
The development proposal is not in compliance with the policies of the OCP. Justification has been provided to support an OCP amendment to designate those portions of the subject properties

designated Urban Residential to Commercial. It is, therefore, recommended that Council grant First Reading subject to additional information being provided and assessed prior to Second Reading.

The proposed layout has not been reviewed in relation to the relevant bylaws and regulations governing subdivision applications. Any subdivision layout provided is strictly preliminary and must be approved by the City of Maple Ridge's Approving Officer.

   
Prepared by: Wendy Cooper, MCIP, RPP  
Senior Planning Technician

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

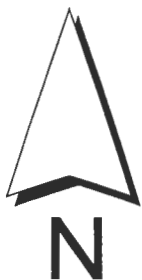
  
Approved by: Frank Quinn, MBA, P. Eng  
GM Public Works & Development Services

  
Concurrence: Paul Gill, BBA, CPA, CGA  
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7501-2018
- Appendix D – Proposed Site Plan

# APPENDIX A



Scale: 1:2,500

## Legend

- Stream
- Ditch Centreline
- Indefinite Creek
- Active Applications (RZ/SD/DP/VP)

12010 232 St  
23223 Dewdney Trunk Rd

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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

FILE: 2018-335-RZ

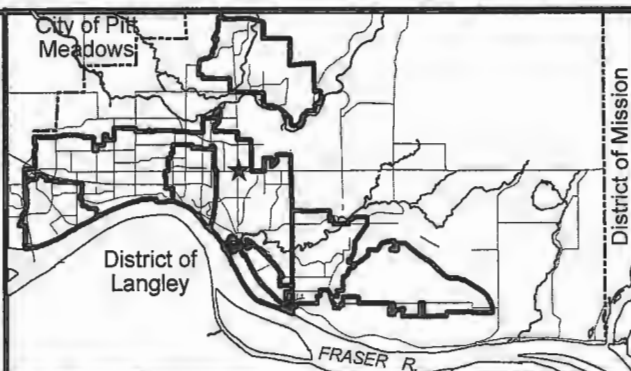
DATE: Oct 25, 2018

BY: LP





Scale: 1:2,500



12010 232 STREET &  
23223 DEWDNEY TRUNK ROAD

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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

FILE: 2018-335-RZ

DATE: Oct 29, 2018

BY: PC

**CITY OF MAPLE RIDGE  
BYLAW NO. 7501-2018**

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7501-2018."

Lot 1 Section 21 Township 12 New Westminster District Plan 59958;

and outlined in heavy black line on Map No. 1776 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to C-2 (Community Commercial).

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

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

**PUBLIC HEARING** held the       day of       , 20

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

**ADOPTED,** the            day of            , 20

CORPORATE OFFICER









**mapleridge.ca**

## City of Maple Ridge

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** First Reading  
Zone Amending Bylaw No. 7519-2018  
11070 Lockwood Street, 24984, 25024 and 25038 112 Avenue, and  
North East Albion Land Use and Servicing Concept Planning Process

**MEETING DATE:** January 22, 2019  
**FILE NO:** 2018-217-RZ  
**MEETING:** C of W

---

### EXECUTIVE SUMMARY:

An application has been received to rezone 11070 Lockwood Street, and 24984, 25024 and 25038 112 Avenue (the development site), located in the northeast section of the Albion Area Plan (North East Albion area). The application proposes to rezone the development site from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban (Medium Density) Residential) to permit a subdivision of approximately 86 single family lots. The applicant intends to choose the Density Bonus option within the RS-1b (One Family Urban (Medium Density) Residential) zone, which is specific to the Albion Area, enabling single-family lot sizes no less than 371 m<sup>2</sup> (3,993 sf). The required amenity fee of \$3,100.00 per lot less than 557 m<sup>2</sup> will be collected by the Approving Officer at the subdivision approval stage. Furthermore, this application is subject to the City's Community Amenity Contribution Program Policy 6.31, and a contribution of approximately \$438,600 (\$5,100 per lot) is requested.

The North East Albion area has been identified in policy as an area requiring future land use and servicing assessments. Specifically, existing policies raises questions regarding the sequence of development and impacts to servicing systems, and identifies the need for a renewed land use assessment to evaluate residential, commercial, recreational, conservation and institutional uses, densities, and transportation and servicing needs. To address these issues, Council is being asked to endorse a North East Albion Land Use and Servicing Concept Planning Process, which will be undertaken collaboratively with the applicant and, as described in this report, will prepare a Land Use and Servicing Concept Plan for North East Albion. Such a Concept Plan would then be used to guide the preparation and evaluation of specific development proposals in the North East Albion area, starting with the current application 2018-217-RZ.

Council is also asked to consider giving first reading for the development application 2018-217-RZ, which will then be placed on hold pending the outcomes of the planning process. The developer is supportive of the Land Use and Servicing Concept Planning Process and has further offered use of their consultant team, at no cost to the City, because they recognize that in doing so, it could provide insights for their development proposal and expedite the processing of their application.

Should Council not support the proposed approach of undertaking a North East Albion Land Use and Servicing Concept Planning Process while granting first reading to the current application, alternative recommendations have been proposed in this report.

To proceed further, the following recommendations below are made.

## RECOMMENDATIONS:

1. That the North East Albion Land Use and Servicing Concept Planning Process be endorsed;
2. That Zone Amending Bylaw No. 7519-2018 be given first reading, and that consideration of second reading be deferred until such time as the draft North East Albion Land Use and Servicing Concept Plan is endorsed by Council;
3. That, in respect of Section 475 of the *Local Government Act*, requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:
  - i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;
  - ii. The Board of any Regional District that is adjacent to the area covered by the plan;
  - iii. The Council of any municipality that is adjacent to the area covered by the plan;
  - iv. First Nations;
  - v. Boards of Education, Greater Boards and Improvements District Boards; and
  - vi. The Provincial and Federal Governments and their agencies.

and in that regard it is recommended that no additional consultation be required in respect of this matter beyond the early posting of the proposed Official Community Plan amendments on the City's website, an invitation to the public to comment, and the consultation process included in the North East Albion Land Use And Servicing Concept Planning Process; and

4. That the applicant provide further information as described on Schedules A, B, E, F, G and J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

## DISCUSSION:

### a) Background Context:

|                    |  |
|--------------------|--|
| Applicant:         | Aplin & Martin, Anya Paskovic, representing Epic Homes   |
| Legal Description: | Lot 4 Except: Firstly: Parcel "A" (Explanatory Plan 16432) and Secondly: Part dedicated as road on Plan 29924, Section 11, Township 12, New Westminster District Plan 1363; Parcel "A" (Explanatory Plan 16432), Lot 4, Section 11, Township 12, New Westminster District Plan 1363; and, Lot 28 and Lot 29, Section 11, Township 12, New Westminster District Plan 34098. |
| OCP:               |  |
| Existing:          | Low/Medium Density Residential   |
| Proposed:          | No change  |
| Zoning:            |  |
| Existing:          | RS-3 (One Family Rural Residential)  |
| Proposed:          | RS-1b (One Family Urban (Medium Density) Residential)  |

#### Surrounding Uses:

|                           |              |  |
|---------------------------|--------------|--|
| North:                    | Use:         | Single Family Residential                            |
|                           | Zone:        | RS-3 (One Family Rural Residential)                  |
|                           | Designation: | Low/Medium Density Residential                       |
| South:                    | Use:         | Single Family Residential                            |
|                           | Zone:        | RS-3 (One Family Rural Residential)                  |
|                           | Designation: | Low/Medium Density Residential, Suburban Residential |
| East:                     | Use:         | Single Family Residential                            |
|                           | Zone:        | RS-3 (One Family Rural Residential)                  |
|                           | Designation: | Low/Medium Density Residential, Suburban Residential |
| West:                     | Use:         | Single Family Residential                            |
|                           | Zone:        | RS-3 (One Family Rural Residential)                  |
|                           | Designation: | Low/Medium Density Residential, Conservation         |
| Existing Use of Property: |              | Single Family Residential                            |
| Proposed Use of Property: |              | Single Family Residential                            |
| Site Area:                |              | 7.4 ha (18.2 acres)                                  |
| Access:                   |              | Lockwood and 110 Avenue                              |
| Servicing requirement:    |              | Urban Standard                                       |

#### b) Site Characteristics:

The four subject properties, 11070 Lockwood Street, and 24984, 25024 and 25038 112 Avenue, which together comprise a 7.4 ha (18 acre) development site (Appendix B), is located in the northeast section of the Albion Area Plan (North East Albion area, see Appendix A). The development site is rural in character, and contains four single family dwellings. Two unnamed creeks flow from southeast to northwest across the development site.

As it is with the proposed development site, the North East Albion area is rural in nature and remains one of the last largely undeveloped areas in Albion. The North East Albion area is bound by Kanaka Creek Regional Park to the north and west, the limits of the Albion Area plan to the east, and Thornvale Creek to the south (near 108 Avenue). The area is characterized by gentle to moderate sloping topography dropping down to Kanaka Creek to the west. Several unnamed creeks, generally in a southeast to the northwest orientation, cross the Northeast Albion area and flow into Kanaka Creek. Current land uses in the area are rural, single family residential in character, with small pockets of slightly denser single family residential properties located in the southeast corner of the North East Albion area (see Appendix A).

#### c) Development Proposal:

An application has been received to rezone 11070 Lockwood Street, and 24984, 25024 and 25038 112 Avenue (the development site), located in the North East Albion area (see Appendix A and B). The application proposes to rezone the development site from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban (Medium Density) Residential) to permit a subdivision of approximately 86 single family lots (see Appendix D). The development site is currently designated *Low-Medium Density Residential* under the Albion Area Plan. An Official Community Plan (OCP) amendment will be required to amend this land use designation to include *Conservation* to protect the unnamed creeks which cross the development site.



The *Low-Medium Density Residential* designation corresponds with single detached or duplex housing with lot sizes ranging from 557 m<sup>2</sup> (5,996 sf) to 891 m<sup>2</sup> (9,590 sf). The applicant intends to choose the Density Bonus option within the RS-1b (One Family Urban (Medium Density) Residential) zone, which is specific to the Albion Area, enabling single-family lot sizes no less than 371 m<sup>2</sup> (3,993 sf). The required amenity fee of \$3,100.00 per lot less than 557 m<sup>2</sup> will be collected by the Approving Officer at the subdivision approval stage. Furthermore, this application is subject to the City's Community Amenity Contribution Program Policy 6.31, and a contribution of approximately \$438,600 (\$5,100 per lot) is requested.

d) **Planning Analysis:**

As the southwesterly and northwesterly portions of Albion continue to build out, the relatively undeveloped nature of the North East Albion area make it increasingly attractive to the development industry. While the current proposal represents the first significant development application in the North East Albion area in many years, it is noted that a number of land use enquires have been received adjacent to the development site, suggesting increased development interest in the area. This eventual development interest in the North East Albion area was anticipated in most recent amendments to the Albion Area Plan in 2013. That is, policies in the Albion Area Plan identify the need for future land use and servicing assessments at the time of redevelopment (see the following section of this report).

In acknowledgement of these policy requirements, the applicant and staff have developed a unique and timely approach to undertaking a land use and servicing assessment; one that should inform staff's further assessment of the current development application, as well as of the implications to the possible ongoing development in North East Albion.

Staff have provided below more detail on the relevant policy base and its background before setting out for Council's consideration an overview of a collaborative land use and servicing concept planning process.

**Albion Area Plan**

The Albion Area Plan, which encompasses the North East Albion area, was adopted with the update to the City's Official Community Plan (OCP) in 2006, and has continued to evolve through subsequent amendments. The Area Plan identifies the North East Albion area as requiring future land use and servicing assessments at the time of redevelopment. Specifically, existing policies raise questions regarding the sequence of development; development impacts to servicing systems, especially downstream; and the commercial needs of the future residents in the North East Albion area:

*10 - 9 Growth in North East Albion (Figure 1) 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.*

*10 - 10 The sequence of development is to proceed in the most efficient manner, with capital costs and ongoing servicing costs to be minimized. To achieve this, a lot consolidation may be required.*

*10 - 11 Development applications seeking a land use designation change through an Official Community Plan amendment, to allow an increase in density, will be submitted with an analysis of the existing downstream system to a limit determined by the District. Capacity constraints identified within the existing system are to be resolved prior to additional density being advanced.*

The above policies stem from the 2012 - 2013 density and amenity zoning review undertaken predominantly for north Albion (west of Kanaka Creek and north of 108 Avenue), where the emergence of development pressures and requests for higher development densities at that time, similar to the current circumstances in North East Albion, triggered a conversation about appropriate density levels and amenity zoning.

Through that process, a key element was a series of public consultation events, undertaken to assess community support for increased densities beyond those supported in the Albion Area Plan at the time, and to determine which community amenities should be prioritized. In a report to Council on June 10, 2013, it was noted that the community's top two concerns were the absence of commercial uses and their accompanying local job opportunities, as well as a lack of schools. Towards addressing these concerns, the public expressed support for an increase in density levels in exchange for the provision of amenities and local services (i.e. commercial). In terms of specific forms of development, the public ranked the following as their top three types of land use: small lot single-family development; commercial development; and mixed-use (residential and commercial) development. A good level of support was also voiced for townhouse forms of development.

This density and amenity review process culminated in the adoption of OCP and Zoning Bylaw amendments on October 8, 2013 to implement a Community Amenity Program, Amenity Reserve Fund, and density bonus framework in the Albion Area Plan.

In terms of the current application, it is noted that through the prior density and amenity review process, it became clear that the timeline for development in the North East Albion area would be far off in the future. As a result, the corresponding level of certainty in terms of possible land use and servicing issues was equally vague. With that, the aforementioned policies 10-9 through to 10-11 were included in the amendments to the Albion Area Plan to ensure that when development interest manifested in the North East Albion area, a more thorough understanding of the land use and servicing requirements would be developed, prior to the approval of any new form of development.

#### 2014 Housing Action Plan

The Housing Action Plan (HAP), endorsed in 2014, along with its Implementation Framework endorsed on September 14, 2015, include a number of goals and principles that expand upon the housing policies set out in the OCP. Its Vision Statement is:

*"Access to safe, affordable, and appropriate housing that meets the diverse and changing needs of the community is a priority".*

The HAP contains five goals, and numerous strategies and actions to help achieve this vision. They cover improving housing choice, housing affordability, access to appropriate housing, and the accommodation of persons with special needs, as well as improving the community's capacity to innovate and enhance access to affordable housing and housing choice.

With respect to the North East Albion area, HAP policies suggest the need for ground-oriented residential housing; housing that provides varying unit sizes; new forms of housing; and



accommodation of accessory dwelling unit options (i.e. secondary suites and detached garden suites), all with the intent to provide affordable and appropriate housing options for current and future households.

### 2014 Strategic Transportation Plan

The City adopted its Strategic Transportation Plan (STP) in 2014. The STP seeks to address the challenges and opportunities facing the City's transportation system through a framework of goals, objectives and actions to enhance safe transportation access and mobility, provide transportation choice, respect the environment and quality of life, and promote affordability through mobility. This framework is intended to guide the City's decision-making over the next 20 years with respect to transportation both within, to and from Maple Ridge.

With respect to the North East Albion area, the STP identifies the need to complete portions of the transportation network, including a road and bicycle route connector between 112 Avenue and 108 Avenue along the foot of Grant Hill (Thornhill), a cycling connection between 112 and 100 Avenue, and the Thornhill road connector between 256 Street and Lougheed Highway. These proposed improvements will influence traffic travelling in and through the North East Albion area. The STP identifies that the alignment and design of these elements, which are influenced by topography, geology, and property ownership, would require further detailed study in concert with redevelopment.

Furthermore, the internal transportation network within the North East Albion area should also be considered in tandem with the sequencing of land development, infrastructure servicing (e.g. sewer service), and the location of an eventual Neighbourhood or Village Commercial node. A traffic assessment of the overall circulation patterns that may result from anticipated land uses and densities is warranted.

### School District 42 Strategic Facilities Plan

The School District 42 Strategic Facilities Plan was adopted by the Board of Education in October 2015. A new elementary school on 104 Avenue is also scheduled to open later this year. More recently, the School District has completed an analysis of the potential number of school-aged children that could be generated by residential growth in Maple Ridge, and projected the number of new school sites that will be needed to meet future demand. The North East Albion area was identified by the analysis as one of two areas where a new school site would be needed over the next ten-year period. With its findings, and in an effort to move towards site acquisition, the School District has taken the first steps required for submission of a 2019/2020 Capital Plan to the Ministry of Education. On July 24, 2018, CMR Council passed a resolution supporting the Board of Education's proposed eligible school site requirements for School District 42. The City's Parks and Leisure Department also seeks to co-locate a neighbourhood park and field with the future school to serve existing and future residents in the North East Albion area. The size, configuration, and siting for these co-located facilities are still under evaluation.

### Metro Vancouver and Kanaka Creek Regional Park

Finally, Metro Vancouver has expressed a desire for the siting and development of a gateway to Kanaka Creek Regional Park. While discussions are at a very preliminary phase, there is the potential to locate such a site, which may include a parking lot and small park facilities and information kiosks, somewhere in the North East Albion area.

#### e) Proposal for North East Albion Land Use and Servicing Concept Planning Process

Altogether, the Albion Area Plan's policies along with the policy directions set forth through other City plans speak to the need and opportunity for greater land use clarity for development in the North East Albion area. A prudent manner to achieve this is through the development of a land use and servicing concept plan that would identify upfront, among other things, the location of land uses, overall density ranges and lot sizes, road and transportation patterns, general developable areas, the servicing strategy and its implications and the phasing of development in the North East Albion area (study area indicated in Appendix A).

Such a concept would consider the City's policy contexts, as well as those presented by institutional partners, as well as through feedback garnered from local area residents and landowners. Further, the land use and servicing concept plan could then be used to guide the preparation and evaluation of the current development proposal, as well as any future development applications, in the North East Albion area on specific land parcels.

In recognition of this, Engineering, Planning and Environment staff have held discussions with the developer of the current application, Epic Homes and their consultant team, on the opportunity to undertake a more comprehensive planning and engineering exercise. These efforts have resulted in a tentative agreement to undertake a North East Albion Land Use and Servicing Concept Planning Process, subject to Council endorsement.

For Council consideration, a general scope of work to develop a Land Use and Servicing Concept Plan is outlined below.

- Undertake background review and research to support the development of the Land Use and Servicing Concept Plan. This review would cover all relevant City policies as well as those of institutional stakeholders (e.g. School District 42, Metro Vancouver), transportation networks, site servicing capacities, constraints and opportunities (i.e. water, sanitation, and stormwater), housing and land use economic analyses;
- Prepare and refine land use and servicing concept elements through a Design Charrette, including possible future land use designations, appropriate development forms, densities and scale/massing parameters, transition strategies between uses and densities, transportation network configurations and designs, servicing options, local and regional park and open space locations, trail connections, school site locations, and environmentally sensitive areas. These different elements will be combined into a minimum of two complete Land Use and Servicing Concept Plan options;
- Solicit community input on the complete Land Use and Servicing Concept Plan options. Staff will initiate an independent peer review of the Land Use and Servicing Concept Plan options and facilitate a community engagement process to gain land owner, stakeholder, and Albion community input on the Concept Plan options with a view to select and finalize the details of a preferred Land Use and Servicing Concept Plan.

A further unique feature of this proposed concept planning process is that the applicant has offered to undertake the scope of work through the use of their consultant resources, at no cost to the City. Additionally, such an approach could expedite the creation of a land use and servicing concept plan for North East Albion, compared to the likely timing should the City undertake the process with its own staff and resources given the current number of City-led community planning efforts already underway. City staff note that they would still provide oversight to the consultant team during the production of the concept plan and have included a third party, independent review and a

community consultation process into the scope of work. More detail on these latter two process elements is provided in the following section of this report.

The final Land Use and Servicing Concept Plan (along with updates throughout the process) would be presented to Council for endorsement. At that time, a summary of the planning process, and feedback received through the community engagement process, will also be presented.

It is anticipated that the Land Use and Servicing Concept Planning Process would take approximately seven to eight months to complete. Should Council endorse the process at the Council Meeting on January 29, 2019, it is anticipated that a Land Use and Servicing Concept Plan could be presented to Council as early as mid-summer 2019.

#### Consultation Process for North East Albion Land Use and Servicing Concept Plan

As with any planning process, input from the community and local land owners will be essential. The consultation process that will form part of the North East Albion Land Use and Servicing Concept Planning Process will seek to gain feedback from local landowners, stakeholders such as Metro Vancouver and School District 42, and city residents on Land Use and Servicing Concept Plan options and implications. Engagement activities will include a Design Charrette, intended to gather key stakeholders to discuss and explore land use and servicing options for North East Albion, through the use of graphic design imagery, drawings and photos. A subsequent and public Open House will present a further opportunity to review and gain resident input on draft land use and servicing concept(s). A key element of the consultation process will be the retention of a third party facilitator, whose role will be to host the Open House discussion and provide an independent summary report back on the consultation and the draft land use and servicing concept(s). This report, along with various staff reports at key points in the process, will be brought forward as updates to Council, prior to presenting the draft Land Use and Servicing Concept Plan for Council's endorsement.

The process will also be advertised on the City's website and through social media platforms, and also include a mail-out directly to landowners soliciting feedback and inviting them to attend an open house. Posting of the eventual Official Community Plan amendments to reflect the Land Use and Servicing Concept Plan on the City's website, together with an invitation to the public to comment will also be completed.

#### Application Processing

The applicant made this rezoning application, 2018-217-RZ, for the development site within the North East Albion area to support a single family subdivision, in the interest of being processed in parallel with the proposed North East Albion Land Use and Servicing Concept Planning Process. Should Council grant first reading to Zone Amending Bylaw No. 7519-2018, it would permit the applicant to continue working with staff in the processing of their application. It would also permit the applicant to capitalize on synergies between the planning process and their development site's context (i.e. modifying their proposal to suit the evolution of the planning process). It is noted though that second reading and referral to Public Hearing would not be recommended until the North East Albion Land Use and Servicing Concept Planning Process is completed. Furthermore, it is also recommended that any other development applications received in the North East Albion area be deferred until Council endorses the final North East Albion Land Use and Servicing Concept Plan.



### Financial Considerations

The developer has proposed to have their consultant team undertake the North East Albion Land Use and Servicing Concept Planning Process. While such concept planning efforts are typically City-led, staff acknowledge that such a planning exercise is not currently included in the Planning Department's work program. Further, Council Policy 6.30 recognises the likelihood that the number of requests for area plans may exceed staffing and budgetary resources available to the City, and as a result the policy states that the City will typically undertake only one area planning process at a time, subject to Council's discretion. Currently, Planning staff are in the midst of area planning work for the Albion Flats and are set to initiate a Loughheed Corridor Study early in 2019. Noting this, staff also concede that in the absence of a clear land use and servicing concept plan, the further processing of the current application is challenged. By undertaking the proposed Land Use and Servicing Concept Planning Process through the developer's consultant resources, the applicant would be able to advance their development application in a more timely than would otherwise be the case. Further, and as noted above, staff have included in the general scope of work a review of the Concept Plan by an independent third party, as well as through appropriate levels of community engagement to ensure that any resulting plan benefits the North East Albion area, and wider Albion Area, as a whole.

### Summary Recommendation

The North East Albion area has been identified in policy as an area requiring future land use and servicing assessments. Specifically, existing policies raises questions regarding the sequence of development and impacts to servicing systems, and identifies the need for a renewed land use assessment to evaluate residential, commercial, recreational, conservation and institutional uses, densities and transportation networks.

Council is being asked to endorse the North East Albion Land Use and Servicing Concept Planning Process described above, whose aim is to develop a Land Use and Servicing Concept Plan that would then be used to guide the preparation and evaluation of specific development proposals in the North East Albion area, starting with the current application 2018-217-RZ.

Council is also asked to consider giving first reading for the development application 2018-217-RZ, which will then be placed on hold pending the outcomes of the planning process. The developer has proposed to support the Land Use and Servicing Concept Planning Process through the use of their consultant team, at no cost to the City, because they recognize that it can provide insights for their development proposal and expedite the processing of their application.

It is also recommended that any other development applications received in the North East Albion area be deferred until Council endorses the final North East Albion Land Use and Servicing Concept Plan.

## f) Alternatives

The following two alternatives are presented for Council's consideration. Their advantages and disadvantages are also presented.

### Alternative 1. Allow the development application to proceed without a Land Use and Servicing Concept

Council may allow the development application to proceed as proposed by granting first reading, but choose not to endorse the North East Albion Land Use and Servicing Concept Planning Process.

#### *Advantages*

This course of action allows the application to proceed through the City's normal development application review process. The application conforms within the current Low-Medium Density Residential designation of the Albion Area Plan (with minor amendments to accommodate conservation areas), and the development proposal conforms with the City's current density bonus framework for the Albion Area.

#### *Disadvantages*

The opportunity to evaluate the land use implications of development on an area-wide basis (e.g. opportunities for enhancing residential housing diversity and affordability, a commercial node, and recreational and institutional uses) along with the servicing impacts (e.g. vehicle circulation and water and sanitary services), are not realized. Allowing this development application to advance in the absence of a comprehensive land use and servicing concept plan for the North East Albion area may constrain and potentially prevent future opportunities for achieving more coherent, coordinated and desirable land use, transportation, servicing and environmental conservation outcomes on all land parcels across the entire area.

If Council prefers this alternative, all four recommendations cited at the start of this report should be replaced by::

1. *That Zone Amending Bylaw No. 7519-2018 be given first reading;*

Furthermore, as there are two identified watercourses which flow northward through the development site into Kanaka Creek, an environmental setback area, to be determined, will be dedicated as park for conservation purposes as part of this development application. As such, an Official Community Plan (OCP) amendment will be required to amend the land use designation in this area from *Low-Medium Density Residential* to include *Conservation*. Therefore, the following recommendation is also made:

2. *That, in respect of Section 475 of the Local Government Act, requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:*
  - i. *The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;*
  - ii. *The Board of any Regional District that is adjacent to the area covered by the plan;*
  - iii. *The Council of any municipality that is adjacent to the area covered by the plan;*

- iv. *First Nations;*
- v. *Boards of Education, Greater Boards and Improvements District Boards; and*
- vi. *The Provincial and Federal Governments and their agencies.*

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

3. *That the applicant provide further information as described on Schedules A, B, E, F, G and J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.*

#### Alternative 2. Defer the development application until the completion of an area planning exercise

Council may choose to defer the development application until such time as a City-led and funded area planning exercise is completed. Such a planning exercise would not begin until the conclusion of current efforts on the Albion Flats Area Plan and/or the Lougheed Transit Corridor Study. Regardless, additional funding may be required to retain the necessary staff or consultant resources.

#### *Advantages*

This course of action would allow the evaluation of the policy and land use context in North East Albion to be undertaken by City-led resources and would generate similar benefits in developing a clearer land use and servicing understanding as per the outcomes discussed under the recommended course of action. It is not subject to any timelines related to an application.

#### *Disadvantages*

This course of action will have the effect of delaying all major redevelopment activities, including the current development application, until the completion of the City-led planning exercise. The cost of this planning exercise is not offset by developer's consultant resources.

If Council prefers this alternative, all four recommendations cited at the start of this report should be replaced by:

1. *That Zone Amending Bylaw No. 7519-2018 be deferred until an area planning exercise for North East Albion is completed.*

#### **g) Other Required Information**

Should Council grant first reading the Zone Amending Bylaw No. 7519-2018 within any of the alternatives presented above, the following items specific to the development application 2018-217-RZ must be addressed as part of the application review process.

| Item                              | Required  |
|-----------------------------------|---|
| Development Permit Application(s) | <ul style="list-style-type: none"> <li>• OCP Section 8.5, Commercial Development Permit, should the application include any commercial development;</li> <li>• OCP Section 8.7, Multi-Family Development Permit, should the application include any multi-family residential development;</li> <li>• OCP Section 8.9, Watercourse Protection Development Permit;</li> <li>• OCP Section 8.10, Natural Features Development Permit;</li> <li>• OCP Section 8.12, Wildfire Development Permit.</li> </ul> |



|   |  |
|---|--|
| Covenant(s)                                   | May be required.   |
| Advisory Design Panel Review                  | The Commercial Development Permit, and Multi-Family Development Permit, if required, must be reviewed by ADP.  |
| Development Information Meeting (Policy 6.20) | Yes, A DIM held before second reading is required for all rezoning applications proposing more than five dwelling units.   |
| Interdepartmental Referrals*                  | <ul style="list-style-type: none"> <li>• Engineering Department</li> <li>• Fire Department</li> <li>• Building Department</li> <li>• Parks Department</li> <li>• School District</li> <li>• Canada Post</li> </ul>   |
| Development Applications**                    | <ul style="list-style-type: none"> <li>• An OCP Application (Schedule A);</li> <li>• A complete Rezoning Application (Schedule B or C);</li> <li>• A Commercial Area Development Permit Application (Schedule D, if applicable);</li> <li>• A Multi-Family Residential Development Permit Application (Schedule D, if applicable);</li> <li>• A Watercourse Protection Development Permit Application (Schedule F);</li> <li>• A Natural Features Development Permit Application (Schedule G);</li> <li>• A Wildfire Development Permit Application (Schedule J);</li> <li>• A Subdivision Application.</li> </ul> |

Notes:

\* This 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. 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.

\*\* As required by Development Procedures Bylaw No. 5879-1999 as amended. This list is intended to be indicative only, other applications may be necessary as the assessment of the proposal progresses.

## CONCLUSION:

The North East Albion area has been identified in policy as an area requiring future land use and servicing assessments. Specifically, existing policies raises questions regarding the sequence of development and impacts to servicing systems, and identifies the need for a renewed land use assessment to evaluate residential, commercial, recreational, conservation and institutional uses, densities and transportation networks. Furthermore, following the adoption of the Albion Area Plan in 2006, a Housing Action Plan and Strategic Transportation Plan have been adopted. The policy prescriptions of these plans, and the evolving development context support the staff recommendation that a further assessment to provide more detail on appropriate land use mix, levels of density, and servicing opportunities is necessary for the North East Albion area.

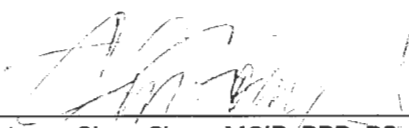
Therefore, it is recommended that Council endorse the North East Albion Land Use and Servicing Concept Planning Process, as described in this report.

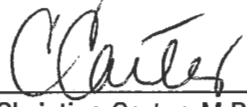
It is also recommended that Council grant first reading to Zone Amending Bylaw No. 7519-2018, noting that consideration of second reading be deferred until such time as the draft North East Albion Land Use and Servicing Concept Plan is endorsed by Council.

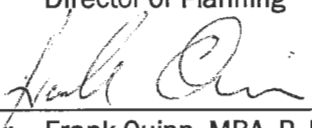
The combination of the proposed North East Albion Land Use and Servicing Concept Planning Process, along with the granting of first reading to Zone Amending Bylaw No. 7519-2018, provides a

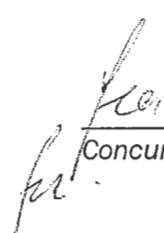
unique and balanced approach to moving the current application forward, while still affording an exploration of the larger land use and servicing implications stemming from new development in this emerging area of Albion.

Alternatives have also been presented to Council should an endorsement of the North East Albion Land Use and Servicing Concept Planning Process not be supported.

  
Prepared by: Chee Chan, MCIP, RPP, BSc  
Planner 1

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

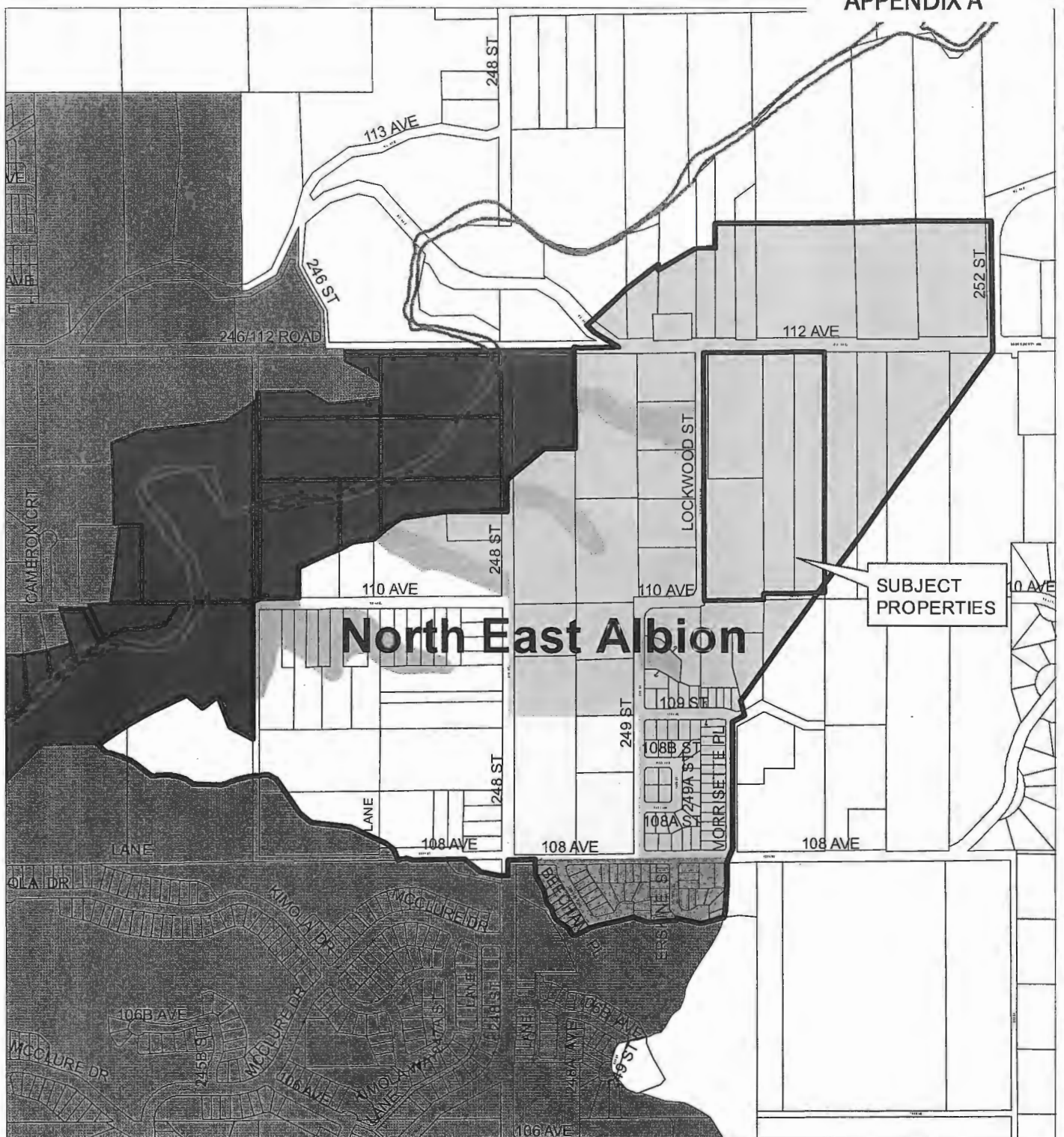
  
Approved by: Frank Quinn, MBA, P. Eng  
GM Public Works & Development Services

  
Concurrence: Paul Gill, BBA, CPA, CGA  
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map and North East Albion area
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7519-2018
- Appendix D – Proposed Site Plan

# APPENDIX A



## North East Albion

SUBJECT  
PROPERTIES



Scale: 1:8,500

### Legend

- LOW DENSITY RESIDENTIAL
- LOW/MEDIUM DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- CONSERVATION
- PARK
- INSTITUTIONAL

11070 Lockwood St  
24984, 25024 & 25038 112 Ave

PLANNING DEPARTMENT



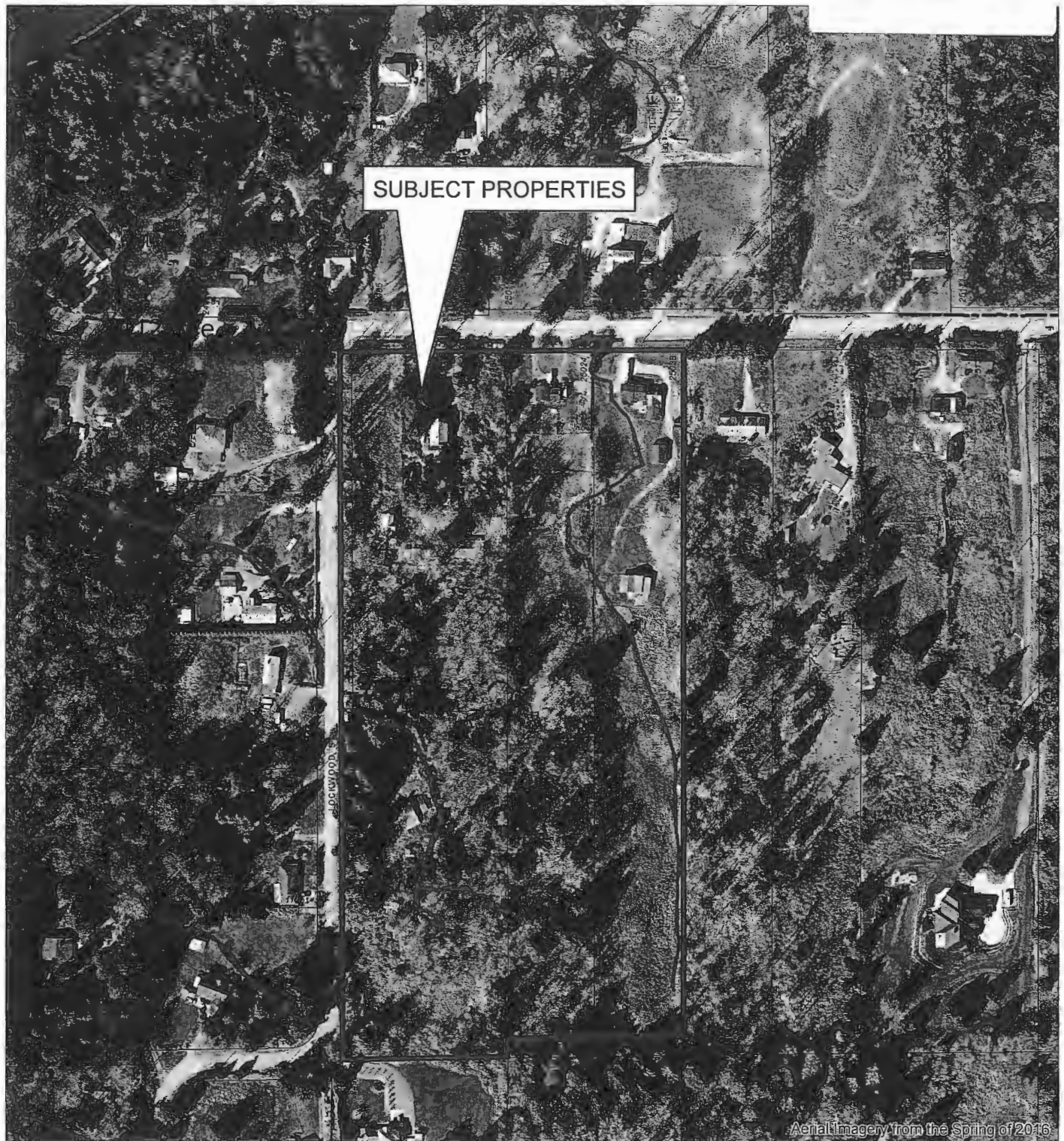
MAPLE RIDGE  
British Columbia

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

2018-217-RZ  
DATE: Jan 10, 2019

BY: DT





Aerial Imagery from the Spring of 2016



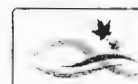
Scale: 1:3,000

### Legend

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

11070 Lockwood St  
24984, 25024 & 25038 112th Ave

PLANNING DEPARTMENT



MAPLE RIDGE  
British Columbia

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

2018-217-RZ  
DATE: May 28, 2018

BY: JV







## MAPLE RIDGE ZONE AMENDING

Bylaw No. 7519-2018

Map No. 1785

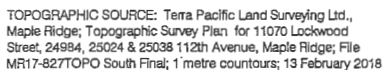
From: RS-3 (One Family Rural Residential)

To: RS-1b (One Family Urban (Medium Density) Residential)



SCALE 1:3,500





### LEGAL DESCRIPTION

PID 012-136-387  
Section 11, Township  
12, New Westminster  
District, Plan NWP1363

PID 001-447-343  
Lot 4, Section 11,  
Township 12, New  
Westminster District  
Plan NWP1363

PID 007-008-163  
Lot 28, Section 11,  
Township 12, New  
Westminster District,  
Plan NWP34098

PID 007-008-198  
Lot 29, Section 11,  
Township 12, New  
Westminster District  
Plan NWP34098

### EXISTING DESIGNATIONS

OCP: Low-Medium Density Residential  
AP: Low-Medium Density Residential  
Zoning: RS-3

### PROPOSED DESIGNATIONS

OCP: Low-Medium Density Residential  
AP: Low-Medium Density Residential  
Zoning: RS-1b

LOT YIELD

Existing: 4 lots  
Proposed: 87 lots  
Future: 10 lots

DENSITY

Gross: 11.8 uph / 4.8 upa  
Net: 22.9 uph / 9.2 upa

GROSS SITE AREA

NET SITE AREA

3.8 ha / 9.5 acres  
(excludes 23089.6m<sup>2</sup>)

a environmental area &  
12410.7m<sup>2</sup> road  
(right-of-way dedication)

## SUBDIVISION CONCEPT



Project 18-1022  
23 April 2018

**Drawing**  
**1**



**mapleridge.ca**

## City of Maple Ridge

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** First Reading  
Zone Amending Bylaw No. 7527-2019  
13160 236 Street

**MEETING DATE:** January 22, 2019  
**FILE NO:** 2018-408-RZ  
**MEETING:** C o W

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### EXECUTIVE SUMMARY:

An application has been received to rezone the subject property from RS-2 (One Family Suburban Residential) to R-1 (Residential District) in order to permit a 5 lot subdivision that will proceed in phases. Two of the proposed lots front 236<sup>th</sup> Street and can be developed in accordance with the R-1 Residential District Zone. The remainder will remain as 1 lot with frontage through a panhandle with access of 132<sup>nd</sup> Avenue. Future subdivision of this remainder can proceed in tandem with development of adjacent properties and road network. To proceed further with this application additional information is required as outlined below. This application is subject to the Community Amenity Contribution program, and will be required to pay \$5100.00 per lot which will total 25,500.00. This contribution must be paid prior to rezoning occurring.

### RECOMMENDATIONS:

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

- i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;
- ii. The Board of any Regional District that is adjacent to the area covered by the plan;
- iii. The Council of any municipality that is adjacent to the area covered by the plan;
- iv. First Nations;
- v. Boards of Education, Greater Boards and Improvements District Boards; and
- vi. The Provincial and Federal Governments and their agencies.

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

That Zone Amending Bylaw No. 7527-2019 be given first reading; and

That the applicant provide further information as described on Schedules A, B, F,G & J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

## DISCUSSION:

### a) Background Context:

Applicant: Don Bowins  
Legal Description: Section: 28, Township: 12, Plan: NWP2637

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

Zoning:  
Existing: RS-2 (One Family Suburban Residential)  
Proposed: R-1 (Residential District)

#### Surrounding Uses:

North: Use: Vacant  
Zone: RS-2 (under application to RM-1 and R-1)  
Designation: Med/High Density Residential, Conservation

South: Use: Suburban Residential  
Zone: RS-2 Suburban Residential  
Designation: Med/High Density Residential, Conservation

East: Use: Park  
Zone: P-1 Park and School  
Designation: Park

West: Use: Vacant  
Zone: RS-2 (under application to RS-1b)  
Designation: Conservation, Low Density Urban, Medium/High Density Residential)

Existing Use of Property: Suburban Residential  
Proposed Use of Property: Urban Residential  
Site Area: 0.44 HA. (1.1acres)  
Access: 236<sup>th</sup> Street  
Servicing requirement: Urban Standard

### b) Site Characteristics:

The 0.44 hectare property is traversed by the watercourse Maple Ridge Park Creek which effectively limits access to the western portion of the site. Although the main access is from 236<sup>th</sup> Street, the rear of the site has a pan handle giving access to 132<sup>nd</sup> Avenue. A number of the adjacent properties are currently under application in accordance with the Silver Valley Area Plan. Due to the site constraints, coordination of the development of these adjacent properties is required in order to gain access and realize the full development potential of the site.



**c) Project Description:**

The application indicates sufficient developable area to create 5 R-1 lots. Two of these lots face 236<sup>th</sup> Street, and could be developed at this time, but the remainder will have to wait until the future road alignment can serve additional subdivision.

This remainder portion of the site is not large enough to retain its existing RS-2 Suburban Residential Zoning and therefore will also be rezoned to R-1. This portion has frontage through a panhandle with access off 132<sup>nd</sup> Avenue. It will not be further subdivided until adjacent properties have completed their development applications, which will likely occur after the rezoning of the subject property is complete. Future adjacent development will contribute to the required road network to give these properties sufficient road frontage to meet bylaw requirements in the R-1 zone. The future cul-de-sac that will serve this portion of the site may be viewed with the proposed subdivision plan, attached to this report as Appendix D.

As the entire developable area will be rezoned with this application, Community Amenity Contributions must be paid for all of the 5 lots, as the rezoning process provides the only opportunity for securing these funds.

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 development site is located within the Silver Valley Area Plan and is currently designated Conservation and Medium / High Density. The proposed R-1 Residential District zone permits a residential density that aligns with this designation. For the proposed development an OCP amendment will be required to adjust the portions of the site that are currently designated Conservation to allow the proposed R-1 Residential District Zoning.

**Zoning Bylaw:**

The current application proposes to rezone the property located at 13160 236 Street from RS-2 (One Family Suburban Residential) to R-1 (Residential District) to permit a total of 5 lots, with 2 parcels developing in accordance with the R-1 Zoning in the short term. The remainder portion will be able to further subdivide into 3 parcels in the future in cooperation with neighbouring properties. The minimum lot size for the current RS-2 Zone is 4000 m<sup>2</sup>, and the minimum lot size for the proposed R-1 Zone is 371 m<sup>2</sup>. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

### **Development Permits:**

This application will trigger development permit requirements for Watercourse Protection, Natural Features, and Wildfire Protection as outlined further.

Pursuant to Section 8.9 of the OCP, a Watercourse Protection Development Permit application is required for all developments and building permits within 50 metres of the top of bank of all watercourses and wetlands. The purpose of the Watercourse Protection Development Permit is to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas.

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

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

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

Pursuant to Section 8.12 of the OCP, a Wildfire Development Permit application is required for all development and subdivision activity identified in wildfire risk areas. The purpose of the Wildfire Development Permit is for the protection of life and property in designated areas that could be at risk for wildland fire; and where this risk may be reasonably abated through implementation of appropriate precautionary measures. The subject property is located within the Wildfire Development Permit Area, identified on Map 1 in Section 8.12 of the Official Community Plan. Prior to second reading a Registered Professional Forester's Report will be required to determine wildfire mitigation requirements.

### **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.

### **Advisory Design Panel:**

As this proposal concerns single family development, a form and character development permit is not required, and therefore, this proposal will not require a presentation to the Advisory Design Panel.

**e) Interdepartmental Implications:**

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

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Building Department;
- e) Parks Department;

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) Early and Ongoing Consultation:**

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

**g) Development Applications:**

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

1. An OCP Application (Schedule A);
2. A complete Rezoning Application (Schedule B or Schedule C);
3. A Watercourse Protection Development Permit Application (Schedule F);
4. A Natural Features Development Permit Application (Schedule G);
5. A Wildfire Development Permit Application (Schedule J);
6. A Subdivision Application.


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

**CONCLUSION:**


The development proposal is in compliance with the policies of the OCP. Justification has been provided to support an OCP amendment to adjust the Conservation Boundaries. It is, therefore, recommended that Council grant First Reading subject to additional information being provided and assessed prior to Second Reading.




The proposed layout has not been reviewed in relation to the relevant bylaws and regulations governing subdivision applications. Any subdivision layout provided is strictly preliminary and must be approved by the City of Maple Ridge's Approving Officer.

  
Prepared by: **Diana Hall, M.A (Planning), MCIP, RPP  
Planner**

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

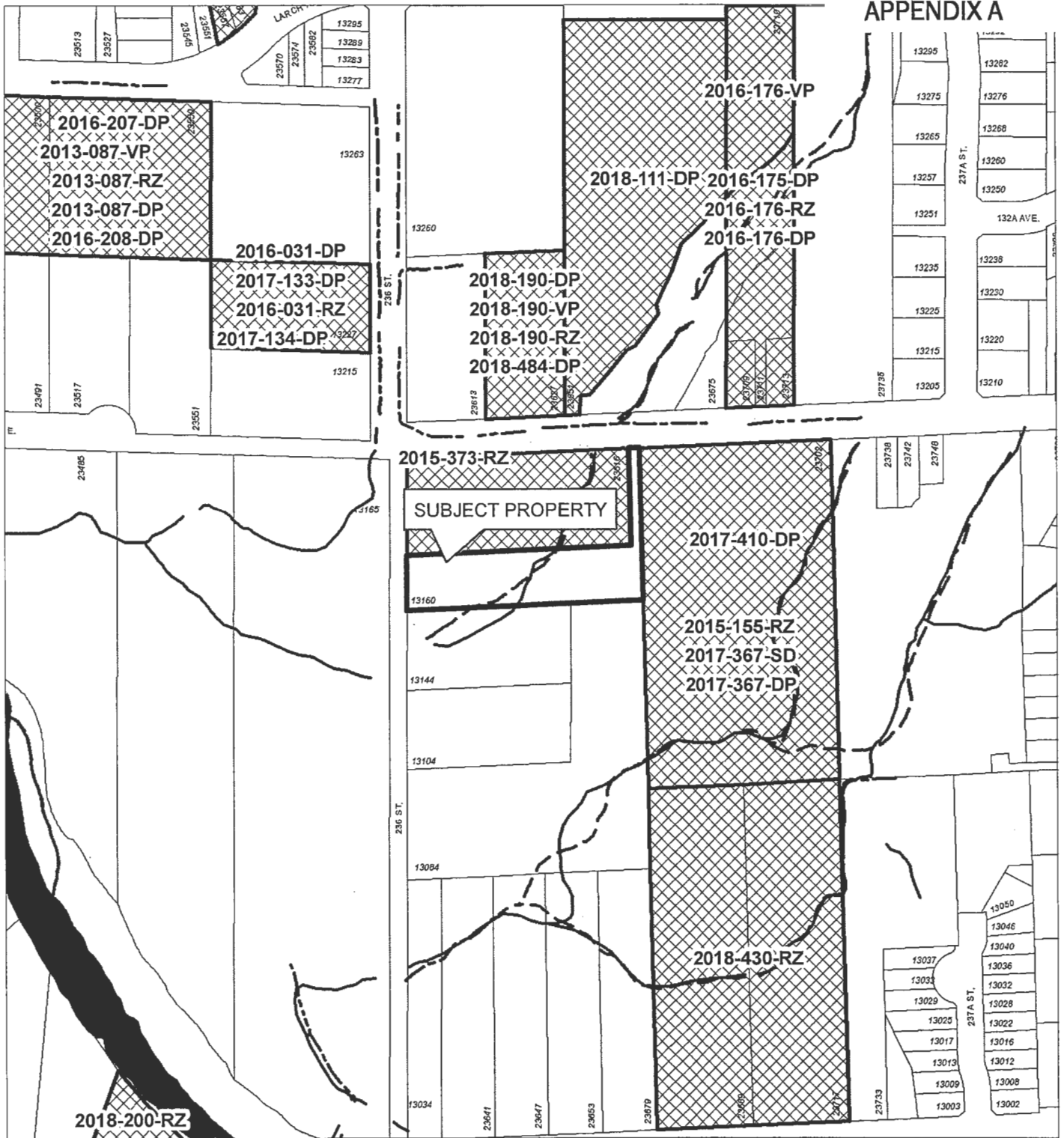
  
Approved by: **Frank Quinn, MBA, P. Eng  
GM Public Works & Development Services**

  
Concurrence: **Paul Gill, BBA, CPA, CGA  
Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7527-2019
- Appendix D – Proposed Subdivision Plan

# APPENDIX A



Scale: 1:3,000

## Legend

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

13160 236 STREET

PLANNING DEPARTMENT



MAPLE RIDGE  
British Columbia

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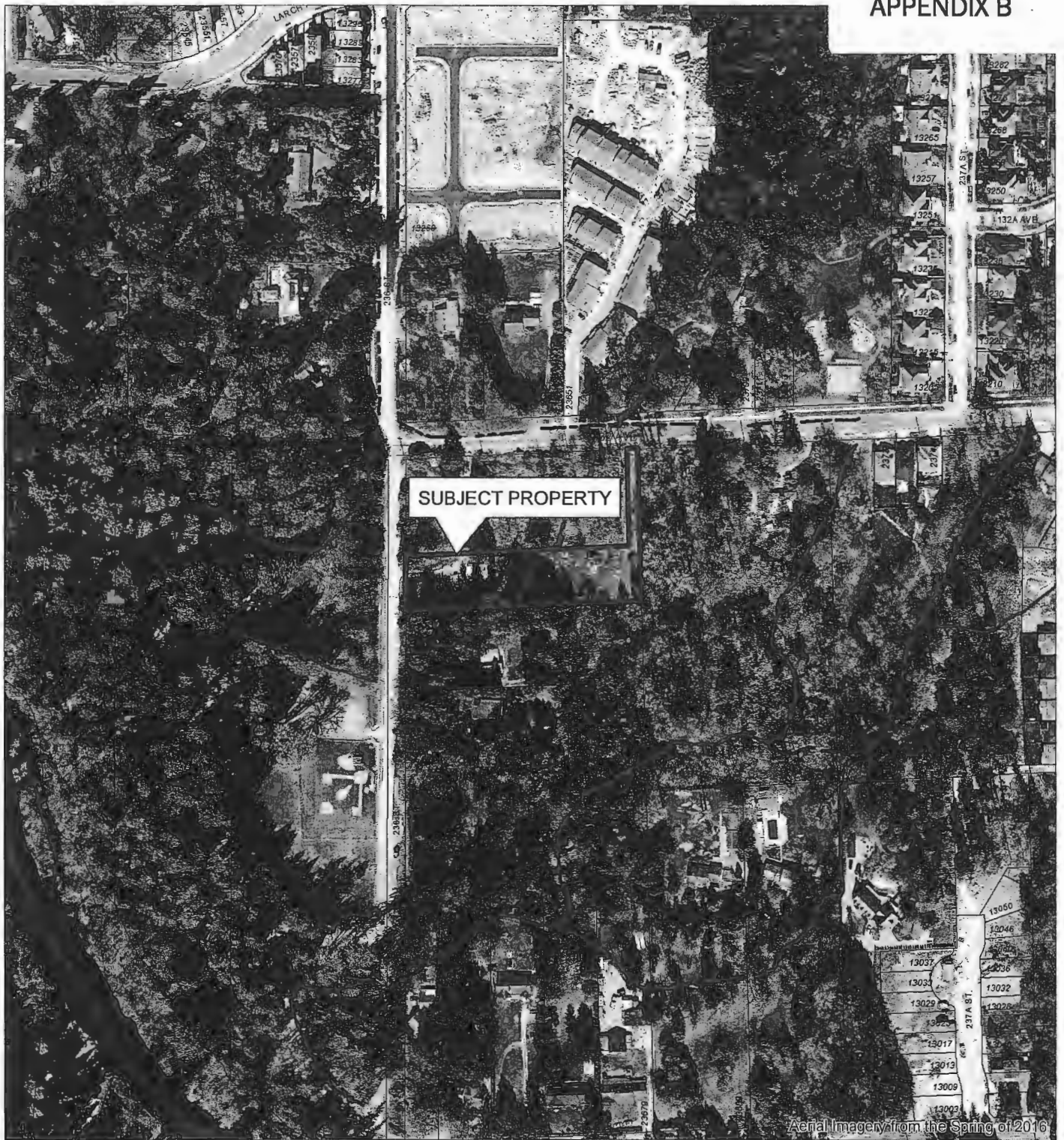
FILE: 2018-408-RZ

DATE: Jan 16, 2019

BY: PC



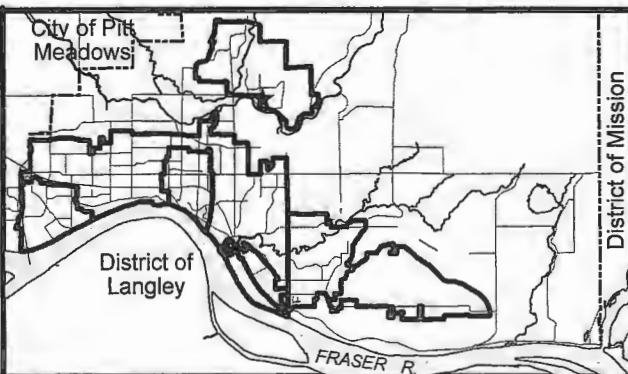
# APPENDIX B



Aerial Imagery from the Spring of 2016



Scale: 1:3,000



13160 236 STREET

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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

FILE: 2018-408-RZ

DATE: Oct 9, 2018

BY: PC

**CITY OF MAPLE RIDGE  
BYLAW NO. 7527-2019**

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7527-2019."

Parcel "A" (Explanatory Plan 13725) Lot 1 South East Quarter Section 28 Township 12  
New Westminster District Plan 2637

and outlined in heavy black line on Map No. 1789 a copy of which is attached hereto and forms part of this Bylaw, is/are hereby rezoned to R-1 (Residential District).

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

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

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

**PUBLIC HEARING** held the      day of      , 20

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

ADOPTED, the            day of            , 20

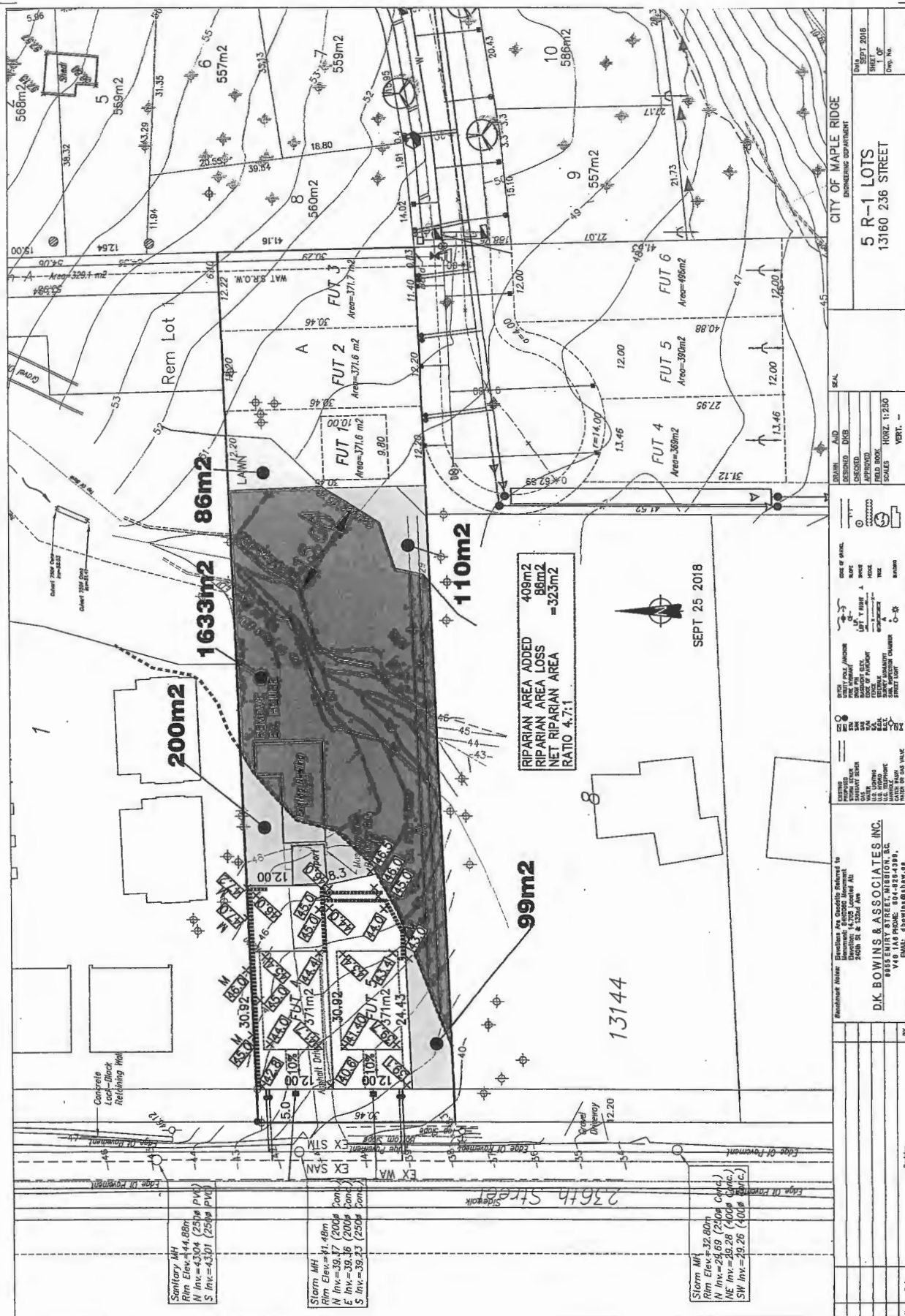
**PRESIDING MEMBER**

CORPORATE OFFICER





## APPENDIX D





## City of Maple Ridge

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** First and Second Reading  
Official Community Plan Amending Bylaw No. 7525-2018;  
Second Reading  
Zone Amending Bylaw No. 7401-2017;  
First and Second Reading Housing Agreement Bylaw No. 7524-2018;  
11641 227 Street

**MEETING DATE:** January 22, 2019  
**FILE NO:** 2017-461-RZ  
**MEETING:** C o W

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### EXECUTIVE SUMMARY:

An application has been received to rezone the subject property located at 11641 227 Street from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential), to permit the future construction of two residential apartment buildings with approximately 153 residential units. Council granted first reading to Zone Amending Bylaw No. 7401-2017 and considered the early consultation requirements for the Official Community Plan (OCP) amendment January 16, 2018.

Two text amendments to the following Sections of the Maple Ridge Zoning Bylaw No. 3510-1985 are required. Firstly, to increase the density to a maximum floor space ratio (FSR) not to exceed a net density of 2.0 (FSR). The applicant is proposing a Density Bonus to construct 3 affordable rental and 13 market rental units in exchange for density. Secondly, to increase the height of the building from 4 storeys to 6 storeys which will be in accordance with Section 483 of the Local Government Act and through 11641 227 Street Housing Agreement Bylaw No. 7524-2018 (Appendix E).

Amendments to the OCP are also required; first to amend the *Conservation* boundary; and second, to amend the Low Rise Apartment land use designation to permit a 6 story development on this specific site.

The subject property is located within the Town Centre Area Plan boundaries and thus all market units are subject to the City Wide Community Amenity Contribution Program. This application is subject to the Community Amenity Contribution Program at a rate of (\$3,100.00 per apartment dwelling unit) for an estimated amount of \$474,300.00.

Park land dedication was provided through a previous development application, but the applicant is providing a trail through the north section of the property for the public to access the park site to the west.

## RECOMMENDATIONS:

- 1) That, in accordance with Section 475 of the *Local Government Act*, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7525-2018 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
- 2) That Official Community Plan Amending Bylaw No. 7525-2018 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 3) That it be confirmed that Official Community Plan Amending Bylaw No. 7525-2018 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7525-2018 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7401-2017 be amended as identified in the staff report dated January 22, 2019, be given second reading, and be forwarded to Public Hearing;
- 6) That 11641 227 Street Housing Agreement Bylaw No. 7524-2018 be given first and second readings;
- 7) That the following terms and conditions be met prior to final reading:
  - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
  - ii) Approval from the Ministry of Transportation and Infrastructure;
  - iii) Road dedication as required;
  - iv) Subdivision of the subject property into two lots;
  - v) Amendment to Official Community Plan Schedule "A", Chapter 10.4 Town Centre Area Plan, Schedule 1 – Town Centre Area Land-Use Designation Map and Schedule "C";
  - vi) Registration of a Restrictive Covenant based on the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
  - vii) Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas (wetlands) on the subject property;
  - viii) Registration of a Restrictive Covenant for Stormwater Management;
  - ix) Registration of a Statutory Right-of-Way plan and agreement for a trail;
  - x) The posting of necessary securities or construction of the trail on the subject property and on the City land to the west;
  - xi) Registration of a Restrictive Covenant for Stormwater Management;

- xii) Registration of a Restrictive Covenant for protecting the Visitor Parking;
- xiii) Registration of a Restrictive Covenant tying any tandem parking stall to one unit;
- xiv) Registration of a Housing Agreement in accordance with Section 483 of the *Local Government Act* and a Restrictive Covenant stating that 3 units will be Affordable Rental Units and 13 units will be Market Rental Units that will be restricted to residential rental units;
- xv) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site;
- xvi) A Traffic Impact Assessment prepared at the sole cost of the proponent to the satisfaction of the City. The findings in the assessment may require the proponent to upgrade infrastructure at their sole cost; and
- xvii) That a voluntary contribution, in the amount of \$474,300 (\$3,100 unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

#### DISCUSSION:

##### 1) Background Context:

Applicant: Bissky Architecture and Urban Design Inc.  
Wayne Bissky

Legal Description: Lot 1, D.L. 401, NWD, Plan BCP24521

OCP:  
Existing: Low-Rise Apartment and Conservation  
Proposed: Low-Rise Apartment and Conservation

Zoning:  
Existing: RS-1 (One Family Urban Residential)  
Proposed: RM-2 (Medium Density Apartment Residential)

##### Surrounding Uses:

North: Use: Park  
Zone: RS-1 (Single Detached Urban Residential)  
Designation: Conservation, Low-Rise Apartment

South: Use: Apartment  
Zone: RM-2 (Medium Density Apartment)  
Designation: Low-Rise Apartment, Conservation

East: Use: Single Family, Senior's Assisted Living Apartment  
Zone: RS-1 (One Family Urban Residential), CD-1-00 (Comprehensive Development)  
Designation: Single Family Residential, Low-Rise Apartment

West:            Use:            Park  
                      Zone:            RS-1 (Single Detached Urban Residential)  
                      Designation:    Conservation, Low-Rise Apartment

Existing Use of Property:            Vacant, except for a discontinued temporary Sales Office for an adjacent development  
 Proposed Use of Property:            RM-2 (Medium Density Apartment Residential District)  
 Site Area:                                1.425 ha (3.5 acres)  
 Access:                                    227<sup>th</sup> Street  
 Servicing requirement:                Urban Standard

## 2) Project Description:

The applicant has applied to rezone the 0.55 ha (1.36 acres) of the southern portion of the subject property (Appendix A) to RM-2 (Medium Density Apartment Residential District) leaving the remainder of the property zoned RS-1 (One Family Urban Residential) for future development. The applicant is proposing to subdivide that portion of the subject property which will remain RS-1 (One Family Urban Residential) from the portion currently under application for rezoning.

The proposed development will consist of approximately 153 residential units with a density of 2.0 FSR. The proposal will consist of two apartment buildings 6 storeys in height and mezzanines stepping down towards the 227<sup>th</sup> Street. The parking will be accommodated in an underground parkade. A new trail will be accommodated at the north end of the subject property to provide an additional access point to the trails to the west of the subject property.

The proposal will include some rental housing units secured through a Housing Agreement. A total of 16 rental units will be provided - 3 Affordable and 13 Market Rental Units.

| <b>Summary of Development</b>                        |  |
|--|--|
| Number of Residential Units                          | 153  |
| Number of Rental Units. Affordable and Market Units. | 3 Affordable Units<br>13 Market Units                          |
| Height of Building                                   | 6 Storeys above ground with two levels of parking below ground |

The form and character of the development is to promote a cohesive building style and strong pedestrian oriented urban realm in Maple Ridge Town Centre by ensuring new buildings, renovations and/or additions have consistent architectural and urban design setbacks form, mass and height. In addition it helps to define the street and sidewalk areas as active public spaces. Further details of the design will be provided in a report to Council at the Development Permit stage.

Planning Analysis:

### i) Official Community Plan:

The subject property is located in the North and South View Precinct of the Town Centre Area Plan and is designated Low-Rise Apartment and Conservation. The Town Centre Area Plan Zoning Matrix identifies that under the Low-Rise Apartment Designation RM-2 (Medium Density Apartment) is an appropriate zone for the designation. (Appendix B)



The Low-Rise Apartment designation is intended for development in a three (3) to five (5) storey apartment form where units are accessed from an internal corridor and residential parking is provided underground. The proposed development parking will be located within an underground parkade. As discussed later in this report, the applicant is proposing a 6 storey development. In order to accommodate the proposed height a site specific text amendment to the Low Rise Apartment land use designation in the Town Centre Plan has also been put forth. Staff acknowledge that 6 storey wood frame construction is becoming increasingly more common, and as such may warrant a future review of the Low Rise Apartment designation, through a separate staff effort.

Chapter 3 of the OCP, entitled "Neighborhoods and Housing", identifies several critical housing issues, one of these is housing affordability. Housing affordability is of particular concern for both homeowners and renters living in the community. Core Need is a term used by senior government to determine eligibility for social housing subsidies. A household is considered to be in core need when appropriate housing costs more than 30% of its gross income in shelter costs (either rent or mortgage payments). Housing affordability is also an issue for renters. The amount of residents spending greater than 30% of gross income on housing is an issue of concern because it's an indicator that these residents have less disposable income available for other basic needs, such as food, transportation, clothing, recreation and leisure. In Canada, housing is considered affordable if shelter costs account for less than 30 per cent of before-tax household income as defined by the Canada Mortgage and Housing Corporation (CMHC). However, the City of Maple Ridge Housing Action Plan further defines affordable housing as follows: Affordable housing is housing that is adequate in standard and does not cost so much that individuals and families have trouble paying for other necessities such as food, health, and transportation on an ongoing basis.

The following OCP policies and accompanying policies from the City's Housing Action Plan seek to address the issues of housing affordability, rental and special needs housing:

*Policy 3-30 "Maple Ridge will consider density bonus as a means of encouraging the provision of affordable, rental and special needs housing, and amenities."*

*Policy 3-31 "Maple Ridge supports the provisions of rental accommodation and encourages the construction of rental units that vary in size and number of bedrooms. Maple Ridge may also limit the demolition or strata conversion of existing rental units, unless District-wide vacancy rates are within a healthy range as defined by the Canada Mortgage and Housing Corporation."*

*Policy 3-32 "Maple Ridge supports the provisions of affordable, rental and special needs housing throughout the City. Where appropriate, the provision of affordable, rental, and special needs housing will be a component of area plans."*

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

#### Maple Ridge Housing Action Plan

*Maple Ridge's vision and commitment towards housing is encompassed in this statement contained in the Maple Ridge Housing Action Plan (MRHAP):*

*"Access to safe, affordable, and appropriate housing that meets the diverse and changing needs of the community is a priority."*



The proponent supports these policies with the provision of rental housing market and non-market units secured through a Housing Agreement (Appendix "E"). The designated rental units will be secured as such for a period not exceeding 20 years.

**ii) Zoning Bylaw:**

A portion of the subject property is proposed to be rezoned to RM-2 (Medium Density Apartment Residential) to accommodate the development. To accommodate the project, site specific changes to the RM-2 (Medium Density Residential) zone are proposed. They are as follows:

- 1.) Increase the permitted net density from 1.8 to 2.0 FSR, and
- 2.) Increase the building height from 15 metres (4 storeys) to 22 metres (6 storeys).

The BC Building Code now permits up to 6 stories in wood frame construction. It is likely the City will be seeing more requests for taller RM-2 zoned buildings. We have already had a number of such structures either built or in the approval process. The additional density of 0.2 FSR are being considered in exchange for the rental housing provisions of the development. This Density Bonus of 3 rental and 13 market rental units secured through a Housing Agreement. The corresponding height increase is proposed to accommodate the bonus floor space and is in keeping with the aforementioned market directions for wood frame construction.

**iii) Off-Street Parking And Loading Bylaw:**

| Town Centre Parking Standards | Required  | Proposed              |
|-------------------------------|---|-----------------------|
| Residential                   | 1.5 per dwelling unit = 1.5 x 153<br>= 230 spaces rounded up        | 232 spaces            |
| Visitor                       | Visitor 0.2 per dwelling unit = 0.2<br>X 153 = 31 spaces rounded up | 32 spaces underground |
| Disabled Space                | 4   | 6                     |

As indicated in the chart above the project has slightly exceeded the parking requirements of the Off-Site Parking and Loading Bylaw No. 4350-1990.

**iv) Proposed Variances:**

A Development Variance Permit application has been received for this project and involves the following relaxations (see Appendix K):

The requested variances to RM-2 (Medium Density Apartment Residential) zone will be the subject of a future Council report.

| Detail             | Required | Proposed                |
|--------------------|----------|-------------------------|
| Front Yard Setback | 7.5 m    | 1.6 m                   |
| Side Yard Setback  | 7.5 m    | 1.3 m (south side yard) |

v) **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.

vi) **Advisory Design Panel:**

The Advisory Design Panel (ADP) reviewed the form and character of the proposed development and the landscaping plans at a meeting held on July 18, 2018.(see Appendix G and H)

Following presentations by the project Architect and Landscape Architect, the ADP made the following resolution:

*That File No. 2017-461-RZ be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:*

**Landscape Comments:**

1. *Add tree plantings near the walkway on the West side and more benches to the South end;*
2. *Consider enhancing the vehicle emergency access with movable features to supplement the amenity space;*
3. *Enhance the surface treatment to define the pedestrian connection between building entrances and the amenity space;*
4. *Incorporate public art into the site;*
5. *If possible, add foundation planting at site along 227 Street;*
6. *Provide site sections with landscape detail to demonstrate treatment between buildings and property lines and rain gardens;*
7. *Widen the path or reduce the number of risers to eliminate the pinch point at the South stairway onto the perimeter path;*
8. *Consider adding amphitheater seating to site;*
9. *Add waste receptacles at the outdoor benches;*
10. *Consider lighting along the meandering path.*

**Architectural Comments:**

1. *Re-evaluate and apply rationalization of material placement on facades;*
2. *Re-evaluate the architectural expression of the entry through colour or massing;*
3. *Relocate the elevators to be more central in building 2;*
4. *Provide articulation of material transitions;*
5. *Rationalize the details of the other elevations to the blank wall to the North elevation of building 2.*

The ADP concerns have been addressed and are reflected in the current plans. A detailed description of how these items were incorporated into the final design will be included in a future development permit report to Council.

vii) **Development Information Meeting:**

A Development Information Meeting was held at the Fraserview Village Banquet Hall on September 6, 2018. Approximately, sixty (60) people attended the meeting. A summary of the main comments

and discussions with the attendees was provided by the applicant and include the following main points:

- "Some guests did not support the 1.5m requested relaxation on the front yard setback along 227<sup>th</sup> Street.
- Some of the people who live at 11609 227<sup>th</sup> Street expressed the following concerns:
  - They felt that their building is slowly sliding east into the adjacent ravine. Therefore, they are concerned about the geotechnical stability of the development site and the potential impact construction of the proposed development will have on the stability of their building.
  - They are concerned about firefighting and cleaning equipment access to their building, specifically on its north side.
  - They are concerned about the impact the building will have on their views to the north and west.
- Some guests expressed concern about parking in the area.
- Many guests expressed concern about the City's homeless and drug addicted population.
- Some guests noted that they are disappointed with the existing roundabout at the intersection of 227<sup>th</sup> Street and Hollywood Avenue.
- Some guests expressed concern that the City will install a traffic light at the intersection of 227<sup>th</sup> Street and the Haney Bypass.
- Several guests expressed disappointment that a representative from the City was not at the meeting.
- Some guests noted that they were in support of the project in general.
- Two guests submitted comments sheets the following are the comments.
  - One expressed disappointment that the City did not send a representative to the meeting and also expressed concern about what the City will be proposing in the environmental dedication.
  - Another expressed concern about the geotechnical stability of the development site."

The following are provided by the applicant in response to the issues raised by the public:

- **"1.5 m setback variance along 227<sup>th</sup> Street** – The 1.5m setback variance along 227<sup>th</sup> Street is appropriate for this site as the existing road right of way, boulevard, and sidewalk will remain. Additionally, the 1.5m setback allows for a more urban feel to the streetscape as the road rises north towards Lougheed Highway. All setbacks adjacent to the green belt and adjacent neighbours meet or exceed the setback requirements.
- **Firefighting and Cleaning Equipment Access to the Existing Building to the South** – The BC Building Code would not typically require that firefighting access be provided all the way around a building. The Architect promised to forward this concern to the developer for follow up.
- **Geotechnical Stability of the Soils** – A geotechnical investigation and report has been completed for the site by a professional geotechnical engineer. The building has been designed and will be constructed in accordance with its recommendations. Additionally, the geotechnical engineer will visit the site regularly during construction to ensure the report is complied with.
- **Views of the Adjacent Buildings** – There is a 7.5m setback from the south property line; residents in the adjacent building will maintain a view to the east towards the environmental dedication.

- **Parking** – The building includes two levels of underground parking and the number of stalls provided is in accordance with the City's Parking and Loading Bylaw.
- **Homeless** – Guests concerned about homeless and drug addiction were encouraged to contact their City's and Provincial politicians.
- **Existing Roundabout** – Guests concerned about the existing roundabout at 227<sup>th</sup> Street and Hollywood Avenue were encouraged to contact the Engineering Department.
- **Traffic Light on the Haney Bypass** – Guests concerned about the potential traffic light on the Haney Bypass were encouraged to contact the Ministry of Transportation and Infrastructure.
- **No City Representative** – Guests were informed that the City does not typically attend development information meetings, but were encouraged to contact the City if they have any questions for City Staff.
- **Environmental Dedication** – The environmental dedication is a requirement of the City and the City will determine the final use of the area."

#### **viii) Parkland Requirement:**

For this project, there was sufficient land dedicated under a previous development application to fulfill the parkland dedication Environmental DP requirements for the site.

Even though this has been achieved the applicant has worked with the Parks and Recreation Department to incorporate a trail on the northern portion of the subject property to achieve an additional linkage into the park which will improve both access and security in the park.

#### **3) Traffic Impact:**

As the subject property is located within 800 metres of the Lougheed Highway, a referral has been sent to the Ministry of Transportation and Infrastructure. Ministry approval of the Zone Amending Bylaw will be required as a condition of final reading.

At this time, the Ministry has granted preliminary approval of the development application.

The applicant is required to do a traffic impact study due to its proximity to the Haney By-Pass as well as being located in the Town Center boundary.

#### **Interdepartmental Implications:**

##### **i) Engineering Department:**

The Engineering Department has reviewed the proposal and detailed comments have been forwarded to the applicant. (Appendix L) The normal urban standard road upgrades will be required on 227 Street and will include those outlined in Subdivision and Development Services Bylaw. This work will include: new concrete curb and gutter; sidewalk; bike lanes; sanitary sewer and water connections; civil design package; storm sewer achieving the 3 Tier Criteria; street lights; street trees, and under ground wiring. The following studies will also be required:

- Geotechnical
- Watermain analysis;
- Sewer analysis; and
- Traffic Impact study.



Please note this is only a summary of the extensive Engineering comments received by the Planning Department. The applicant should carefully review the detailed comment's provided then and act accordingly. These conditions will form the basis of a Rezoning Servicing Agreement and will be subject to change as the project proceeds.

**ii) Parks & Leisure Services Department:**

The applicant has agreed to provide a trail connection along the northern portion of the property to provide an additional connection to the park (Appendix "J"). In addition, the applicant has agreed to build a trail within the park running north and south at the top of the east slope.

**iii) Fire Department:**

The Fire Department has no issue with the application moving forward, a more detailed review of the site layout and building plans will be required.

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

Pursuant to Section 476 of the *Local Government Act*, consultation with School District No. 42 is required at the time of preparing or amending the OCP. A referral was sent to School District No. 42 on August 23, 2018 and the School Board made the following comments:

- The proposed application would affect the student population for the catchment areas currently serviced by Golden Ears Elementary and Thomas Haney Secondary School.
- Golden Ears Elementary has an operating capacity of 526 students. For the 2017-18 school year the student enrolment at Golden Ears Elementary was 484 students (93% utilization) including 178 students from out of catchment.
- Thomas Haney Secondary School has an operating capacity of 1200 students. For the 2017-18 school year the student enrolment at Thomas Haney Secondary School was 1144 students (95% utilization) including 724 students from out of catchment (Appendix I).

**5) Intergovernmental Issues:**

**i) Local Government Act:**

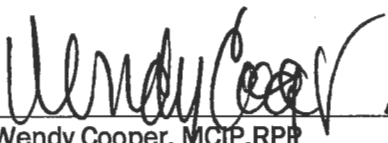
An amendment to the OCP requires the local government to consult with any affected parties and to adopt related bylaws in compliance with the procedures outlined in Section 477 of the *Local Government Act*. The amendment required for this application, to adjust the conservation boundary, is considered to be minor in nature. It has been determined that no additional consultation beyond existing procedures is required, including referrals to the Board of the Regional District, the Council of an adjacent municipality, First Nations, the School District or agencies of the Federal and Provincial Governments.


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

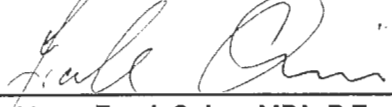


## CONCLUSION:

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7525-2018, that second reading be given to Zone Amending Bylaw No. 7401-2017 as amended; First and Second Reading be given to 11641 227 Street Housing Agreement Bylaw No. 7524-2018 and that application 2017-461-RZ be forwarded to Public Hearing.

  
Prepared by: **Wendy Cooper, MCIP, RPP**  
**Senior Planning Technician**

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

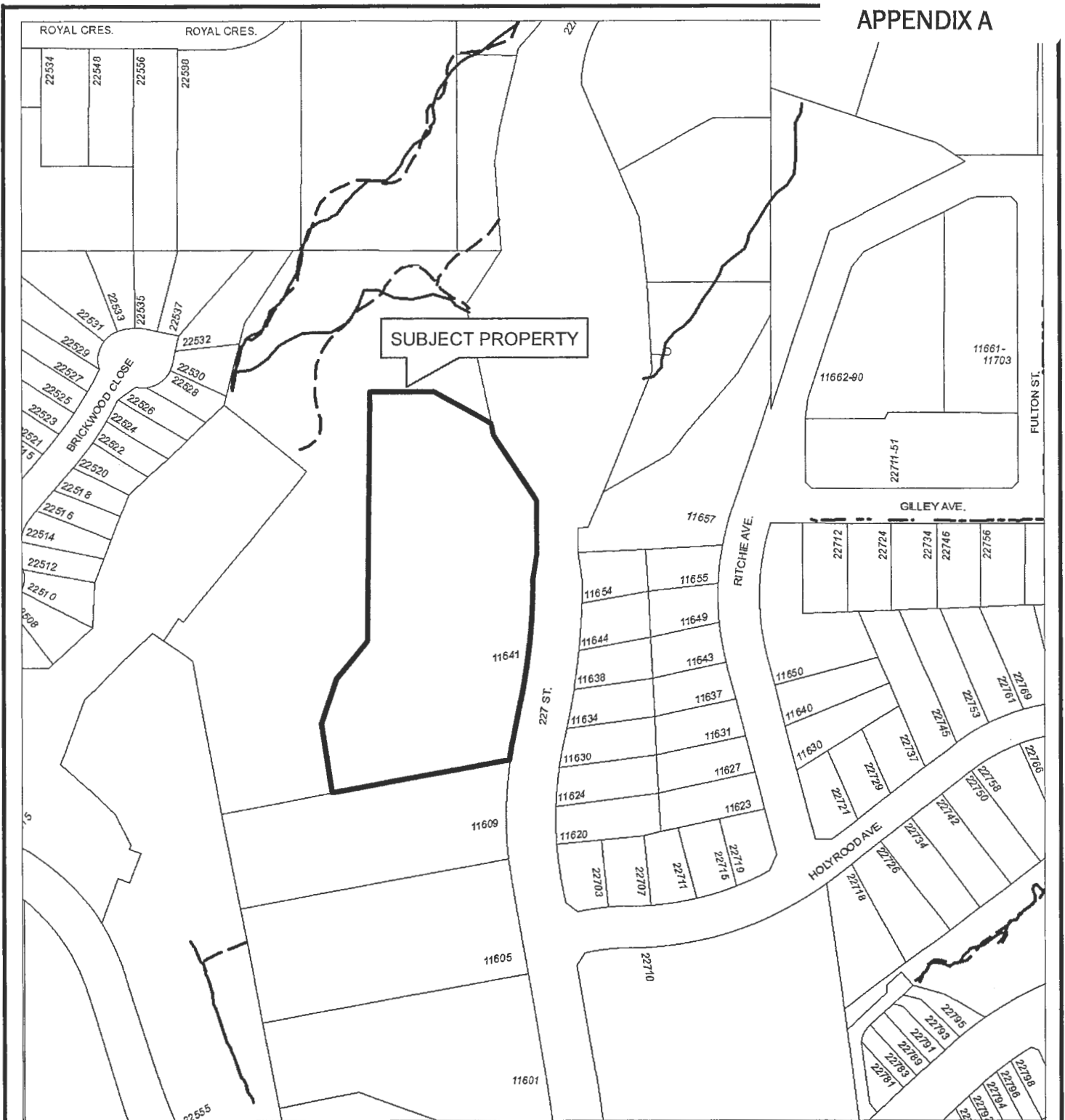
  
Approved by: **Frank Quinn, MBA, P.Eng**  
**GM Public Works & Development Services**

  
Concurrence: **Paul Gill, BBA, CPA, CGA**  
**Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map  
Appendix B – Ortho Map  
Appendix C – OCP Amending Bylaw No. 7525-2018  
Appendix D – Zone Amending Bylaw No. 7401-2017  
Appendix E – Housing Agreement Bylaw No. 7524-2018  
Appendix F – Site Plan  
Appendix G – Building Elevation Plans  
Appendix H – Landscape Plan  
Appendix I – School District 42  
Appendix J – Proposed Trail  
Appendix K – Proposed Variances  
Appendix L – Engineering Comments

# APPENDIX A



Scale: 1:2,500

## Legend

- Stream
- Ditch Centreline
- Indefinite Creek

11641 227 STREET

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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

FILE: 2017-461-RZ

DATE: Oct 13, 2017

BY: LP

CORPORATE OFFICER







**CITY OF MAPLE RIDGE  
BYLAW NO. 7401-2017**

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

---

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7401-2017."
2. That Part 6, Section 604, Medium Density Apartment Residential District (RM-2) be amended by inserting into Subsection 5 Density, after clause (f) the following new clause:
  - g) "The maximum floor space ratio shall be 1.8 times the lot area with the following exception: Lot 1, District Lot 401, Group 1, New Westminster District, Plan BCP24521:
    - i. An amount equal to 0.2 times the lot area may be added for providing a minimum of 16 units as rental, with a minimum, of 3 of those units being provided as non-market rental".
3. That Part 6, Section 604, Subsection 7 Size of Buildings and Structures, be deleted in its entirety and replaced with the following:
  - "a) All apartment buildings shall not exceed 15 metres nor 4 storeys in height;
  - b) A Maximum height of 22.0 metres nor 6 storeys shall be permitted at 11641 – 227 Street (Phase One). Lot 1, District Lot 401, Group 1, New Westminster District, Plan BCP24521".
4. That parcel or tract of land and premises known and described as:

Lot 1 District Lot 401 Group 1 New Westminster District Plan BCP24521

and outlined in heavy black line on Map No. 1738 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RM-2 (Medium Density Apartment Residential).

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

**READ** a first time the 16<sup>th</sup> day of January, 2018

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

**PUBLIC HEARING** held the       day of       , 20

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

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

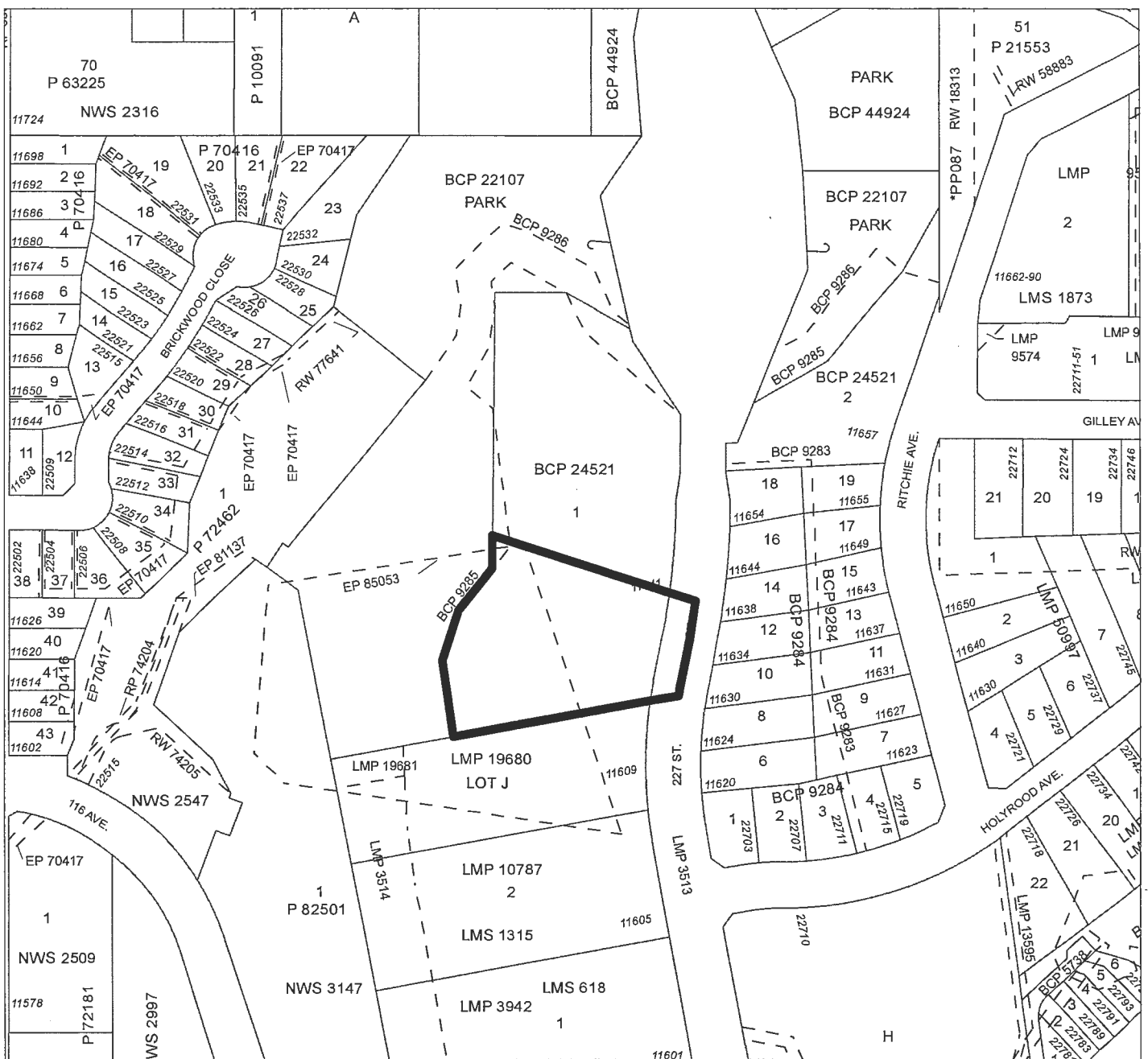
**ADOPTED**, the       day of       , 20

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**PRESIDING MEMBER**

---

**CORPORATE OFFICER**



# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7401-2017

Map No. 1738

From: RS-1 (One Family Urban Residential)

To: RM-2 (Medium Density Apartment Residential)



SCALE 1:2,500

CORPORATE OFFICER

## TERMS OF INSTRUMENT - PART 2

### HOUSING AGREEMENT AND SECTION 219 COVENANT

BETWEEN:

**CONCORDIA HOMES (1997) LTD.**, 24369 – 126 Avenue, Maple Ridge, BC,  
V4R 1M2

(the "Owner")

AND:

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

(the "City")

AND:

**ROYAL BANK OF CANADA**, 10 York Mills Road, Toronto, Ontario M2P 0A2

(the "Prior Chargeholder")

**WHEREAS:**

- A. The Owner is the registered owner of lands legally described in the *Land Title Act* Form C attached to and forming part of this Agreement (the "Lands"),
- B. The Owner has applied to the City for a rezoning of the Lands and in connection with that rezoning the Owner wishes to enter into this Agreement with the City to set out terms and conditions respecting the occupancy of certain rental units to be constructed on the Lands, to have effect as both a covenant pursuant to section 219 of the *Land Title Act* (British Columbia) and a Housing Agreement pursuant to section 483 of the *Local Government Act* (British Columbia).
- C. The City has adopted a bylaw pursuant Section 483 of the *Local Government Act* to authorize this Agreement.

NOW THEREFORE in consideration of the promises below, the payment of \$1.00 by the City to the Owner and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner and the City covenant and agree, pursuant to section 483 of the *Local Government Act* (British Columbia) and section 219 of the *Land Title Act* (British Columbia) as follows:

1. **Definitions** - In this Agreement, in addition to terms defined else:

- (a) **"Accessibility Requirements"** means the accessibility requirements for persons with disabilities as set out in the BC Building Code, including section 3.8 of Division B of the Building Access Handbook 2014.
- (b) **"Affordable Rental Unit"** means a Dwelling Unit on the Lands that is designated as an



Affordable Dwelling Unit pursuant to this Agreement and that shall, following such designation, be subject to certain use and occupancy restrictions as set out in this Agreement, including a maximum rent and a housing income limit.

- (c) **"Affordable Residential Rental Rate"** means 30% of the annual Housing Income Limit for the applicable size of the applicable Affordable Rental Unit, divided by 12.
- (d) **"CPI"** means the All-Items Consumer Price Index for Vancouver, B.C. published from time to time by Statistics Canada, or its successor in function.
- (e) **"Dwelling Unit"** means a self-contained set of habitable rooms providing residential accommodation for one Household containing only one set of cooking facilities.
- (f) **"Gross Annual Income"** means the sum of all taxable incomes, being the amount identified as taxable income on the most recent income tax return (line 260 of the income tax T1 General Form) of all individuals 15 years and older that reside in the Affordable Rental Unit.
- (g) **"Household"** means one or more individuals living in a Dwelling Unit consisting of:
  - (i) an individual;
  - (ii) two or more individuals related by blood, marriage, adoption or foster parenthood; or
  - (iii) three or fewer unrelated persons.
- (h) **"Housing Income Limit"** means the annual income required to pay the average market rent for an appropriately sized unit in the Abbotsford 'Planning Area', as published by BC Housing or its successor in function from time to time, for the following sized dwelling units: Bachelor, 1 Bedroom, 2 Bedroom, 3 Bedroom, and 4+ Bedroom. The 2018 Housing Income Limits are attached as Schedule A.
- (i) **"Market Rental Unit"** means a Dwelling Unit on the Lands that is designated as a Market Rental Unit pursuant to this Agreement and that shall, following such designation, be subject to certain use and occupancy restrictions as set out in this Agreement.
- (j) **"RTA"** means the *Residential Tenancy Act* (British Columbia).
- (k) **"Tenancy Agreement"** means a tenancy agreement as defined in the RTA (British Columbia) granting the right to occupy a Required Rental Unit.
- (l) **"Tenant"** means the occupant or occupants of a Required Residential Unit under a Tenancy Agreement.

## CONSTRUCTION AND DESIGNATION OF REQUIRED RENTAL UNITS

2. **Construction & Designation of Required Rental Units** – The Owner shall construct three (3) Affordable Rental Units and thirteen (13) Market Rental Units on the Lands. Without limiting the foregoing, the Lands shall not be built upon unless the building so constructed contain three (3) Affordable Rental Units and thirteen (13) Market Rental Units and unless, before construction begins, the Owner designates, in writing to the City, which of the Dwelling Units, to be constructed on the Lands shall be the required Affordable Rental Units and

Market Rental Units, (which 3 designed Affordable Rental Units and 13 designated Market Rental Units are referred to herein as the "**Required Rental Units**"). The foregoing designation may not be changed without the prior written approval of the City.

3. **Accessibility** – Three (3) of the Required Rental Units shall be designed and constructed to meet the Accessibility Requirements and shall at all times be repaired and maintained so they meet the Accessibility Requirements.
4. **Building Design Requirements** - The Lands shall not be built upon unless the City is satisfied that the plans submitted to the City in connection with the building permit application for the proposed buildings show the Required Rental Units and conform with the requirement that three (3) of the Required Rental Units meet the Accessibility Requirements.
5. **Completion of Required Rental Units** –
  - (a) upon the completion of the construction of the first building to be constructed on the Lands, such building shall not be occupied or used for any purpose until and unless no less than eight (8) Required Rental Units are constructed within such building and designated in accordance with the requirements of this Agreement and the City has issued an occupancy permit for said Required Rental Units;
  - (b) upon the completion of the construction of the second building to be construed upon the Lands, such building shall not be occupied or used for any purpose until and unless the remaining balance of the Required Rental Units are constructed within such building and designated in accordance with the requirements of this Agreement and the City has issued an occupancy permit for said Required Rental Units;
6. **Strata Subdivision Requirements** – The Land shall not be subdivided by deposit of a strata plan under the *Strata Property Act* unless:
  - (a) the Owner has filed a rental disclosure statement pursuant to section 139 of the *Strata Property Act* designating each of the Required Rental Units as a rental strata lot with a rental period expiry date no earlier than 20 years from the date of stratification;
  - (b) the strata corporation bylaws to be created by the filing of the strata plan do not contain restrictions on the rental of the Required Rental Units, including any provision preventing the rental of the Required Rental Units in accordance with the requirements and restrictions under this Agreement; and
  - (c) the strata corporation bylaws to be created by the filing of the strata plan contain the following provision: "Certain strata lots are subject to a Housing Agreement with the City of Maple Ridge that requires that, among other things, such strata lots only be used for residential rental purposes. No action shall be taken by the owners or the strata corporation to restrict or limit the terms of the Housing Agreement, including, but not limited to, amendment to these bylaws".
7. **Release** – If:

- (a) the City is satisfied that Required Rental Units have been constructed and designated in accordance with the requirements of this Agreement;
- (b) the City has issued an occupancy permit for all of the Required Rental Units; and
- (c) either (i) the Lands are subdivided such that one or more parcels created by such subdivision do not contain any Required Rental Units, or (ii) the building containing the Required Rental Units is subdivided by deposit of a strata plan under the *Strata Property Act* such that one or more of the strata lots created through such subdivision do not contain any Required Rental Units and the Owner has complied with the requirements of the preceding section entitled "Strata Subdivision",

then the City shall, upon the request of the Owner, execute and deliver to the Owner a registrable release of this Agreement that will discharge this Agreement from title to the parcels or strata lots, as the case may be, that do not contain any Required Rental Units, which release shall be prepared and registered in the land title office by and at the expense of the Owner.

#### **OCCUPANCY RESTRICTIONS**

- 8. **Residential Use Only** – Each Required Rental Unit may only be used as a permanent residence providing rental residential accommodation. Without limiting the foregoing, the Required Rental Units shall not be used to provide vacation or other temporary accommodation.
- 9. **Tenure Requirements – Rental Only** – Each Required Rental Unit may only be occupied by one or more individuals who occupy the Required Rental Unit as a permanent residence pursuant to a Tenancy Agreement. For clarity and without limiting the foregoing, the Owner may not occupy a Required Rental Unit.
- 10. **Affordable Rental Units - Rental and Occupancy Restrictions –**
  - (a) Maximum Tenant Income – The Owner shall not enter into a Tenancy Agreement with respect to an Affordable Housing Unit, and shall not otherwise rent or lease an Affordable Housing Unit, to a Tenant or Tenants where the Gross Annual Income of all occupants of the Affordable Housing Unit is greater than the Housing Income Limit applicable to the size of the Affordable Housing Unit.
  - (b) Maximum Rent - The Owner shall not charge a monthly rent for an Affordable Rental Unit that exceeds the Affordable Residential Rental Rate applicable to the size of the Affordable Rental Unit.
- 11. **Other Tenancy Requirements** – The Owner shall comply with the following requirements:
  - (a) Reference to Housing Agreement - Every Tenancy Agreement shall specify the existence of this Agreement and the occupancy restrictions applicable to the Affordable Rental Unit or Market Rental Unit, as the case may be, and a copy of

this Agreement shall be attached to every Tenancy Agreement.

- (b) Occupant Identification - Every Tenancy Agreement shall identify all occupants of the applicable Required Rental Unit.
- (c) Income Information – Before entering into a Tenancy Agreement for an Affordable Rental Unit, the Owner shall obtain copies of each proposed occupant's most recent income tax return for the purposes of determining compliance with the Housing Income Limit requirements of this Agreement and will retain and provide copies of same to the City upon request of the City's Director of Planning from time to time.
- (d) Copy to Municipality - The Owner shall deliver to the City a copy of each then current Tenancy Agreement for Required Rental Units, are any of them as may be specified by the Director of Planning, upon request from the Director of Planning from time to time.
- (e) No Extra Charges - The Owner shall not require a Tenant to pay any extra charges or fees for use of any common property, limited common property, or other common area, for property taxes or for sanitary sewer, storm sewer, water utilities or similar services and no provision to that effect shall be included in any Tenancy Agreement.
- (f) Other Tenancy Agreement Terms – Every Tenancy Agreement shall include:
  - (i) a clause requiring the Tenant to comply with the use and occupancy restrictions contained in this Agreement;
  - (ii) a clause entitling the Owner to terminate the Tenancy Agreement in accordance with the RTA if the Tenant uses or occupies, or allows use or occupation of, the Required Rental Unit in breach of any of the use and occupancy restrictions contained in this Agreement; and
  - (iii) a clause prohibiting the Tenant from subleasing the Required Rental Unit or assigning the Tenancy Agreement, without the prior written consent of the Owner.
- (g) Fixed Term – If the Tenancy Agreement is for a fixed term, the term of the Tenancy Agreement shall not exceed one year.
- (h) Sublease/Assignment - The Owner shall not permit a Restricted Rental Unit to be subleased or a Tenancy Agreement to be assigned, unless such subletting or assignment is done in compliance with this Agreement.
- (i) Tenant Non-Compliance - The Owner shall, in accordance with the RTA, terminate a Tenancy Agreement if the Tenant uses or occupies, or allows the use or occupation of, the Required Rental Unit in breach of any of the use and occupancy restrictions contained in this Agreement.



- (j) Compliance Declaration - Within 30 days following a request from the Director of Planning from time to time, the Owner shall, in respect of any or all Restricted Rental Units as specified in the request, deliver to the City a statutory declaration in the form attached as Schedule B or such other form as may be specified from time to time by the Director of Planning, sworn by the Owner or, if the Owner is a corporation, a director or officer of the Owner and containing all the information required to complete the statutory declaration.
- (k) City Inquiries - The Owner hereby irrevocably authorizes City to make such inquiries as it considers necessary and reasonable in order to confirm that the Owner is complying with this Agreement, and irrevocably authorizes and directs the recipient of the request for information from the City to provide such information to the City.
- (l) Management and Inspection - The Owner shall furnish good and efficient management of the Restricted Rental Units and shall permit representatives of the City to inspect the Restricted Rental Units at all reasonable times, subject the notice provisions of the RTA. The Owner shall maintain the Required Rental Units so that they are at all times in a good condition and state of repair and fit for habitation and shall comply with all applicable laws and enactments, including those relating to health and safety. Notwithstanding the foregoing, the Owner acknowledges and agrees that the City, in its absolute discretion, may require the Owner, at the Owner's expense, to hire a person or company with the skill and expertise to manage the Affordable Rental Units, including, if directed by the City, a "public housing body" under the Residential Tenancy Regulation under the RTA.

12. **HILs Alternatives** - If the BC Housing ceases to publish housing income limits for the Abbotsford 'Planning Area', the City may designate an alternative area in respect of which BC Housing publishes such limits, or the City may designate a different publication or may publish its own housing income limits, and if the City makes any of the foregoing designations; the term "Housing Income Limits" under this Agreement will be deemed to reference the designated housing income limits.

## REGISTRATION AND NOTICE

13. For clarity, the Owner acknowledges and agrees that:
- (a) This Agreement constitutes both a covenant under section 219 of the *Land Title Act* and a housing agreement under section 483 of the *Local Government Act*; and
  - (b) the City may file a notice of this Agreement in the Land Title Office as notice against title to the Land as required by section 483 of the *Local Government Act* and may register this Agreement against title to the Lands as a covenant under section 219 of the *Land Title Act*.

## GENERAL

14. **Strata Bylaws do not Affect Use and Occupancy Restrictions** – If the Lands or any building



on the Lands are subdivided by deposit of a strata plan under the *Strata Property Act* (British Columbia):

- (a) no bylaw of the resulting strata corporation shall prevent, restrict or limit the use of any of the Required Rental Units in a manner that prevents the rental of a Restricted Rental Unit in accordance with the requirements and restrictions under this Agreement; and
- (b) the resulting strata corporation shall not do anything that prevents the rental of a Restricted Rental Unit in accordance with the requirements and restrictions under this Agreement.

15. **Municipal Permits** – The Owner agrees that the City may withhold building permits and occupancy permits with respect to any building or other structure from time to time constructed or proposed to be constructed on the Lands, as the City may, in its sole discretion, consider necessary to ensure compliance with this Agreement.
16. **Indemnity** – As an integral part of this Agreement, pursuant to section 219(6)(a) of the *Land Title Act*, the Owner hereby indemnifies the City from and against any and all liability, actions, causes of action, claims, suits, proceedings, judgements, damages, expenses, demands and losses at any time suffered or incurred by, or brought against, the City, or any of its elected or appointed officials, officers, employees or agents, arising from or in connection with the granting or existence of this Agreement, the performance of any of the Owner's obligations under this Agreement, any breach of any provision under this Agreement or the enforcement by the City of this Agreement.
17. **Specific Relief** – The Owner agrees that the public interest in ensuring that all of the provisions of this Agreement are complied with strongly favours the award of a prohibitory or mandatory injunction, or an order for specific performance or other specific relief, by the Supreme Court of British Columbia at the instance of the City, in the event of an actual or threatened breach of this Agreement.
18. **No Effect on Powers** – Nothing in this Agreement shall:
  - (a) affect or limit the discretion, rights or powers of the City or the City's Approving Officer under any enactment or at common law, including in relation to the use, development or subdivision of the Land;
  - (b) affect or limit any enactment relating to the use, development or subdivision of the Land; or
  - (c) relieve the Owner from complying with any enactment, including in relation to the use, development or subdivision of the Lands.
19. **City Discretion** – Where the City or a representative of the City is required or permitted under this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent:
  - (a) the relevant provision shall not be considered fulfilled unless the approval, opinion, determination, consent or expression of satisfaction is in writing signed

by the City or the representative, as the case may be;

- (b) the approval, opinion, determination, consent or satisfaction is in the sole discretion of the City or the representative, as the case may be; and
- (c) the City or the representative, as the case may be, is under no public law duty of fairness or natural justice in that regard and the City or the representative may do any of those things in the same manner as if it were a private person and not a public body or employee or officer thereof.

- 20. **No Obligation to Enforce** – The rights given to the City under this Agreement are permissive only and nothing in this Agreement shall give rise to any legal duty of any kind on the City to anyone or obligate the City to enforce this Agreement or to perform any act or incur any expense.
- 21. **Agreement Runs with Lands** – This Agreement shall burden and run with Lands and each and every part into which the Lands may be subdivided by any means (including by deposit of a strata plan of any kind under the *Strata Property Act* (British Columbia)) and shall bind the successors in title to the Lands each and every person who from time to time acquires any interest in the Lands or any part thereof.
- 22. **Termination of Agreement** – This Agreement and Covenant shall terminate and be of no further force and effect on the date which is twenty (20) years after the date of the registration in the Land Title Office of the strata plan creating the legal title to the Required Rental Units.
- 23. **Waiver** – No waiver by the City of any requirement or breach of this Agreement shall be effective unless it is an express waiver in writing that specifically references the requirement or breach and no such waiver shall operate as a waiver of any other requirement or breach or any continuing breach of this Agreement.
- 24. **Remedies** - No reference to or exercise of any specific right or remedy by the City shall prejudice or preclude the City from exercising any other right or remedy, whether allowed at law or in equity or expressly provided for in this Agreement, and no such right or remedy is exclusive or dependent upon any other such remedy and the City may from time to time exercise any one or more of such remedies independently or in combination.
- 25. **Priority** – The Owner shall cause this Agreement to be registered in the applicable land title office against title to the Lands with priority over all financial liens, charges and encumbrances, and any leases and options to purchase, registered or pending registration at the time of application for registration of this Agreement, including by causing the holder of each such lien, charge, encumbrance, lease or option to purchase to execute an instrument in a form required by the City under which such holder postpones all of the holder's rights to those of the City under this Agreement in the same manner and to the same extent as if such lien, charge, encumbrance, lease or option to purchase had been registered immediately after the registration of this Agreement.
- 26. **Modification** – This Agreement may not be modified except by an agreement or instrument in writing signed by the Owner or its successor in title and the City or a successor or

assignee.

27. **Further Assurances** – The Owner shall do and cause to be done all things, including by executing further documents, as may be necessary to give effect to the intent of this Agreement.
28. **Owner's Expense** – The Owner shall perform its obligations under this Agreement at its own expense and without compensation from the City.
29. **Severance** – If any part of this Agreement is for any reason held to be invalid by a decision of a court with the jurisdiction to do so, the invalid portion is to be considered severed from the rest of this Agreement and the decision that it is invalid shall not affect the validity or enforceability of the remainder of this Agreement.
30. **Interpretation** - In this Agreement:
  - (a) reference to the singular includes a reference to the plural, and vice versa, unless the context requires otherwise;
  - (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this agreement;
  - (c) the term "enactment" has the meaning given to it under the *Interpretation Act* (British Columbia) on the reference date of this Agreement;
  - (d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
  - (e) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced from time to time, unless otherwise expressly provided;
  - (f) reference to a particular numbered section, or to a particular lettered schedule, is, unless otherwise expressly provided, a reference to the correspondingly numbered section or lettered schedule of this Agreement;
  - (g) all Schedules to this Agreement form an integral part of this Agreement;
  - (h) time is of the essence; and
  - (i) where the word "including" is followed by a list, the contents of the list are not intended to limit or otherwise affect the generality of the expression preceding the word "including".
31. **Governing Law** – This Agreement shall be governed by and construed in accordance with the laws of the Province of British Columbia, which shall be deemed to be the proper law hereof.
32. **Enurement** – This Agreement hereof shall enure to the benefit of the parties and their respective successors and assigns, as the case may be.
33. **Entire Agreement** – This Agreement is the entire agreement between the parties regarding its subject.

34. **Execution in Counterparts & Electronic Delivery** - This Agreement may be executed in any number of counterparts and delivered by e-mail, each of which shall be deemed to be an original and all of which taken together shall be deemed to constitute one and the same instrument, provided that any party delivering this Agreement by e-mail shall also deliver to the other party an originally executed copy of this Agreement.

As evidence of their agreement to be bound by this Agreement, the parties have executed the General Instrument – Part 1 (*Land Title Act* Form C) attached to and forming part of this Agreement.

PRIORITY AGREEMENT

This Priority Agreement is between the **Prior Chargeholder** being the registered owner and holder of Mortgage No. CA5809002 and Assignment of Rents No. CA5809003 (the "**Prior Charges**"), and the City, being the registered owner and holder of the covenant under section 219 of the *Land Title Act* (British Columbia) to which this Priority Agreement is attached (the "**Subsequent Charge**").

In consideration of the sum of ten dollars (\$10.00) now paid to the Prior Chargeholder and other good and valuable consideration, the receipt and sufficiency of which the Prior Chargeholder acknowledges, the Prior Chargeholder hereby approves of and consents to the granting of the Subsequent Charge and hereby postpones all of the Prior Chargeholder's rights under the Prior Charges to the rights of the City under the Subsequent Charge in the same manner and to the same extent as if the Prior Charges had been registered immediately after the Subsequent Charge.

As evidence of its agreement to be bound by this Priority Agreement, the Prior Chargeholder has executed the General Instrument – Part 1 (*Land Title Act* - Form C) attached to and forming part of this Priority Agreement.



**Schedule A**

**[2018 HILS]**

## Schedule B

## Statutory Declaration

CANADA  
 PROVINCE OF BRITISH COLUMBIA  
 IN THE MATTER OF A HOUSING AGREEMENT WITH  
 THE CITY OF MAPLE RIDGE and ("Housing Agreement")

TO WIT:

I, \_\_\_\_\_ of \_\_\_\_\_, British Columbia, do solemnly  
 declare that:

1. I am the owner of \_\_\_\_\_ (the "Rental Unit"), and make this declaration to the best of my personal knowledge.
2. This declaration is made pursuant to the Housing Agreement in respect of the Rental Unit.
3. For the period from \_\_\_\_\_ to \_\_\_\_\_ the Rental Unit was rented to and occupied only by following occupants whose names, current addresses and phone numbers appear below:  

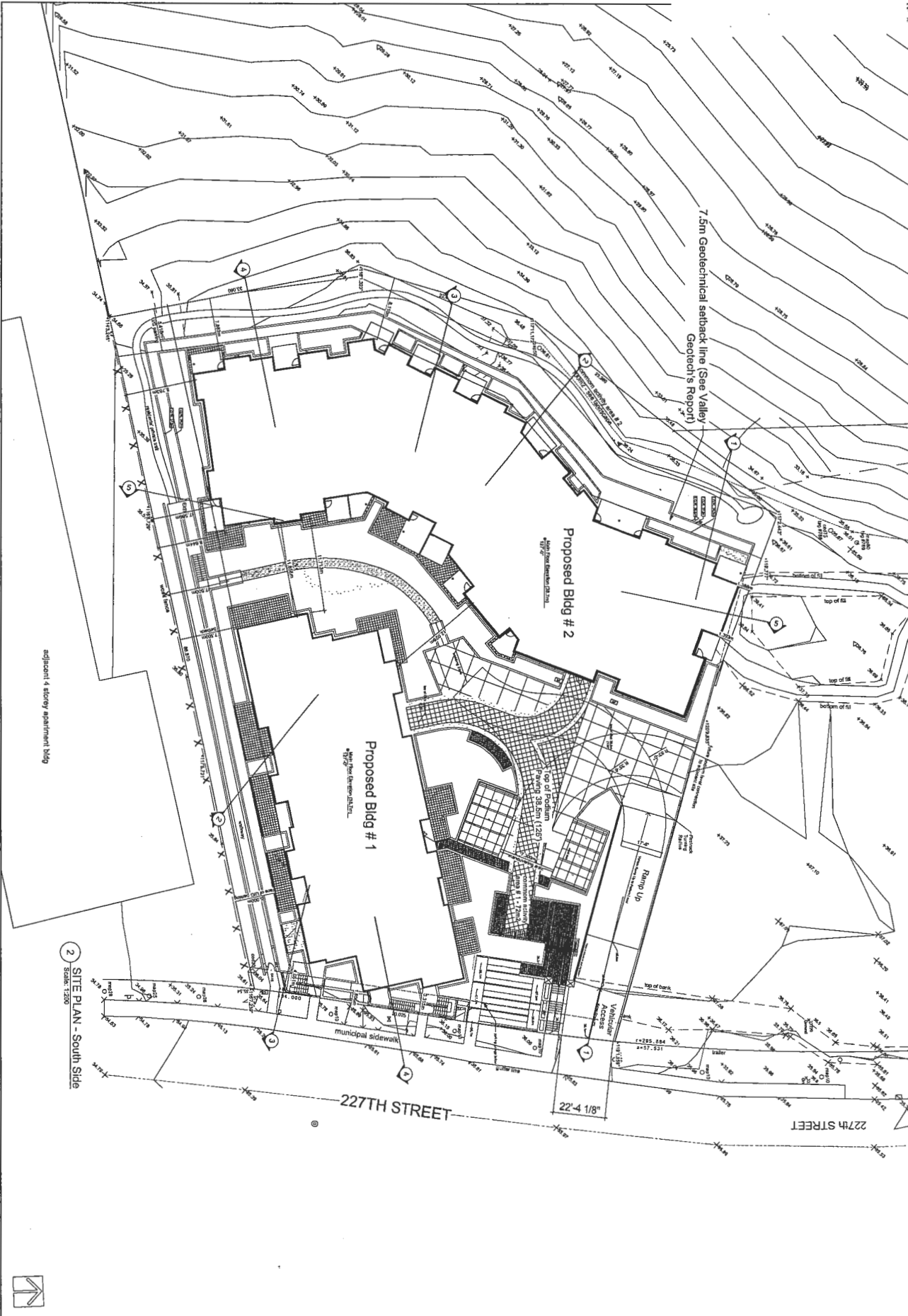
*[insert names, addresses and phone numbers of occupants]*
4. If the Rental Unit is an "Affordable Housing Unit" as defined in the Housing Agreement, the rent charged each month for the Rental Unit is as follows:
  - a. the monthly rent on the date 365 days before this date of this statutory declaration: \$\_\_\_\_\_ per month;
  - b. the rent on the date of this statutory declaration: \$\_\_\_\_\_; and
  - c. the proposed or actual rent that will be payable on the date that is 90 days after the date of this statutory declaration: \$\_\_\_\_\_.
5. If the Rental Unit is an "Affordable Housing Unit" as defined in the Housing Agreement, the "Gross Annual Income" (as defined in the Housing Agreement) of all individuals 15 years and older that reside in the Rental Unit is \$\_\_\_\_\_.
6. I confirm that I have complied with all of the obligations of the Owner (as defined in the Housing Agreement) under the Housing Agreement.
7. I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if make under oath and pursuant to the *Evidence Act* (British Columbia).

DECLARED BEFORE ME at the \_\_\_\_\_,  
 British Columbia, this \_\_\_\_\_ day of \_\_\_\_\_

---

A Commissioner for taking Affidavits for British  
Columbia

File name: 1716\_15531001\_Bldg 2\_ACP.dwg  
 Date: 2019 August 1 1:39:40 PM



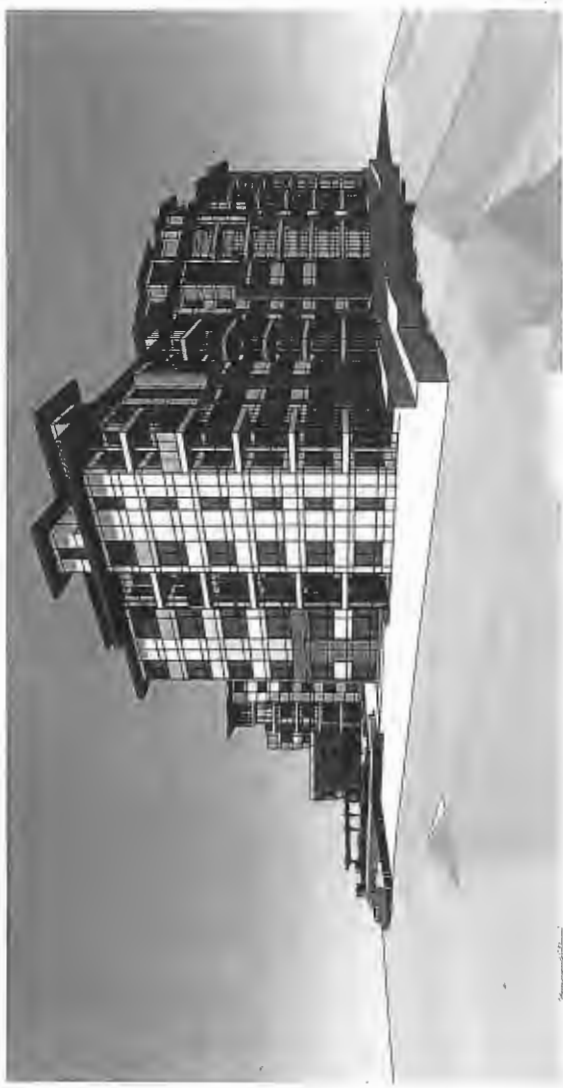
2 SITE PLAN - South Side  
 Scale: 1:300



|                           |   |
|---------------------------|---|
| <p>Scale</p> <p>A 1.2</p> | <p>Wayne Stephen Bissky<br/>                 ARCHITECTURE &amp; URBAN DESIGN INC.<br/>                 PLANNING INTERIOR DESIGN</p> <p>2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 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|---------------------------|---|

A 7.0

2 View from N-W



View from North-East Corner of Site

1 View from 227th Street



Perspective Vignettes

WAYNE STEPHEN BISSKY  
ARCHITECTURE & LANDSCAPE DESIGN INC.  
PLANNING INTERIOR DESIGN  
11000 120th Avenue, Suite 100  
Maple Ridge, B.C. V2X 2Z4  
Canada  
Phone: 604.461.8888  
Fax: 604.461.8889  
www.wsbissky.com

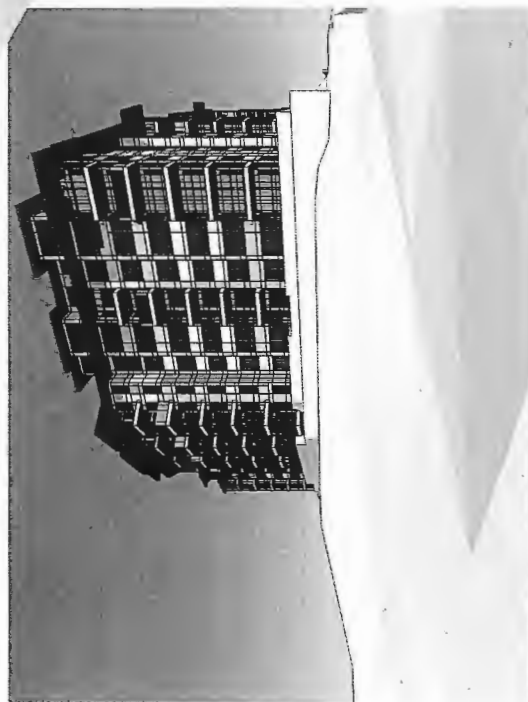
153 Unit RM-2 Multi-Family Dev't  
11901-227th Street, Maple Ridge BC  
Legal Address: 11901-227th Street, Maple Ridge BC  
Maple Ridge, BC V2X 2Z4  
Phone: 604.461.8888  
Fax: 604.461.8889  
www.wsbissky.com

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Sheet  
A 7.1

1 View from South-West Corner of Site



2 View from 227th Street



Perspective Vignettes

WAYNE STEPHEN BISSKY  
ARCHITECTURE & URBAN DESIGN INC.  
PLANNING INTERIOR DESIGN  
1000 10th Avenue, Suite 100  
Boulder, Colorado 80502  
Phone: 303.440.1234  
Fax: 303.440.1235  
www.wsbstudio.com

Date: Dec 12, 2017  
Scale: As Shown  
Drawn: BT  
Project ID: 1716

Client Address: 1104-127th Street, Maple Ridge BC  
Legal Address: Lot 1 District Lot 401 Group 1  
New Westminster District Plan S279421  
PID #: 020-271-035

Rendered by: BT  
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RENDERED DRAWINGS

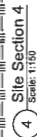


## A 2.1

|                      |                               |          |                 |  |       |    |       |
|----------------------|-------------------------------|----------|-----------------|--|-------|----|-------|
| Wayne Stephen Bissky | Architect & Urban Design Inc. | Planning | Interior Design | 800 2200 Lombard Highway,<br>Nashua, N.H. 03074<br>E-mail: wsb@wbsd.com<br>Phone: 603/882-8282 | 1:150 | BT | 17/16 |
| Date:                | Oct 12, 2017                  | Scale    |                 |  |       |    |       |
| Project              |                               | Drawn    |                 |  |       |    |       |
| Project ID           |                               |          |                 |  |       |    |       |

153 Unit RM-2 Multi-Family Dev't  
One Address: 11541-227th Street, Maple Ridge BC  
Legal Address: Lot 1 District Lot 401 Group 1  
Hwy 22 West of District Main BC P24521  
PID #: 029-721-4355

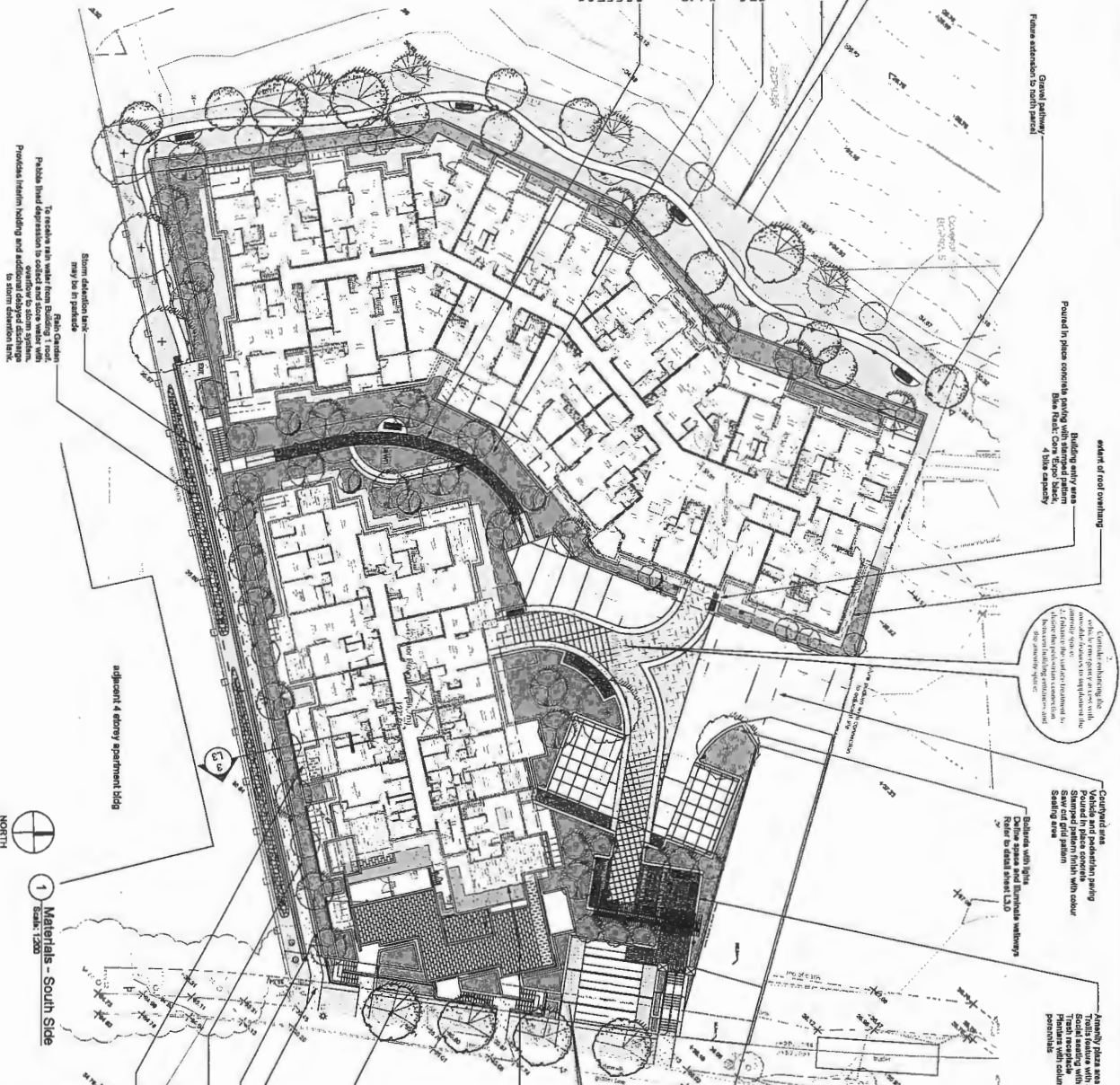
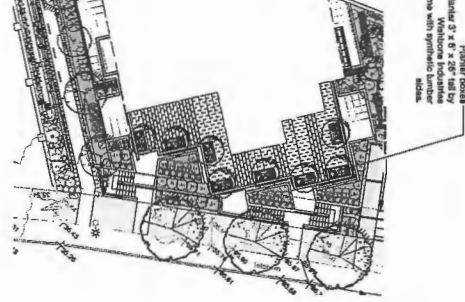
ISSUED DRAWINGS





Materials - Third Floor Terrace

Scale: 1/200



Future extension to south parcel

Building entry area  
Paved in place concrete paving with stamped pattern  
Blue Recast, Core Epoxy Deck,  
4 inch capacity

Vehicle and pedestrian paving  
Paved in place concrete  
Paved in place concrete  
Saw cut grid pattern  
Saw cut grid pattern  
Refer to sheet sheet L2.0

Vehicle and pedestrian paving  
Paved in place concrete  
Paved in place concrete  
Saw cut grid pattern  
Saw cut grid pattern  
Refer to sheet sheet L2.0

Vehicle and pedestrian paving  
Paved in place concrete  
Paved in place concrete  
Saw cut grid pattern  
Saw cut grid pattern  
Refer to sheet sheet L2.0

Materials - South Side  
Scale: 1/200

NOTES IN  
REFERENCES  
RESPONSE  
ADP COM



August 31, 2018

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

Attention: Wendy Cooper

Dear Ms. Cooper:

Re:       **File #:**       2017-461-RZ  
             **Legal:**       Lot: 1, D.L.: 401, Plan: BCP24521  
             **Location:**   11641 227 Street  
             **From:**       RS-1 (One Family Urban Residential)  
             **To:**         RM-2 (Medium Density Apartment Residential)

The proposed application would affect the student population for the catchment areas currently served by Golden Ears Elementary and Thomas Haney Secondary School.

Golden Ears Elementary has an operating capacity of 526 students. For the 2017-18 school year the student enrolment at Golden Ears Elementary was 484 students (93% utilization) including 178 students from out of catchment.

Thomas Haney Secondary School has an operating capacity of 1200 students. For the 2017-18 school year the student enrolment at Thomas Haney Secondary School was 1144 students (95% utilization) including 724 students from out of catchment.

Sincerely,



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

cc:       Rick Delorme  
          David Vandergugten  
          James Clarke



## APPENDIX J



# APPENDIX K

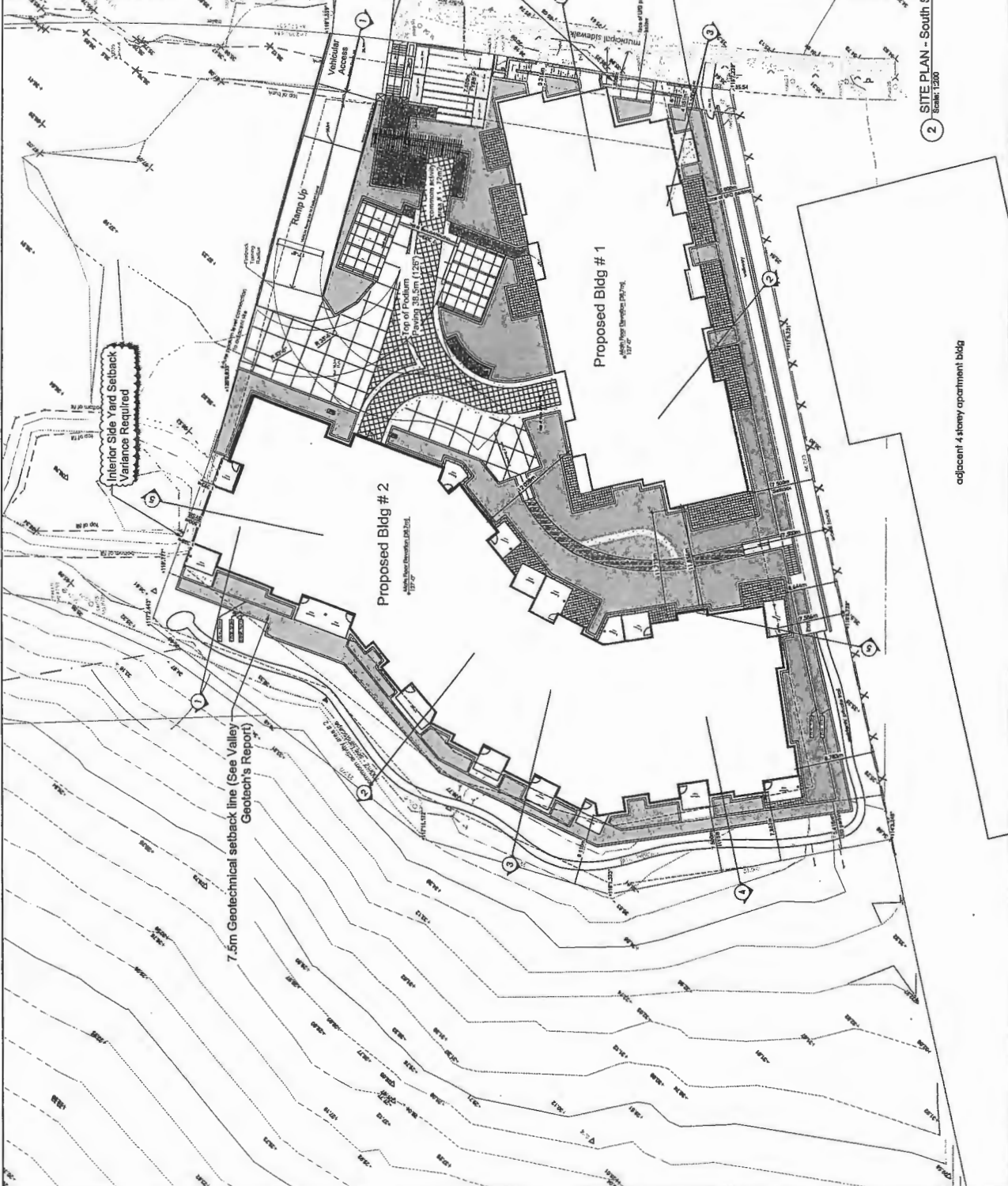
WAYNE STEPHEN BISSKY  
ARCHITECTURE & INTERIOR DESIGN INC.  
INTERIOR DESIGN

Site Plan w/ Grading

153 Unit RM-2 Multi-Family Dev't  
Civic Address: 11641-227th Street Maple Ridge BC  
Legal Address: Lot 1 District Lot 401 Group 1  
Map Transcribed: DRAFT PLAN B094031  
PID #: 029-73-033

ISSUED DRAWINGS  
Project ID: 2019-04-10  
Scale: 1:200  
Date: 2019-04-10  
Author: Wayne Stephen Bissky  
Checked: Wayne Stephen Bissky  
Approved: Wayne Stephen Bissky

| LIST OF VARIANCES                                    |                    |
|--|--------------------|
| ALLOWED  | REQUESTED          |
| Maximum Bldg Height<br>15M per 4 Storeys             | 20.25m - 7 Storeys |
| Front Yard Setback<br>To Apartment<br>7.5m           | 1.6m               |
| Front Yard Setback<br>To U/G Parking<br>3m           | 2.6m               |
| Interior Side Yard Setback<br>To Apartment<br>1.6m   | 1.98m              |
| Interior Side Yard Setback<br>To U/G Parking<br>1.6m | 0m                 |
| FSR  | 2.0                |



2 SITE PLAN - South Side  
Scale: 1:200

## REZONING APPLICATION REVIEW

To: Planning Department (Wendy Cooper)  
 From: Engineering Department (Eric Morin)  
 Date: November 14, 2018  
 RZ NO: 2017-461-RZ  
 ENG. FILE No.: 5245-20-2017-461

---

Required Services Exist:

All Required Services Do Not Exist: X

---

Deficient Services Which Could be Provided By Rezoning Servicing Agreement Are:

### Service / Comment

1. Curb & Gutter.

YES. New concrete curb and gutter required along the West side of 227 Street as described in the roads section.

2. Road.

YES. Road upgrades are required along the West side of the 227 Street as a condition of rezoning. The East side curb line has previously been established and will remain. Upgrades along the West wide will include asphalt widening to allow for a parking lane and bike lane, a new curb line and sidewalk from the south property line of the site to the north property line of the side.

Furthermore, the design will also need to incorporate road upgrades north of the site to match the existing cross section south of the chances casino parking lot. Parking will be eliminated north of the site and the road cross section will narrow to include 2 travel lanes, 2 painted bike lanes, new curb line and sidewalk.

3. Sanitary Sewer.

YES. The sanitary sewer will need to be extended north of the subject site and a new sanitary service connection installed. The sizing will need to be determined by the developers engineering and submitted as part of the Civil Design package.

The existing downstream system will need to be evaluated by the City's modeling consultant, any upgrades identified in the model as a result of this development will be the responsibility of the developer. A cost estimate will be provided to the developer once received.

4. Sidewalk.

YES. New concrete sidewalk is required along the West side of 227 Street as described in the roads section.



5. Storm Sewer/Drainage.

YES. There is an existing storm sewer fronting the property, a storm catchment analysis will need to be completed by the developers engineer to confirm the existing sewers have sufficient capacity to support this development. A new storm service connection will be required to service the development and sized by the developers engineer. In addition, a storm water management plan must be submitted and must adhere to the 3 Tier criteria outlined in the City Design Criteria Manual.

6. Street Lighting.

YES. Street lighting will need to be replaced with new 9m Davit poles. Street lighting to be LED, street light design must be submitted with the Civil package.

7. Street Trees.

YES. Street trees are required across the property frontage. Street tree plan is required along with the Civil package.

8. Underground Wiring.

YES. All wiring to be provided underground.

9. Watermain.

YES. There is an existing watermain fronting this property that will need to be analyzed by the City's modeling consultant. Once the modeling study is completed, any upgrades identified by the model will be the responsibility of the developer.

A new water service connection will also be required to service the subject site, the sizing of the service connection will be done by the developers engineer. The water service connection must be installed by City crews at the developers cost. Once received, a cost estimate will be provided for the above.

10. Building Removal Required ?

YES. There is an existing sales center building at the South extremity of the site that will need to be removed as a condition of rezoning.

11. Estimates from Operations ?

YES. Estimate will be required for a new water service connection. size will be confirmed by the developers engineer and forwarded to operations for estimating.

12. Geotechnical Considerations

YES. A geotechnical report was submitted with the application. The report speaks to the building providing one level of underground parking, this should be clarified as the architectural drawings show 2 level of underground parking, one being mostly at grade and the 2nd level approximately 3-3.5 m below existing grade. The report further states that the subsurface conditions include Haney Clays at the 1.8m mark and subbase preparation of the foundation should be prepared as recommended in the report. It is expected that ground water may be encountered with the excavation and the ESC plan for the onsite works will need to identify how this will be managed on site.

13. Insert Other Processes if Required

✓ YES.

A) There is a rezoning application (2018-332-RZ) on the subject site for the temporary use of a sales center at the North extremity of the site. A new temporary driveway access has been granted for the purpose of accessing the presentation center only. The developer has been informed that this access is not to be used as a construction access or to create a loop road for ingress egress purposes.

B) A traffic impact study is required from this development, due to its proximity to the Haney By Pass as well as being located in the Town Center boundary.

14. Road Dedication Required ?

YES. Approximately 2m of road dedication will be required from the West side of the road.

15. Servicing Estimate ?

No. A servicing estimate will be provided once the off site civil drawings have been submitted.

16. U/G Hydro/Tel Required ?

YES. All utility service connections to be provided underground. Ducts must be installed for Hydro, Telus, Shaw.

17. Watercourse Policy ?

YES. All works must be in accordance with the watercourse protection bylaw.



## City of Maple Ridge

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** First and Second Reading  
Official Community Plan Amending Bylaw No. 7499-2018;  
Second Reading  
Zone Amending Bylaw No. 7442-2018;  
23084 and 23100 Lougheed Highway

**MEETING DATE:** January 22, 2019  
**FILE NO:** 2017-390-RZ  
**MEETING:** COW

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### EXECUTIVE SUMMARY:

This application for the subject properties located at 23084 and 23100 Lougheed Highway (Appendix A and Appendix B) to rezone from RS-3 (One Family Rural Residential) to RM-4 (Multiple Family Residential District), to permit a future project originally with approximately 32 townhouses, was deferred by Council on October 2, 2018 and again on November 13, 2018. The revised proposal subject to this report is for 30 townhouse units.

OCP Amending Bylaw No. 7499-2018 (Appendix C) is pending first and second readings and Zone Amending Bylaw No. 7442-2018 (Appendix D) was granted first reading by Council on March 13, 2018. The bylaw map appendices for both Amending Bylaws are replaced by ones reflecting the modified Conservation Designation boundary towards the northern part of the development.

The project requires a series of variances, including exemption from the underground parking requirement, reduced setbacks and selective increased height, in large part due to the awkwardly shaped triangular development site.

The issues leading to the deferrals of this application are the following:

- Density bonus and aging-in-place measures
- Parking (tandem, visitor and on-street)
- Fire Access
- Trail Access

Revised plans for 30 townhouse units, variances to accommodate the project as revised and an explanation of the changes in relation to the above matters and the revised plans are attached as Appendix F and G.

### RECOMMENDATIONS:

- 1) That, in accordance with Section 475 of the *Local Government Act*, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7499-2018 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;

- 2) That Official Community Plan Amending Bylaw No. 7499-2018 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 3) That it be confirmed that Official Community Plan Amending Bylaw No. 7499-2018 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7499-2018 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7442-2018 be given second reading, and be forwarded to Public Hearing;
- 6) That the following terms and conditions be met prior to final reading:
  - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
  - ii) Approval from the Ministry of Transportation and Infrastructure;
  - iii) Amendment to Official Community Plan Schedule "C";
  - iv) Park dedication as required, including removal of all debris and garbage from park land;
  - v) Consolidation of the subject properties;
  - vi) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
  - vii) Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas (wetlands) on the subject properties;
  - viii) Registration of a Restrictive Covenant for protecting the Visitor Parking;
  - ix) Registration of a Restrictive Covenant for Stormwater Management, including maintenance instruction for strata residents;
  - x) Retaining the services of a Qualified Environmental Professional (QEP) to determine, if feasible, the most appropriate location and appropriate design for a trail interconnect with the Polygon trail system across and to the west of Morley Creek, to be constructed and paid for by the applicant;
  - xi) Registration of a statutory right of way through the development site for public access to the trail crossing Morley Creek;
  - xii) Removal of existing building/s;
  - xiii) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

- xiv) That a voluntary contribution, in the amount of \$123,000 (30 units x \$4,100/unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.
- xv) That a voluntary contribution, in the amount of \$100,062.14 be provided in keeping with the Council Policy with regard to Density Bonus Program Allocation to Affordable Housing Community Amenity Contributions.

## DISCUSSION:

### 1) Background Context:

|                           |  |
|---------------------------|--|
| Applicant:                | Concost Management Inc   |
| Legal Description:        | Parcel "One" (Explanatory Plan 10002) of Parcel "K" District Lot 403 Group 1 NWD Except: Part on Statutory Right of Way Plan 71204; and Lot 1 Except: Part on Statutory Right of Way Plan 71204 District Lot 403 Group 1 NWD Plan 7720   |
| OCP:                      |  |
| Existing:                 | Conservation and Urban Residential   |
| Proposed:                 | Conservation and Medium Density Multi-Family   |
| Zoning:                   |  |
| Existing:                 | RS-3 (One Family Rural Residential)  |
| Proposed:                 | RM-4 (Multiple Family Residential)   |
| Surrounding Uses:         |  |
| South:                    | <div>Use: Residential</div> <div>Zone: RM-1 (Townhouse Residential) RS-3 (One Family Rural Residential)</div> <div>Designation: Urban Residential and Conservation</div>   |
| North & East:             | <div>Use: Residential and vacant</div> <div>Zone: RM-1 (Townhouse Residential) and RS-3 (One Family Rural Residential) subject to 2015-297-RZ for a single family residential subdivision</div> <div>Designation: Urban Residential and Conservation</div>   |
| West:                     | <div>Use: Vacant</div> <div>Zone: RS-3 (One Family Rural Residential) subject to 2015-297-RZ for a Townhouse and a commercial/Rental Apartment building across Morley Creek</div> <div>Designation: Urban Residential and Conservation proposed Urban Residential, Commercial and Conservation</div> |
| Existing Use of Property: | Vacant   |
| Proposed Use of Property: | Townhouse  |
| Site Area:                | 1.125 HA. (2.8 acres)  |
| Access:                   | Lougheed Highway (restricted right in and right out)   |
| Servicing requirement:    | Urban Standard   |

## 2) Background:

This application originally for 32 townhouse units, was deferred by Council on October 2, 2018 and again on November 13, 2018. The issues identified by Council to be resolved by the applicant included the following:

- **Density bonus from RM-1 to RM-4 and aging-in-place measures:**

Typically, the RM-1 Zone accommodates townhouse development with a maximum FSR of 0.60. An FSR of 0.73 is being proposed here. This density is typically accommodated by the RM-4 Zone with underground parking for the townhomes. No underground parking is proposed; therefore, Council deemed this request to be equivalent to a bonus density under the City's Density Bonus Program Allocation to Affordable Housing policy. Consequently, in their second submission, the developer opted to make a voluntary in lieu contribution under the policy rather than building the extra units as affordable housing.

This contribution is in addition to the usual Community-wide Community Amenity Contribution requirement.

Selective aging in place measures will be incorporated in some of the units; however, full adaptive housing standards are not ordinarily possible in townhouses because access between levels is by way of stairs.

- **Parking:**

The concern of Council is that if there is no on-street parking along Lougheed Highway and no aprons in front of the tandem parking garages, there would not be adequate parking for residents and visitors.

In their second submission, the developer proposed more on-site visitor parking spaces, space in garages be specifically set aside for storage and that a covenant be registered prohibiting parking spaces to be used as storage. However, these were deemed inadequate and unenforceable.

Therefore, in the latest submission, with 2 fewer units there are more shared parking spaces available and all the units with tandem parking garages were relocated to the southern part of the site and each have aprons between the garage and the internal access road. Thus the 18 townhome units designed with tandem parking will have three (3) parking spaces each. The project complies with the current City practice respecting tandem parking design and more than meets the minimum parking requirement.

- **Fire Access:**

Council expressed concern whether one entrance is sufficient or a second one, possibly an emergency only, is required. The applicant supplied examples of townhouse projects where a single access was provided. The Fire Department has commented that one access is sufficient to serve this site and it is not an operational problem. Final design details are to be reviewed and approved at the building permit stage.

- **Trail Access:**

The applicant has interest in having a pedestrian link to the west. The benefit of achieving this is more direct access to the future Neighbourhood Park within the Polygon development site immediately to the west of the ravine between the subject site and the Polygon site.

At this point, there is insufficient information to determine if this is possible. Therefore, between third and final readings, the applicant's Qualified Environmental Professional will be working with the City to determine if a pedestrian crossing across Morley Creek and ravine

area is feasible. If it is, then the construction details and the cost would be reflected in the rezoning servicing or other appropriate agreement. As well, the final details would be included in the plans attached to the development permit report, which Council will be considering in concert with final adoption of the rezoning.

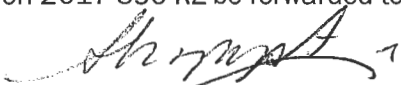
Revised plans, variances to accommodate the project as revised and an explanation of the changes in relation to the above matters and the revised plans are attached as Appendix F and G.


#### CONCLUSION:


The applicant has provided a revised development plan, in which all tandem parking spaces have an apron and the number of units has been reduced by 2 units from, from 32 to 30. Explanations of how the four concerns of Council have been rectified by the applicant and changes to variances are contained in a letter from the project architect (Appendix F).

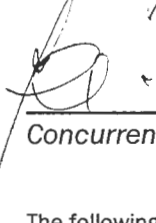
The project, provided Council is prepared to grant the setback, height and underground parking variances and with the provision of aprons associated with tandem parking, complies with applicable bylaws and policies.

Given the forgoing, it is recommended that first and second reading be given to OCP Amending Bylaw No. 7499-2018, that second reading be given to Zone Amending Bylaw No. 7442-2018, and that application 2017-390-RZ be forwarded to Public Hearing.

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

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

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

  
Concurrence: **Paul Gill, BBA, CPA, CGA**  
Chief Administrative Officer

The following appendices are attached hereto:

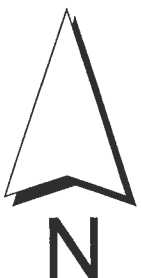
- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – OCP Amending Bylaw No. 7499-2018
- Appendix D – Zone Amending Bylaw No. 7442-2018
- Appendix E – Architectural and Landscaping Plan
- Appendix F – Letter from Architect



## APPENDIX A




## SUBJECT PROPERTIES

WANEY BYPASS



Scale: 1:2,500

## Legend

-  Stream  
 Indefinite Creek  
 River  
 Major Rivers & Lakes

23084/23100 Loughheed Highway

PLANNING DEPARTMENT



## MAPLE RIDGE

British Columbia

mapleridge.ca

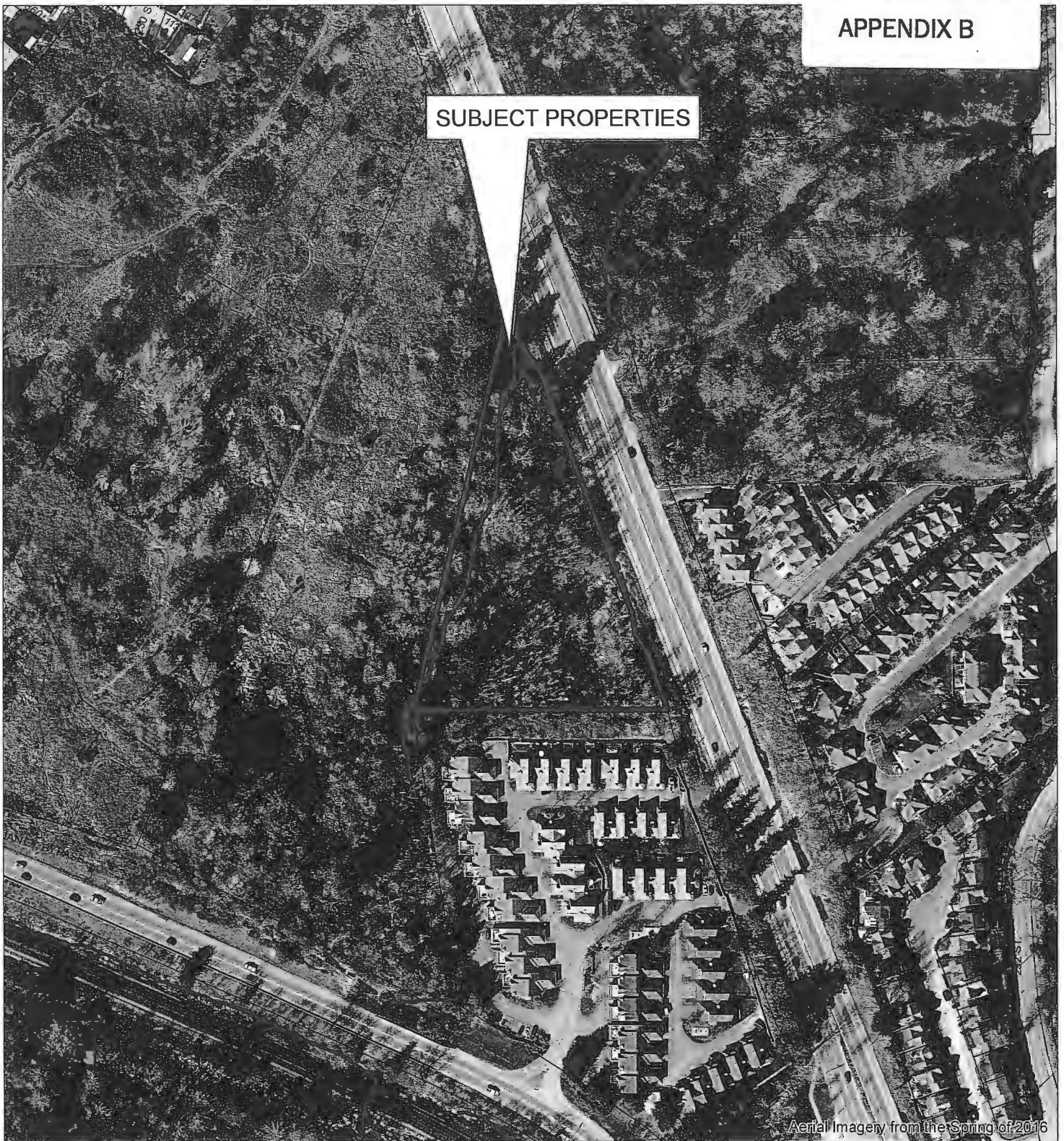
2017-390-RZ  
DATE: Sep 8, 2017

BY: JV



# APPENDIX B

SUBJECT PROPERTIES



Aerial Imagery from the Spring of 2016



Scale: 1:2,500

## Legend

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

23084/23100 Lougheed Highway

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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

2017-390-RZ

DATE: Sep 8, 2017

BY: JV



**CITY OF MAPLE RIDGE  
BYLAW NO. 7499-2018**

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

---

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

**AND WHEREAS** it is deemed expedient to amend Schedules "B" & "C" to the Official Community Plan;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7499-2018
2. Schedule "B" is hereby amended for that parcel or tract of land and premises known and described as:

Parcel "One" (Explanatory Plan 10002) of Parcel "K" District Lot 403 Group 1 New Westminster District Except: Part on Statutory Right of Way Plan 71204; and

Lot 1 Except: Part on Statutory Right of Way Plan 71204 District Lot 403 Group 1 New Westminster District Plan 7720.

and outlined in heavy black line on Map No. 982, a copy of which is attached hereto and forms part of this Bylaw, is hereby designated/amended as shown.

3. Schedule "C" is hereby amended for that parcel or tract of land and premises known and described as:

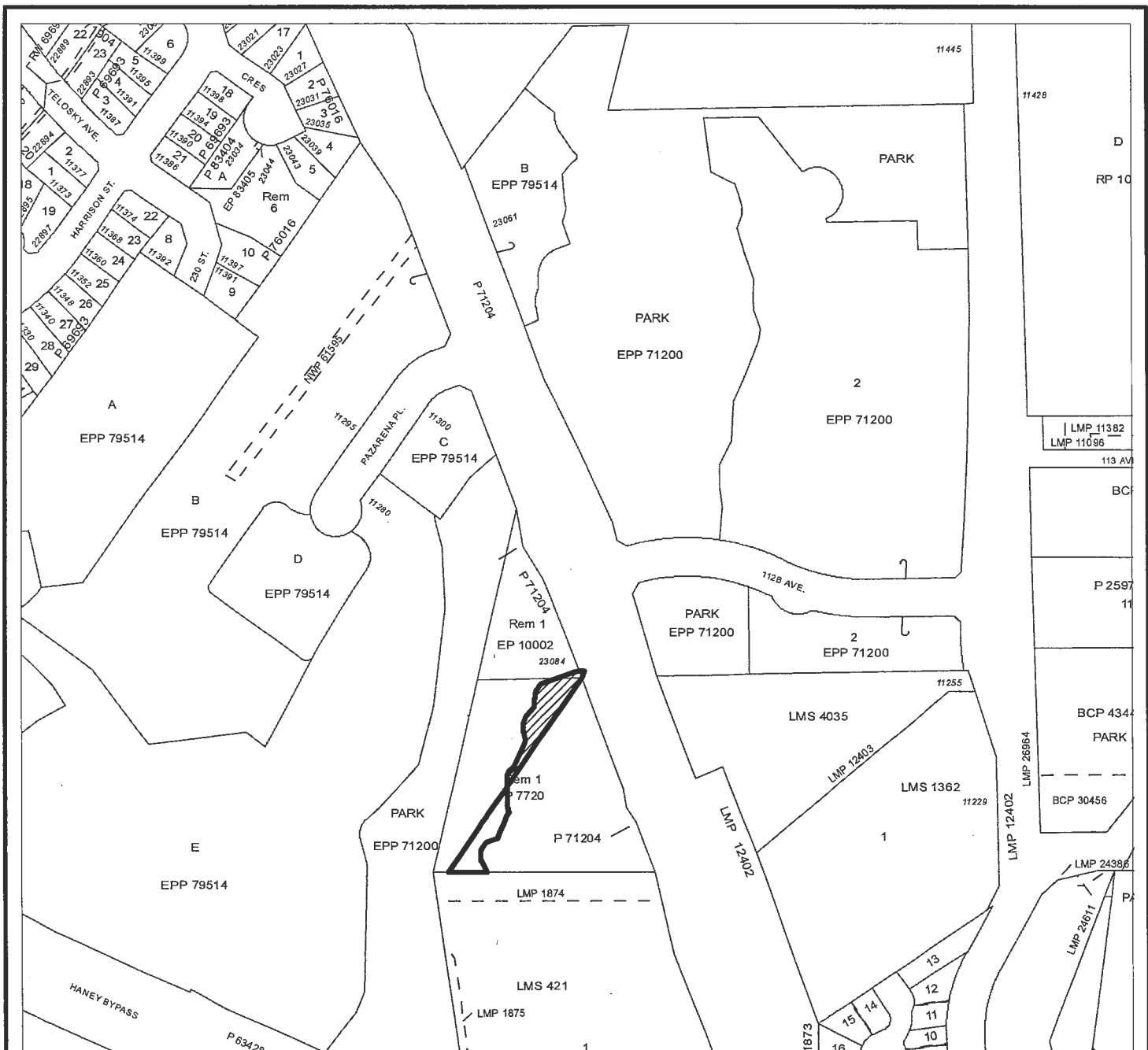
Parcel "One" (Explanatory Plan 10002) of Parcel "K" District Lot 403 Group 1 New Westminster District Except: Part on Statutory Right of Way Plan 71204; and

Lot 1 Except: Part on Statutory Right of Way Plan 71204 District Lot 403 Group 1 New Westminster District Plan 7720.

and outlined in heavy black line on Map No. 983, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adding and removing Conservation.

- ADOPTED**, the       day of       , 20  .

CORPORATE OFFICER



# MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7499-2018

Map No. 982

From: Urban Residential and Conservation

To:  Conservation  Urban Residential







**CITY OF MAPLE RIDGE  
BYLAW NO. 7442-2018**

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7442-2018"

- Parcel "One" (Explanatory Plan 10002) of Parcel "K" District Lot 403 Group 1 NWD  
Except: Part on Statutory Right of Way Plan 71204; and Lot 1 Except: Part on Statutory  
Right of Way Plan 71204 District Lot 403 Group 1 NWD Plan 7720

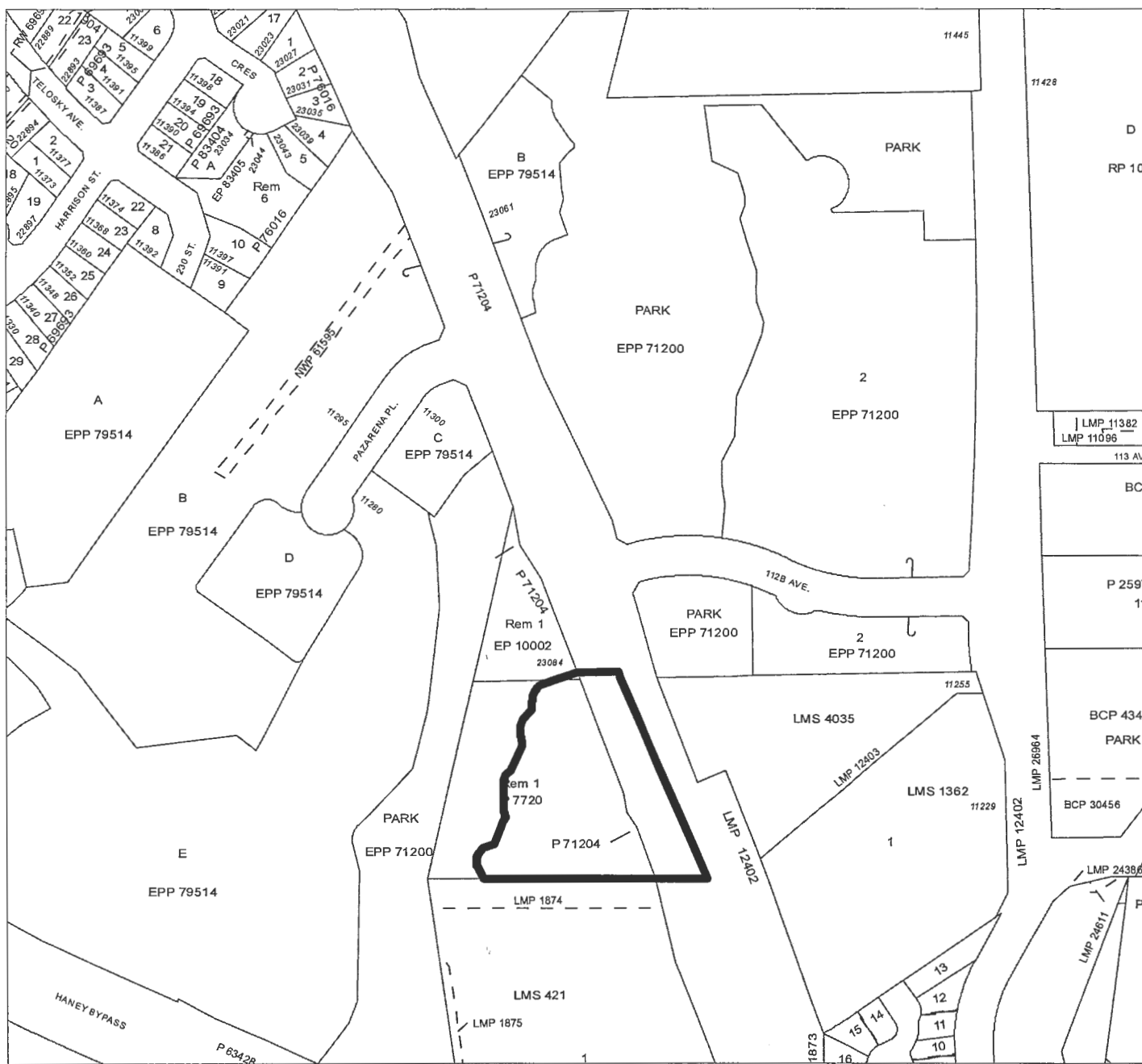
3. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.

**PUBLIC HEARING** held the       day of       , 20

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

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

CORPORATE OFFICER



# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7442-2018

Map No. 1753

From: RS-3 (One Family Rural Residential)

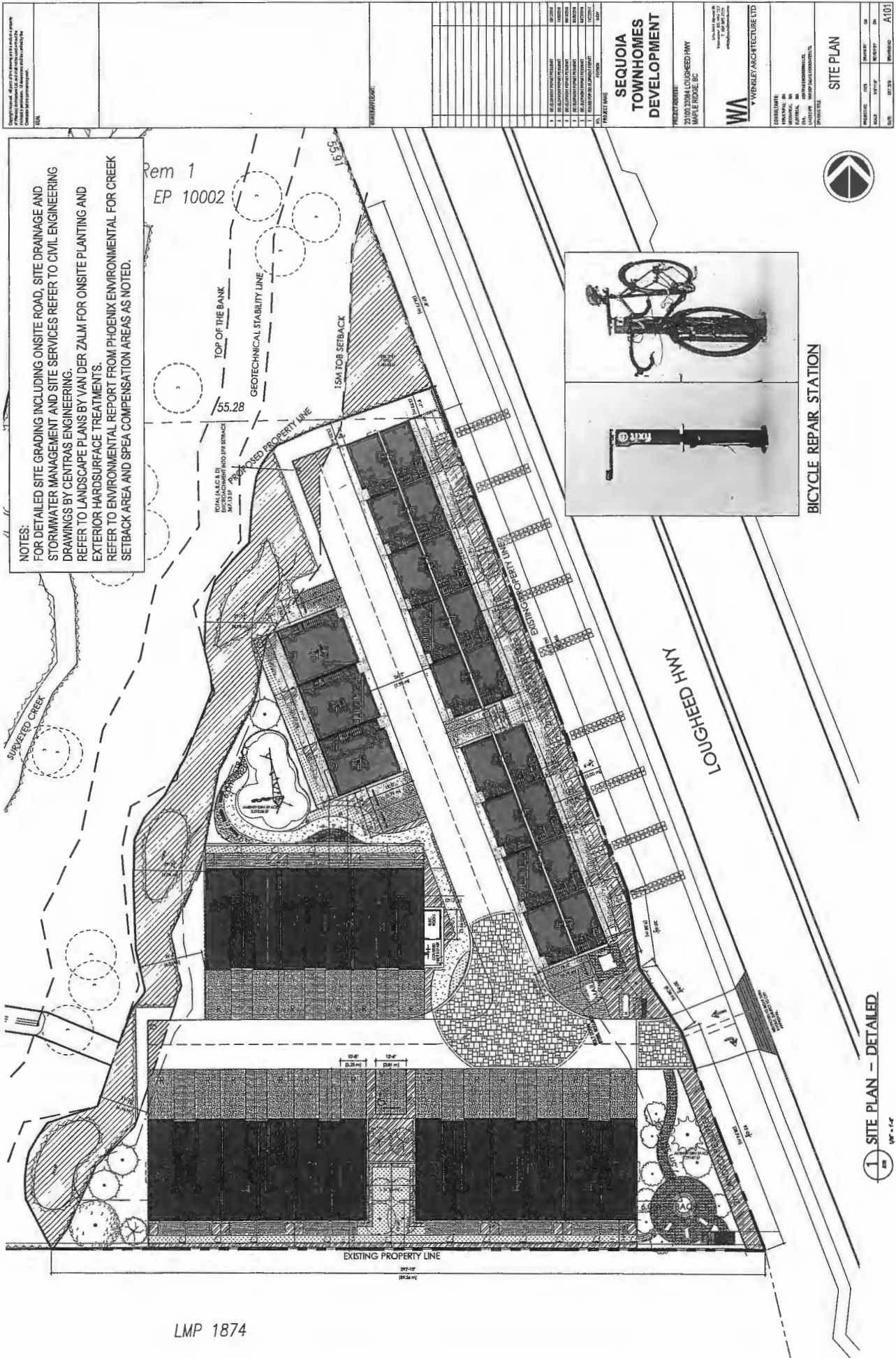
To: RM-4 (Multiple Family Residential)



SCALE 1:3,000

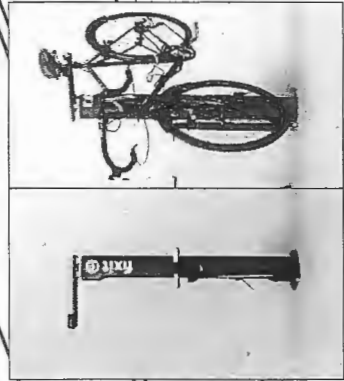






NOTES:  
 FOR DETAILED SITE GRADING INCLUDING ONSITE ROAD, SITE DRAINAGE AND STORMWATER MANAGEMENT AND SITE SERVICES REFER TO CIVIL ENGINEERING DRAWINGS BY CENTRAS ENGINEERING.  
 REFER TO LANDSCAPE PLANS BY VAN DER ZALM FOR ONSITE PLANTING AND EXTERIOR HARDSURFACE TREATMENTS.  
 REFER TO ENVIRONMENTAL REPORT FROM PHOENIX ENVIRONMENTAL FOR CREEK SETBACK AREA AND SPEA COMPENSATION AREAS AS NOTED.

1 SITE PLAN - DETAILED  
 1/8" = 1'-0"



BICYCLE REPAIR STATION

# SEQUOIA TOWNHOMES DEVELOPMENT

PROJECT ARCHITECT  
 VAN DER ZALM ASSOCIATES  
 10000 N. 10TH AVENUE, SUITE 100  
 DENVER, CO 80231  
 PHONE: 303.733.1100  
 FAX: 303.733.1101  
 WWW.VANDERZALM.COM

WA  
 WENGLER ARCHITECTURE LTD  
 10000 N. 10TH AVENUE, SUITE 100  
 DENVER, CO 80231  
 PHONE: 303.733.1100  
 FAX: 303.733.1101  
 WWW.WENGLERARCHITECTURE.COM

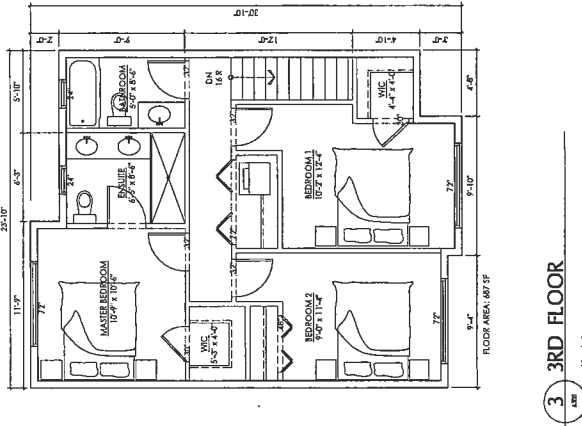
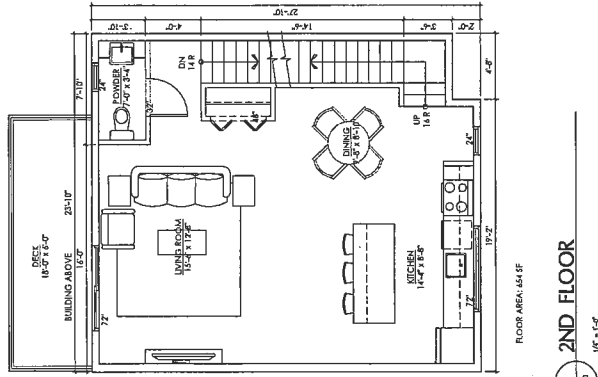
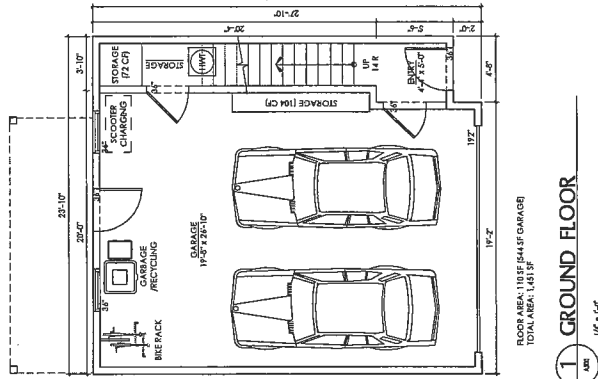
## SITE PLAN

|          |              |            |         |
|----------|--------------|------------|---------|
| DATE     | 07/28        | REVISION   | A101    |
| DRAWN BY | EP/10002     | CHECKED BY | EP      |
| SCALE    | 1/8" = 1'-0" | PROJECT    | SEQUOIA |

| NO. | DESCRIPTION                  | DATE  |
|-----|------------------------------|-------|
| 1   | 1. SITE PLAN - PRELIMINARY   | 07/28 |
| 2   | 2. SITE PLAN - PRELIMINARY   | 07/28 |
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| 74  | 74. SITE PLAN - PRELIMINARY  | 07/28 |
| 75  | 75. SITE PLAN - PRELIMINARY  | 07/28 |
| 76  | 76. SITE PLAN - PRELIMINARY  | 07/28 |
| 77  | 77. SITE PLAN - PRELIMINARY  | 07/28 |
| 78  | 78. SITE PLAN - PRELIMINARY  | 07/28 |
| 79  | 79. SITE PLAN - PRELIMINARY  | 07/28 |
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| 98  | 98. SITE PLAN - PRELIMINARY  | 07/28 |
| 99  | 99. SITE PLAN - PRELIMINARY  | 07/28 |
| 100 | 100. SITE PLAN - PRELIMINARY | 07/28 |



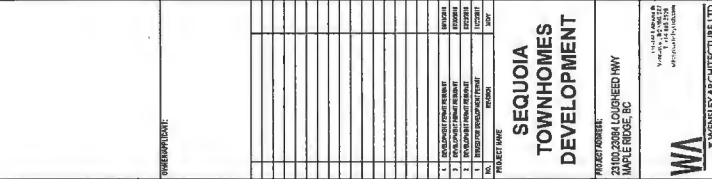
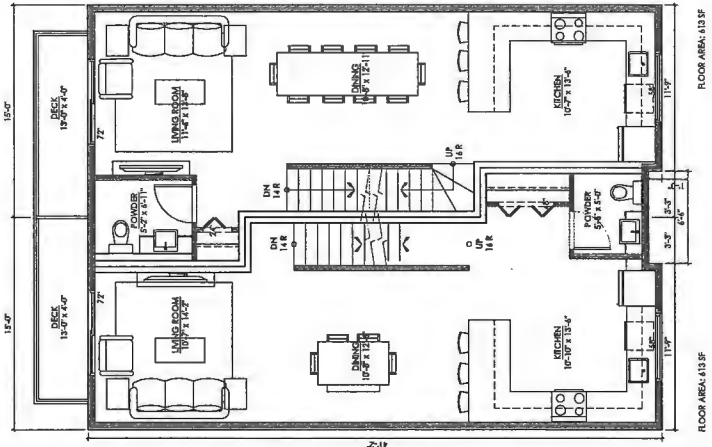
- AGING IN PLACE/ADAPTABILITY MEASURES:
- BACKING IN THE PRIMARY AND MASTER BATHROOMS FOR FUTURE GRAB BARS
  - ROUGH IN FOR FUTURE INCLINE STAIR LIFT
  - KITCHEN SINK CABINET TO BE EASILY REMOVED
  - INSTALLATION OF LIGHT SWITCHES AT 42" ABOVE FINISHED FLOOR, AND ELECTRICAL OUTLETS AT 18" ABOVE FINISHED FLOOR.
  - PROVISION OF SCOOTER CHARGING AREA IN GARAGE WITH PLUG-IN.



|   |  |  |  |   |  |                            |  |                    |  |
|---|--|--|--|---|--|----------------------------|--|--------------------|--|
| <p>Client: Mr. &amp; Mrs. J. Doe<br/>Project: Sequoia Townhomes Development<br/>Address: 23100, 23084, Loughheed Hwy, Maple Ridge, BC<br/>Project Name: Sequoia Townhomes Development<br/>Project Number: 23100, 23084, Loughheed Hwy, Maple Ridge, BC<br/>Project Date: 2023-01-01<br/>Project Status: In Progress<br/>Project Location: 23100, 23084, Loughheed Hwy, Maple Ridge, BC<br/>Project Contact: Mr. &amp; Mrs. J. Doe<br/>Project Phone: (604) 123-4567<br/>Project Email: j.doe@sequoiatownhomes.com</p> |  | <p>Architect: T. Wensley Architecture Ltd.<br/>Architect Address: 23100, 23084, Loughheed Hwy, Maple Ridge, BC<br/>Architect Phone: (604) 123-4567<br/>Architect Email: t.wensley@sequoiatownhomes.com</p> |  | <p>Unit Plan A<br/>Unit Number: 23100, 23084, Loughheed Hwy, Maple Ridge, BC<br/>Unit Area: 148 SF<br/>Unit Status: In Progress<br/>Unit Location: 23100, 23084, Loughheed Hwy, Maple Ridge, BC<br/>Unit Contact: Mr. &amp; Mrs. J. Doe<br/>Unit Phone: (604) 123-4567<br/>Unit Email: j.doe@sequoiatownhomes.com</p> |  | <p>Scale: 1/8" = 1'-0"</p> |  | <p>Sheet: A300</p> |  |
|---|--|--|--|---|--|----------------------------|--|--------------------|--|



- VERTICAL BIKE RACKS**



3 3RD FLOOR  
1/2" = 1'-0"

|            |           |                |       |
|------------|-----------|----------------|-------|
| PROJECT ID | 1000      | DATE IN        | 04/15 |
| DATE       | 10/10/08  | PERIOD PT.     | 100   |
| DATE       | JULY 2010 | ORIGINATOR NO. | A302  |

UNIT PLAN  
B (Interlocks 1 & 2)

2 BLDG 4 NORTH ELEVATION

4 BLDG 4 SOUTH ELEVATION

5 BLDG 4 SECTION - UNIT A

**LEGEND OF FINISHES**

|   |                                       |
|---|---------------------------------------|
| 1 | HARDYPLANK Siding - HORIZONTAL Siding |
| 2 | HARDYPLANK Siding - BOARD & BATTEN    |
| 3 | HARDYPLANK Siding - SHAKE             |
| 4 | ASPHALT ROOF SINGLE                   |
| 5 | PAINTED WOOD TRIMS AND BRACKETS       |
| 6 | PAINTED FRONT DOOR                    |
| 7 | VOIL WINDOW FRAMES                    |
| 8 | HARDYPLANK Siding - STANDARD WHITE    |

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**INTERVIEWEES:**

[illegible]

**SEQUOIA  
TOWNHOMES  
DEVELOPMENT**

REVIEWS

3100, 23084 LOUGHEED HWY  
MAPLE RIDGE, BC

06-300 8970-1166

WENSI EY ARCHITECTURE LTD

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2000

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Notes: (1) A model with 1000 bootstrap samples was used to estimate the 95% bias and accelerated confidence interval.

BRIAN DING &amp;

BUILDING 4  
FLOOR 1000

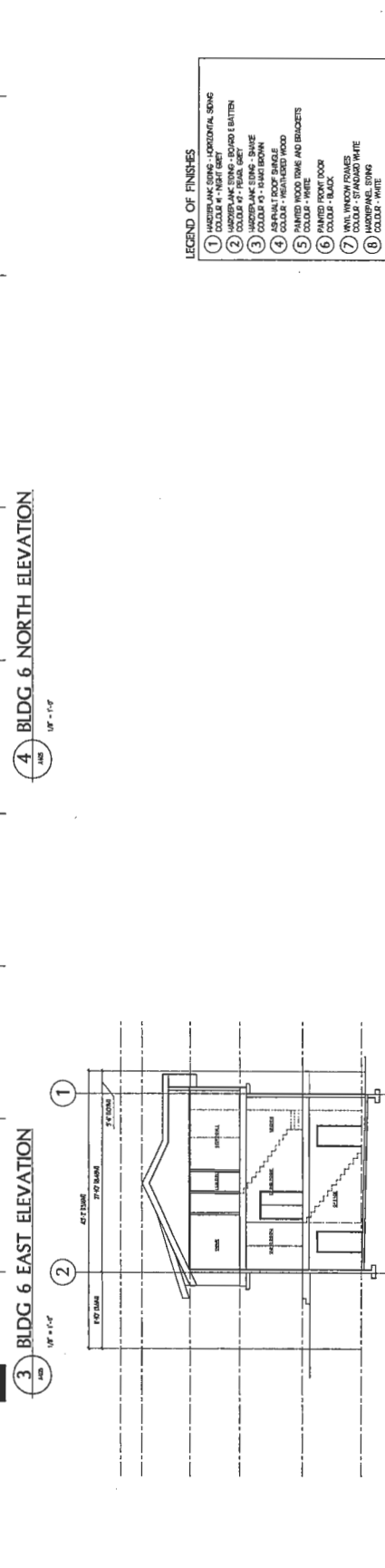
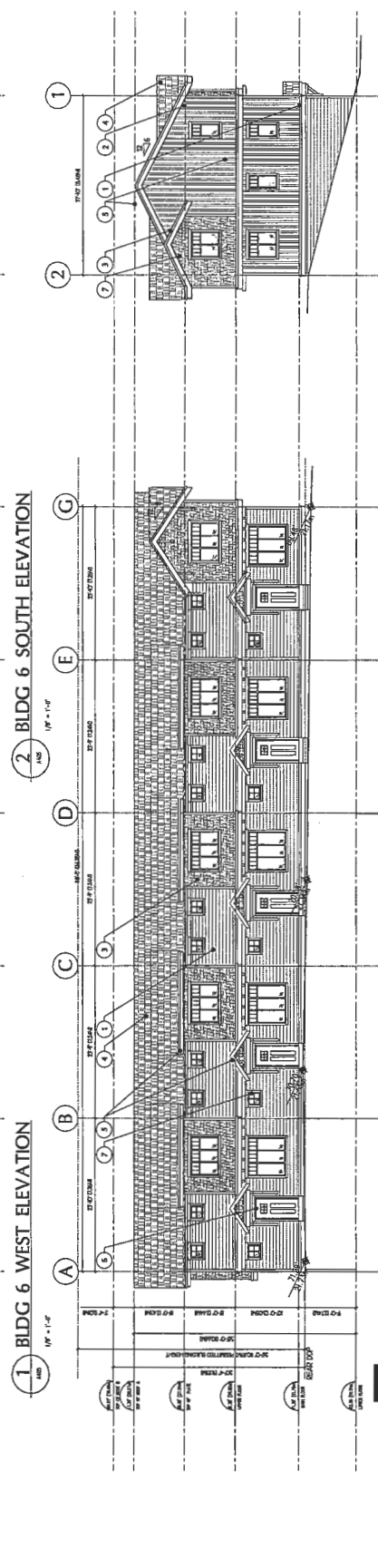
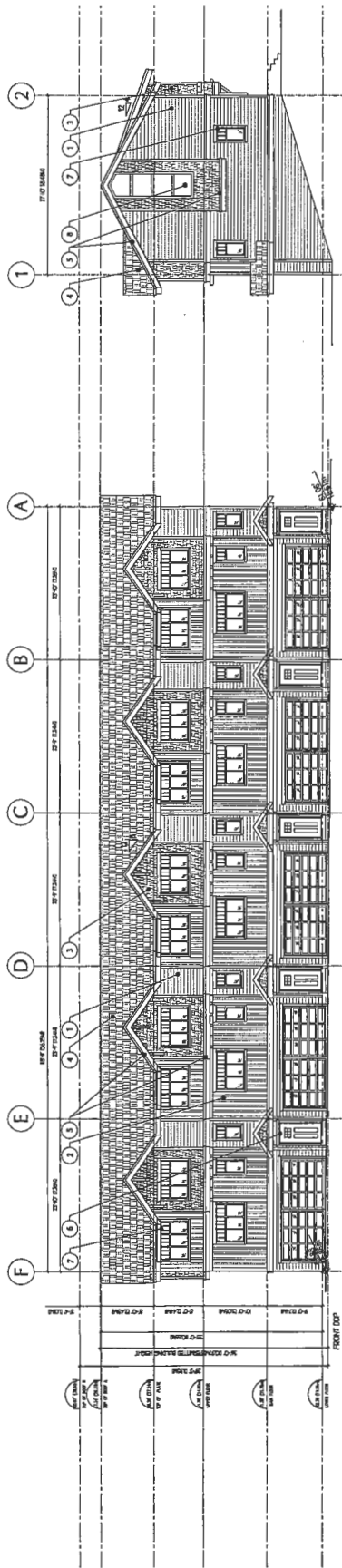
ELEV / SEC

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|------|-----------|----|
| DATE | REVIEW BY | CU |
|------|-----------|----|

|           |            |      |
|-----------|------------|------|
| JULY 2018 | DPX KMG MC | A403 |
|-----------|------------|------|

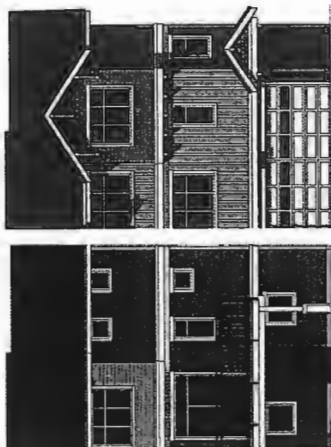
100



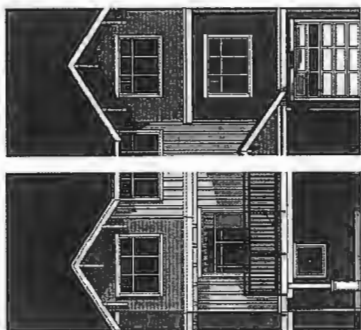
| LEGEND OF FINISHES |   |
|--------------------|---|
| 1                  | HAZEN LAK STONE - HAZEN LAK STONE<br>COLOR #1 - NIGHT GREY              |
| 2                  | HAZEN LAK STONE - BOUND & BATTEN<br>COLOR #2 - NIGHT GREY               |
| 3                  | HAZEN LAK STONE - REAL GRAY<br>COLOR #3 - REAL GRAY                     |
| 4                  | HAZEN LAK STONE - SHINE<br>COLOR #4 - HAZEN BROWN                       |
| 5                  | ASH LAK ROOF SINGLE<br>COLOR - REINFORCED WOOD                          |
| 6                  | PAINTED WOOD TRIM AND BRACKETS<br>COLOR - WHITE                         |
| 7                  | PAINTED ROOF<br>COLOR - BLACK   |
| 8                  | WYLL KNOCK FRAMES<br>COLOR - STAINLESS WHITE<br>COLOR - STAINLESS WHITE |

[illegible]





UNIT A



UNIT B



SPRUCE RAFTER TAILS  
--PAINTED WHITE



WOODEN KNEE BRACES—  
PAINTED WHITE



SPRUCE COMBED FASCIA -  
PAINTED WHITE



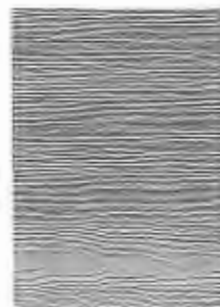
KAYCAN ALUMINIUM PERFORATED  
SOFFIT—  
WHITE



HARDIE SHAKE SIDING-  
NAVAJO BEIGE



HARDIE LAP SIDING--  
NIGHT GREY

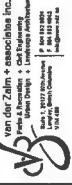


HARDIE VERTICAL BOARD &  
BATTEN SIDING--  
LIGHT MIST



HIKO ARCHITECTURAL SERIES  
SHINGLES-  
DRIFTWOOD



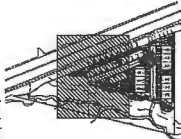


# OVERALL SITE PLAN NORTH

DP2017-23  
VZ Project #

L-04  
Drawing #

Key Map (N/S)



| No. | Rev. | Description      | Date         |
|-----|------|------------------|--------------|
| 1   | 1    | Issue for Design | Nov 20, 2016 |
| 2   | 1    | Issue for Design | Dec 14, 2016 |
| 3   | 1    | Issue for Design | Jan 11, 2017 |
| 4   | 1    | Issue for Design | Feb 20, 2017 |
| 5   | 1    | Issue for Design | Mar 27, 2017 |
| 6   | 1    | Issue for Design | Apr 11, 2017 |
| 7   | 1    | Issue for Design | May 11, 2017 |
| 8   | 1    | Issue for Design | Jun 14, 2017 |
| 9   | 1    | Issue for Design | Jul 11, 2017 |
| 10  | 1    | Issue for Design | Aug 11, 2017 |
| 11  | 1    | Issue for Design | Sep 11, 2017 |
| 12  | 1    | Issue for Design | Oct 11, 2017 |
| 13  | 1    | Issue for Design | Nov 11, 2017 |
| 14  | 1    | Issue for Design | Dec 11, 2017 |
| 15  | 1    | Issue for Design | Jan 11, 2018 |
| 16  | 1    | Issue for Design | Feb 11, 2018 |
| 17  | 1    | Issue for Design | Mar 11, 2018 |
| 18  | 1    | Issue for Design | Apr 11, 2018 |
| 19  | 1    | Issue for Design | May 11, 2018 |
| 20  | 1    | Issue for Design | Jun 11, 2018 |
| 21  | 1    | Issue for Design | Jul 11, 2018 |
| 22  | 1    | Issue for Design | Aug 11, 2018 |
| 23  | 1    | Issue for Design | Sep 11, 2018 |
| 24  | 1    | Issue for Design | Oct 11, 2018 |
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| 26  | 1    | Issue for Design | Dec 11, 2018 |
| 27  | 1    | Issue for Design | Jan 11, 2019 |
| 28  | 1    | Issue for Design | Feb 11, 2019 |
| 29  | 1    | Issue for Design | Mar 11, 2019 |
| 30  | 1    | Issue for Design | Apr 11, 2019 |
| 31  | 1    | Issue for Design | May 11, 2019 |
| 32  | 1    | Issue for Design | Jun 11, 2019 |
| 33  | 1    | Issue for Design | Jul 11, 2019 |
| 34  | 1    | Issue for Design | Aug 11, 2019 |
| 35  | 1    | Issue for Design | Sep 11, 2019 |
| 36  | 1    | Issue for Design | Oct 11, 2019 |
| 37  | 1    | Issue for Design | Nov 11, 2019 |
| 38  | 1    | Issue for Design | Dec 11, 2019 |
| 39  | 1    | Issue for Design | Jan 11, 2020 |
| 40  | 1    | Issue for Design | Feb 11, 2020 |
| 41  | 1    | Issue for Design | Mar 11, 2020 |
| 42  | 1    | Issue for Design | Apr 11, 2020 |
| 43  | 1    | Issue for Design | May 11, 2020 |
| 44  | 1    | Issue for Design | Jun 11, 2020 |
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| 48  | 1    | Issue for Design | Oct 11, 2020 |
| 49  | 1    | Issue for Design | Nov 11, 2020 |
| 50  | 1    | Issue for Design | Dec 11, 2020 |
| 51  | 1    | Issue for Design | Jan 11, 2021 |
| 52  | 1    | Issue for Design | Feb 11, 2021 |
| 53  | 1    | Issue for Design | Mar 11, 2021 |
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| 98  | 1    | Issue for Design | Dec 11, 2024 |
| 99  | 1    | Issue for Design | Jan 11, 2025 |
| 100 | 1    | Issue for Design | Feb 11, 2025 |

Project:  
SECURIA TOWNHOMES

Location:  
23100, 23084  
LOUGHED HWY

|                                 |                |                 |
|---------------------------------|----------------|-----------------|
| Drawn:<br>YZ                    | Checked:<br>YZ | Approved:<br>YZ |
| Original Sheet Size:<br>24"x36" |                |                 |
| Scale:<br>1:200                 |                |                 |

## HARDSCAPE MATERIALS

| KEY | REF.  | DESCRIPTION          |
|-----|-------|----------------------|
| 1   | LD-02 | CONCRETE PAVING      |
| 2   | LD-02 | CONCRETE UNIT PAVING |
| 3   | LD-02 | PERMEABLE PAVING     |
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| 100 | LD-02 | PERMEABLE PAVING     |







## FENCING

| KEY | REF.  | DESCRIPTION      |
|-----|-------|------------------|
| 1   | LD-05 | CEMENT FENCE     |
| 2   | LD-05 | SPILT RAIL FENCE |

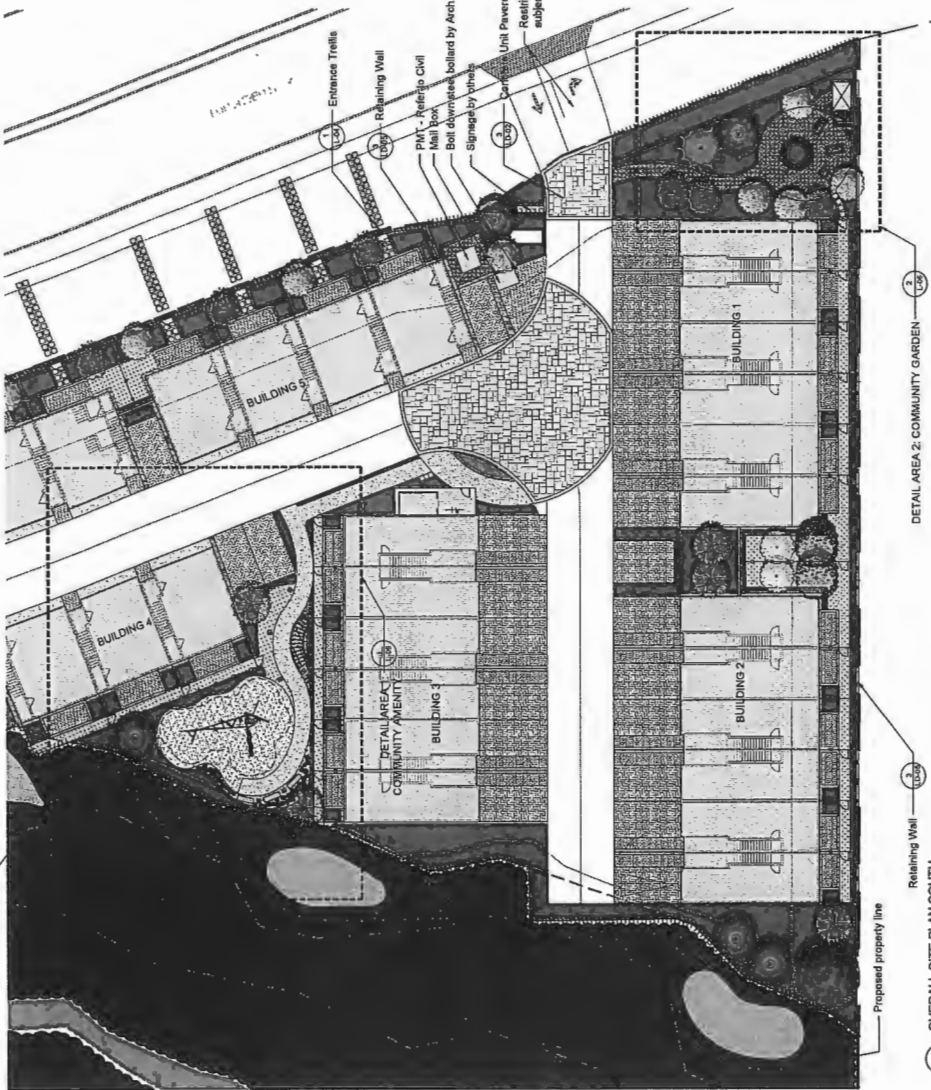
## SOFTSCAPE MATERIALS

| KEY | REF.  | DESCRIPTION |
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| 1   | LD-03 | GRASS       |
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| 100 | LD-03 | GRASS       |

## SITE FURNISHINGS/LIGHTING

|   |   |   |
|---|---|---|
|  |  | TRASH RECEPTACLE<br>Manufacturer: Washburn or<br>approved equal<br>Finish: Buffed Steel<br>Mount: Bolted<br>Details: Freestanding |
|  |  | BENCH<br>Manufacturer: Washburn<br>Finish: Buffed Steel<br>Mount: Bolted<br>Details: Freestanding                                 |
|  |  | RECESSED LIGHTING   |

Environmental Sensitive Area  
Refer to Environmental Report



### HARDSCAPE MATERIALS

| KEY | REF.        | DESCRIPTION     |
|-----|-------------|-----------------|
|     | 3<br>UD-02  | CONCRETE PAVING |
|     | 4<br>UD-02  | GRASS           |
|     | 5<br>UD-02  | GRAVEL          |
|     | 6<br>UD-02  | GRASS           |
|     | 7<br>UD-02  | GRAVEL          |
|     | 8<br>UD-02  | GRASS           |
|     | 9<br>UD-02  | GRAVEL          |
|     | 10<br>UD-02 | GRASS           |
|     | 11<br>UD-02 | GRAVEL          |
|     | 12<br>UD-02 | GRASS           |
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|     | 14<br>UD-02 | GRASS           |
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|     | 25<br>UD-02 | GRAVEL          |
|     | 26<br>UD-02 | GRASS           |
|     | 27<br>UD-02 | GRAVEL          |
|     | 28<br>UD-02 | GRASS           |
|     | 29<br>UD-02 | GRAVEL          |
|     | 30<br>UD-02 | GRASS           |

### SOFTSCAPE MATERIALS

| KEY | REF.        | DESCRIPTION |
|-----|-------------|-------------|
|     | 1<br>UD-02  | GRASS       |
|     | 2<br>UD-02  | GRAVEL      |
|     | 3<br>UD-02  | GRASS       |
|     | 4<br>UD-02  | GRAVEL      |
|     | 5<br>UD-02  | GRASS       |
|     | 6<br>UD-02  | GRAVEL      |
|     | 7<br>UD-02  | GRASS       |
|     | 8<br>UD-02  | GRAVEL      |
|     | 9<br>UD-02  | GRASS       |
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|     | 27<br>UD-02 | GRASS       |
|     | 28<br>UD-02 | GRAVEL      |
|     | 29<br>UD-02 | GRASS       |
|     | 30<br>UD-02 | GRAVEL      |

### SITE FURNISHINGS/LIGHTING

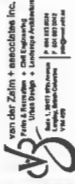
| KEY | REF.        | DESCRIPTION |
|-----|-------------|-------------|
|     | 1<br>UD-02  | LIGHTING    |
|     | 2<br>UD-02  | FURNITURE   |
|     | 3<br>UD-02  | LIGHTING    |
|     | 4<br>UD-02  | FURNITURE   |
|     | 5<br>UD-02  | LIGHTING    |
|     | 6<br>UD-02  | FURNITURE   |
|     | 7<br>UD-02  | LIGHTING    |
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|     | 25<br>UD-02 | LIGHTING    |
|     | 26<br>UD-02 | FURNITURE   |
|     | 27<br>UD-02 | LIGHTING    |
|     | 28<br>UD-02 | FURNITURE   |
|     | 29<br>UD-02 | LIGHTING    |
|     | 30<br>UD-02 | FURNITURE   |

### FENCING

| KEY | REF.        | DESCRIPTION    |
|-----|-------------|----------------|
|     | 1<br>UD-02  | CEMENT FENCE   |
|     | 2<br>UD-02  | SPRINKLE FENCE |
|     | 3<br>UD-02  | CEMENT FENCE   |
|     | 4<br>UD-02  | SPRINKLE FENCE |
|     | 5<br>UD-02  | CEMENT FENCE   |
|     | 6<br>UD-02  | SPRINKLE FENCE |
|     | 7<br>UD-02  | CEMENT FENCE   |
|     | 8<br>UD-02  | SPRINKLE FENCE |
|     | 9<br>UD-02  | CEMENT FENCE   |
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|     | 11<br>UD-02 | CEMENT FENCE   |
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|     | 28<br>UD-02 | SPRINKLE FENCE |
|     | 29<br>UD-02 | CEMENT FENCE   |
|     | 30<br>UD-02 | SPRINKLE FENCE |

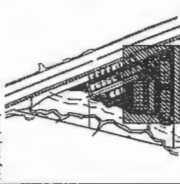
### PLANT SCHEDULE

| ISBBS | BOTANICAL NAME / COMMON NAME           | QTY  | DATE | SIZE | STY |
|-------|--|------|------|------|-----|
|       | Acer distatum / Vine Maple             | 0.00 | 0.00 | 5    | 5   |
|       | Acer macrophyllum / Big Leaf Maple     | 0.00 | 0.00 | 1    | 1   |
|       | Acer pseudoplatanus / Japanese Maple   | 0.00 | 0.00 | 8    | 8   |
|       | Azalea japonica / Japanese Azalea      | 0.00 | 0.00 | 8    | 8   |
|       | Camellia japonica / Japanese Camellia  | 0.00 | 0.00 | 11   | 11  |
|       | Cornus florida / Flowering Dogwood     | 0.00 | 0.00 | 2    | 2   |
|       | Thuja occidentalis / Western Red Cedar | 0.00 | 0.00 | 5    | 5   |



City of Seattle  
Department of Planning and Development  
1000 4th Avenue, Suite 1000  
Seattle, WA 98101  
Phone: 206.435.2000  
Fax: 206.435.2001  
www.seattle.gov/plandev

Key Map (N78)



## OVERALL SITE PLAN SOUTH

DP2017-23

L-05

Drawing #:  
Project #:  
Location:  
2100 200th  
LOUGHED HWY

|              |                |                 |                 |
|--------------|----------------|-----------------|-----------------|
| Drawn:<br>YZ | Checked:<br>DJ | Approved:<br>DJ | Scale:<br>1:200 |
|--------------|----------------|-----------------|-----------------|

|                               |  |
|-------------------------------|--|
| Project:<br>REQUINA TOWNHOMES | Location:<br>2100 200th<br>LOUGHED HWY |
|-------------------------------|--|

| No. | Rev. | Description    | Date       |
|-----|------|----------------|------------|
| 1   | 1    | Initial Design | 08/01/2017 |
| 2   | 1    | Revised for DP | 08/01/2017 |
| 3   | 1    | Revised for DP | 08/01/2017 |
| 4   | 1    | Revised for DP | 08/01/2017 |
| 5   | 1    | Revised for DP | 08/01/2017 |
| 6   | 1    | Revised for DP | 08/01/2017 |
| 7   | 1    | Revised for DP | 08/01/2017 |
| 8   | 1    | Revised for DP | 08/01/2017 |
| 9   | 1    | Revised for DP | 08/01/2017 |
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| 13  | 1    | Revised for DP | 08/01/2017 |
| 14  | 1    | Revised for DP | 08/01/2017 |
| 15  | 1    | Revised for DP | 08/01/2017 |
| 16  | 1    | Revised for DP | 08/01/2017 |
| 17  | 1    | Revised for DP | 08/01/2017 |
| 18  | 1    | Revised for DP | 08/01/2017 |
| 19  | 1    | Revised for DP | 08/01/2017 |
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| 21  | 1    | Revised for DP | 08/01/2017 |
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| 29  | 1    | Revised for DP | 08/01/2017 |
| 30  | 1    | Revised for DP | 08/01/2017 |





[illegible]

December 12, 2018  
23100 and 23084 Lougheed Highway, Maple Ridge

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**Proposed Townhome Development**  
**23100 and 23084 Lougheed Highway, Maple Ridge**  
**File No. 217-390-DP**

Letter to Mayor and Council  
City of Maple Ridge  
11995 Haney Place  
Maple Ridge, BC V2X 6A9

In response to comments received by Council on Tuesday, November 13th, the following changes were made to the proposed townhome development on 23100 and 23084 Lougheed Highway:

1. The following project statistics were revised:

| <u>Previous</u>               | <u>New</u>                    |
|-------------------------------|-------------------------------|
| 32 Units                      | 30 Units                      |
| 10 side-by-side + 22 tandem   | 12 side-by-side + 18 tandem   |
| UPA 11.51 (Gross) 22.70 (Net) | UPA 10.79 (Gross) 20.98 (Net) |
| FSR 0.37 (Gross) 0.73 (Net)   | FSR 0.35 (Gross) .68 (Net)    |

2. The ratio of tandems to side-by-side garage units is 60%
3. 20' long driveway aprons have been provided in front of all tandems to accommodate full-size parking. This exceeds the parking bylaw stall length of 18' (5.5m).
4. We encroach 367 SF into the SPEA line, but provide more than the 2:1 compensation ratio required.
5. There are 6 visitor stalls required and 6 visitor stalls are provided, including one accessible stall.
6. Site entry driveway has shifted north.
7. The hatched area at the "fork in the road" is intended to be accent paving as the firetruck turning radius is required, but would be rarely (if ever, hopefully) used; this allows for some additional hard landscaping/paving interest in this location.
8. The following proposed setbacks were revised:
  - a. 3.6m variance at the Rear (South) property lines at building 1 and 2
  - b. 6.5m at Rear (Creek) variance is not required
  - c. 2.92m setback variance at Side (Creek) property line at building 6 (unit 27 only)
9. The following proposed variances to Horizontal window angles were revised:
  - a. 8.8m at Living room window
  - b. 7.7m at Other required windows
10. The required amenity space is 150 sq. m. and the proposed amenity is 520 sq. m.
11. The required usable open space is 1,350 sq. m and the proposed is 1,434 sq. m



301 - 1444 Alberni Street, Vancouver, BC V6G 2Z4  
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▼ WENSLEY ARCHITECTURE LTD



December 12, 2018  
23100 and 23084 Lougheed Highway, Maple Ridge

---

The same townhouse unit layouts are used, preserving the overall form and character of the development. The central bike repair station, garden tool storage shed and the adaptable features of the units are maintained.

With the above revisions implemented we look forward to the project moving forward with staff and council support.

Regards,

A handwritten signature in black ink, appearing to read 'David Echaiz-McGrath', written over a faint, stylized geometric logo consisting of a circle and intersecting lines.

David Echaiz-McGrath,  
Architect AIBC, SAA - Principal  
WENSLEY ARCHITECTURE LTD.



301 - 1444 Alberni Street, Vancouver, BC V6G 2Z4  
604 685 3529 ▼ [www.wensleyarch.com](http://www.wensleyarch.com)

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▼ WENSLEY ARCHITECTURE LTD



**mapleridge.ca**

**City of Maple Ridge**

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Second Reading  
Zone Amending Bylaw No. 7315-2017;  
20383 Ospring Street

**MEETING DATE:** January 22, 2019  
**FILE NO:** 2017-074-RZ  
**MEETING:** C o W

---

#### **EXECUTIVE SUMMARY:**

An application has been received to rezone the subject property located at 20383 Ospring Street from RS-1 (One Family Urban Residential) to R-1 (Residential District), to permit a future subdivision of 2 lots. Council granted first reading to Zone Amending Bylaw No. 7315-2017 on May 9, 2017. The minimum lot size for the current RS-1 zone is 681 m<sup>2</sup>.

This application is in compliance with the OCP for the Hammond Area Plan.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$5,100.00 per single family lot which, for subdivisions of 3 lots or less, applies to each additional lot created, for an estimated amount of \$5100.00.

#### **RECOMMENDATIONS:**

- 1) That Zone Amending Bylaw No. 7315-2017 be given second reading, and be forwarded to Public Hearing;
- 2) That the following terms and conditions be met prior to final reading:
  - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
  - ii) Lane dedication as required;
  - iii) Registration of a Restrictive Covenant for the floodplain report, which addresses the suitability of the subject property for the proposed development;
  - iv) Registration of a Restrictive Covenant specifying construction standards for acoustic protection;
  - v) That a voluntary contribution, in the amount of \$5100.00 (\$5100.00/lot) be provided in keeping with the Council Policy with regard to Community Amenity Contributions. As fewer than 3 lots are proposed, the original lot is exempt.

## DISCUSSION:

### 1) Background Context:

Applicant: Rhlddm Development Ltd.

Legal Description:

OCP:

Existing: SFCR (Single-Family & Compact Residential)

Proposed: SFCR (Single-Family & Compact Residential)

Zoning:

Existing: RS-1 (One Family Urban Residential)

Proposed: R-1 (Residential District)

Surrounding Uses:

Surrounding Uses:

|        |              |  |
|--------|--------------|--|
| North: | Use:         | Railway                                    |
|        | Zone:        | Multiple Zones                             |
|        | Designation: | Multiple Designations                      |
| South: | Use:         | Urban Residential                          |
|        | Zone:        | RS-1 (One Family Urban Residential)        |
|        | Designation: | SFCR (Single-Family & Compact Residential) |
| East:  | Use:         | Urban Residential                          |
|        | Zone:        | RS-1 (One Family Urban Residential)        |
|        | Designation: | SFCR (Single-Family & Compact Residential) |
| West:  | Use:         | Urban Residential                          |
|        | Zone:        | RS-1 (One Family Urban Residential)        |
|        | Designation: | SFCR (Single-Family & Compact Residential) |

Existing Use of Property: Vacant

Proposed Use of Property: Single Family

Site Area: 891 m<sup>2</sup>

Access: Ospring Street

Servicing requirement: Urban Standard

### 2) Project Description:

The subject property is a vacant lot in Lower Hammond, adjacent to the railway tracks that separate Upper and Lower Hammond. Due to this site context, sound attenuation with specific construction standards will be required. Registration of a restrictive covenant for this purpose will be required. Property records indicate that a portion of the site is within floodplain. For this reason, a floodplain report and covenant will be required.

This application will utilize the improved development options in the recently adopted Hammond Area Plan to rezone the property to R-1 Residential District in order to create two single family lots. Although lane dedication will be required, the property has sufficient lot area for this purpose.

### 3) Planning Analysis:

#### i) Official Community Plan:

The development site is located within the Hammond Area Plan and is currently designated Single Family & Compact Residential. The intent of this designation is to allow residential density increases that are compatible with existing single family neighbourhoods and character. This designation is consistent with the proposed R-1 Residential District Zone.

#### ii) Zoning Bylaw:

The minimum lot size for the current RS-1 One Family Urban Residential zone is 681 m<sup>2</sup>. The proposed R-1 (Residential District) Zone is 371 m<sup>2</sup>. The portion of the site that is designated floodplain is within the front yard setback of the site.

#### iii) Off-Street Parking And Loading Bylaw:

The Off-Street Parking and Loading Bylaw requires 2.0 parking spaces per one family dwelling unit. Secondary suites must provide 1.0 parking spaces per suite. The proposed lot sizes are larger than the minimum required minimum parcel size, and all required parking should be readily accommodated as off-street parking.

#### iv) Proposed Variances:

A Development Variance Permit application will be required to secure the following relaxations:

- *Maple Ridge Zoning Bylaw No. 3510 -1985, Schedule D, R-1 Zone, minimum lot depth:*

Due to the required lane dedication, the resulting lot depth will be slightly less than the minimum depth, thereby requiring a variance.

- *Maple Ridge Zoning Bylaw No. 3510 -1985, fence height:*

The applicant is seeking to develop the property with substantial sound attenuation due to its proximity to the railway tracks. For this reason, overheight acoustic fencing is proposed.

The requested variances to the general regulations for fence height and for lot depth in the RS-1 zone will be the subject of a future Council report.


### 4) Interdepartmental Implications:

- Engineering Department: The Engineering Department has established standards for development in this location, requiring redress of deficiencies such as curb and gutter, road pavement width, and lane dedication. Cash-in-lieu will be a likely means for future redress. Underground servicing of lots is required, although overhead wiring will remain. Street light upgrades will also be required.
- License, Permits and Bylaws Department: The building department will require a floodplain report due to portion of the site that is within the floodplain.
- Fire Department: The Fire Department notes that each new lot will need its own address.

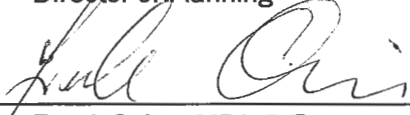
- 5) **Intergovernmental Issues:** Referrals have been made to the contact for CP Railway and also to the Katzie First Nation for this proposal. To date, no responses have been received.
- 6) **Citizen/Customer Implications:** Opportunities for public input will be made through the required Public Hearing and through the neighbour notification required prior to issuance of the required Development Variance Permit.


**CONCLUSION:**

It is recommended that second reading be given to Zone Amending Bylaw No. 7315-2017, and that application 2017-074-RZ be forwarded to Public Hearing.

  
\_\_\_\_\_  
**Prepared by:** Diana Hall, M.A, MCIP, RPP  
Planner 2

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

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

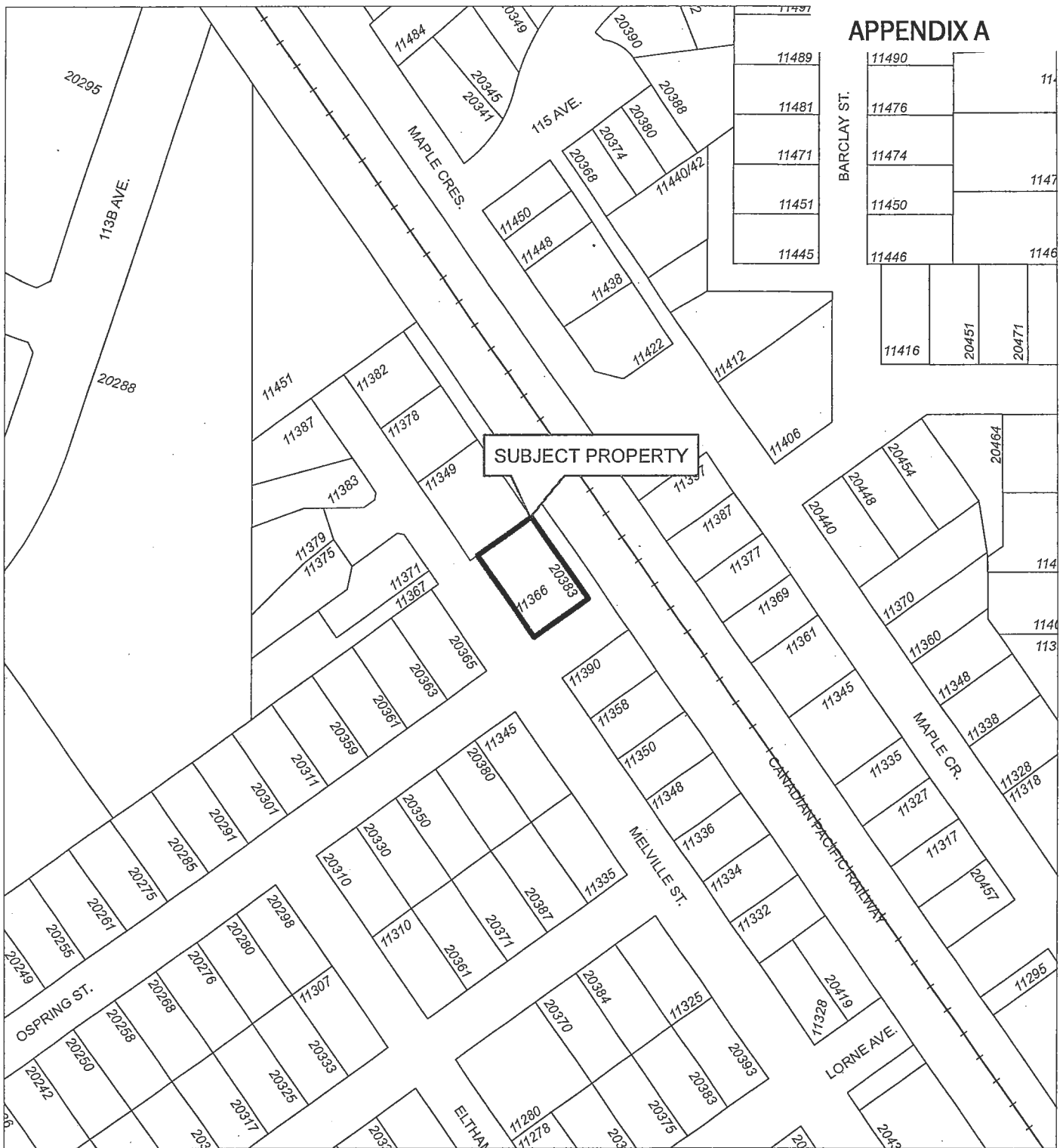
  
\_\_\_\_\_  
**Concurrence:** Paul Gill, BBA, CPA, CGA  
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7315-2017
- Appendix D – Subdivision Plan



# APPENDIX A



## 20383 OSPRING STREET

PLANNING DEPARTMENT

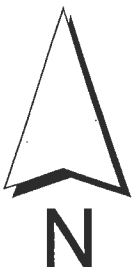


**MAPLE RIDGE**  
British Columbia

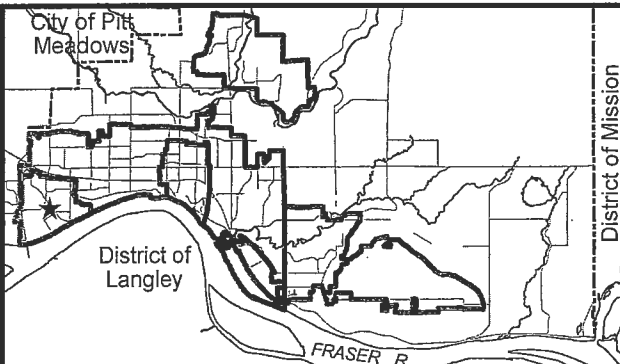
[mapleridge.ca](http://mapleridge.ca)

FILE: 2017-074-RZ  
DATE: Mar 7, 2017

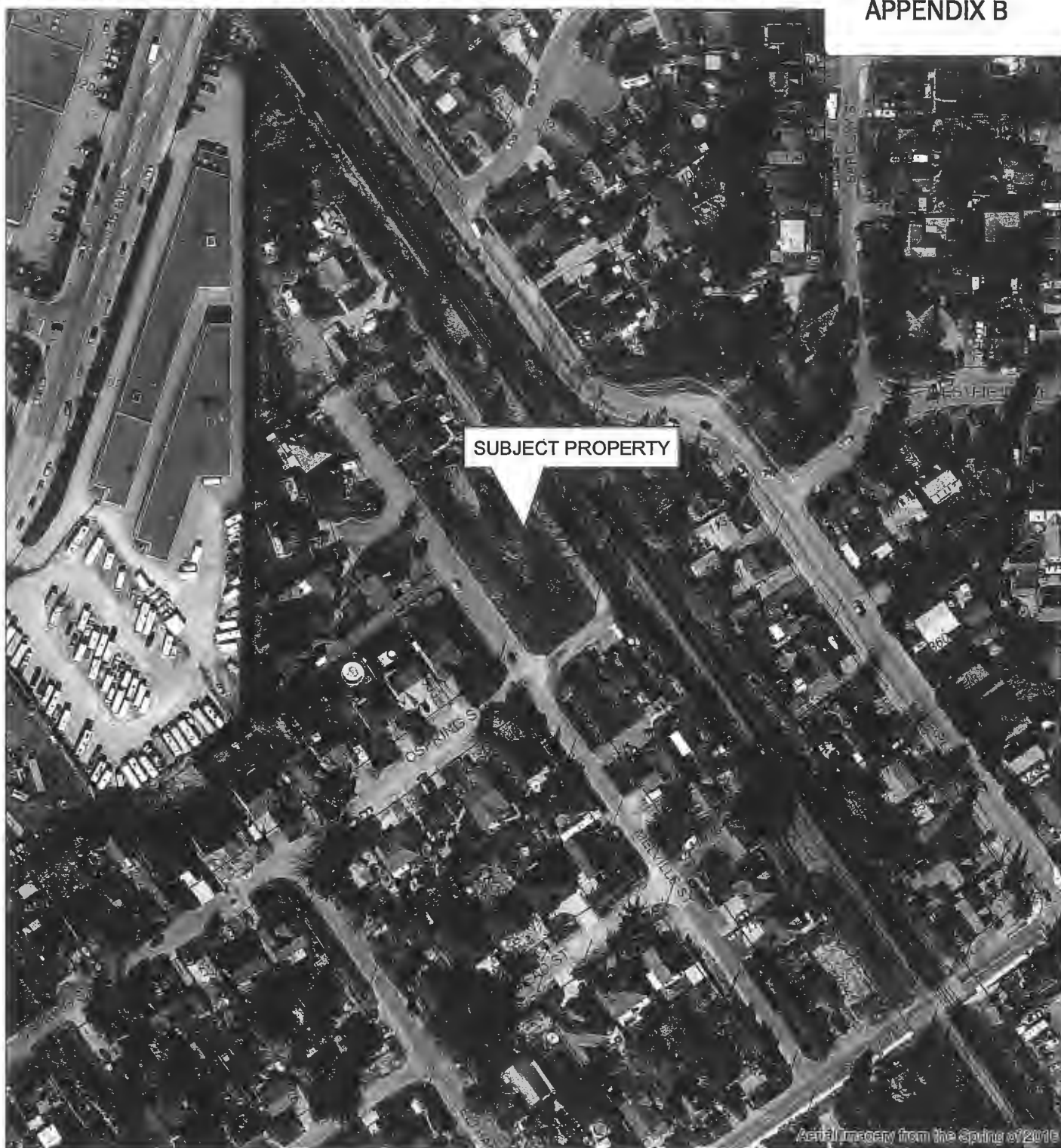
BY: PC



Scale: 1:2,000



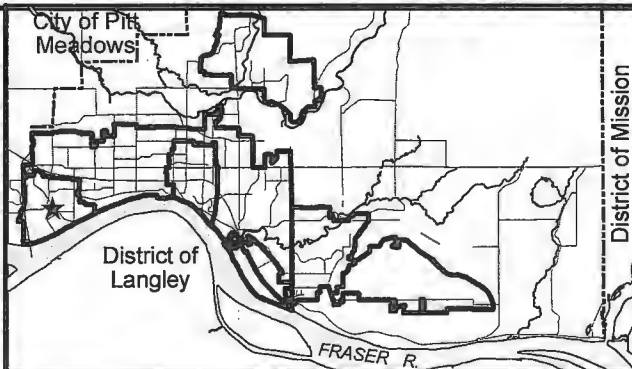
# APPENDIX B



Aerial Imagery from the Spring of 2016



Scale: 1:2,000



20383 OSPRING STREET

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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

FILE: 2017-074-SD  
DATE: Jan 23, 2018

BY: PC

CITY OF MAPLE RIDGE

BYLAW NO. 7315-2017

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

---

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7315-2017."

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

Lot A District Lot 279 Group 1 New Westminster District Plan 8878

and outlined in heavy black line on Map No. 1707 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to R-1 (Residential District).

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

**READ** a first time the 9<sup>th</sup> day of May, 2017.

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

**PUBLIC HEARING** held the            day of            , 20

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

**ADOPTED** the            day of            , 20

---

PRESIDING MEMBER

---

CORPORATE OFFICER





|  |  |                        |      |
|--|--|------------------------|------|
| DRAWING TITLE<br>BARJAKTAROVIC - SUBDIVISION                             |  | DATE<br>APRIL 2017     | DWG. |
| PROJECT NAME<br>PROPOSED SINGLE LOT SUBDIVISION INTO TWO R-1 LOTS        |  | SCALE<br>AS NOTED      | 1    |
| ADDRESS<br>20303 OSPRING STREET  |  | DRAWN BY<br>AD         |      |
| NO.<br>1   |  | DATE<br>APRIL 13, 2017 |      |
| ISSUE / REVISION<br>CR1<br>DIVISION SKETCH TO<br>FILE RIDGE - PLNG DEPT. |  |                        |      |

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Written dimensions shall have precedence over scaled dimensions. It is the responsibility of the contractor to verify the accuracy of the dimensions and to notify the designer in the event of discrepancies. The contractor shall contact the designer in all matters requiring interpretation of the drawing.

QUINONES DESIGN  
(9) 778.081.2320  
(9) adam\_quinones@quindesign.com



PROJECT

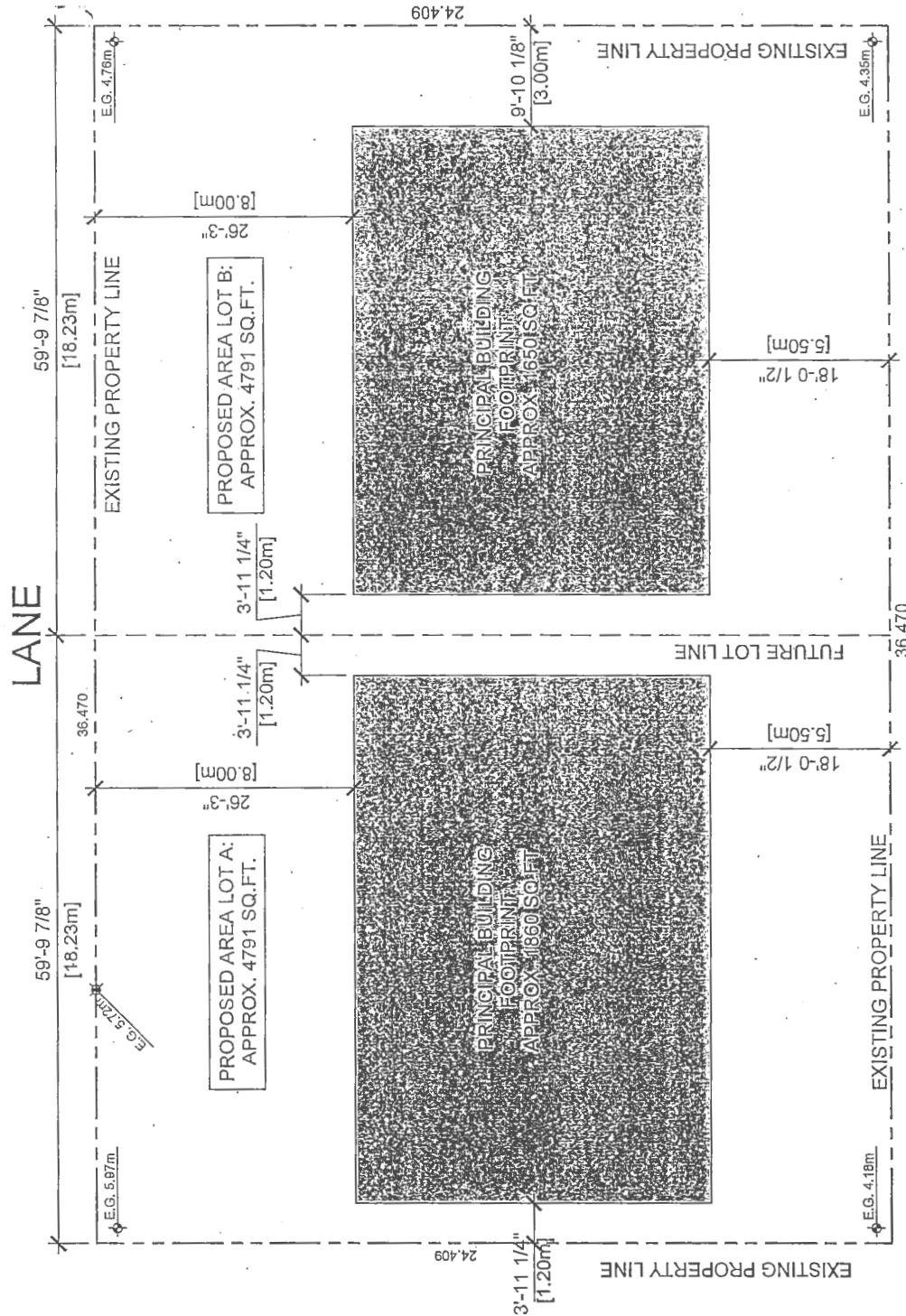


LEGEND:

E.G. 100.00m  
F.G. 100.00m

EXISTING GRADE  
FINISHED GRADE

OSPRING STREET



MELVILLE STREET

1 PROPOSED SUBDIVISION TO R1 ZONING  
SCALE: 3/32" = 1'-0"



**City of Maple Ridge**

|                 |  |                      |                  |
|-----------------|--|----------------------|------------------|
| <b>TO:</b>      | His Worship Mayor Michael Morden<br>and Members of Council | <b>MEETING DATE:</b> | January 22, 2019 |
| <b>FROM:</b>    | Chief Administrative Officer                               | <b>FILE NO:</b>      | 2017-283-DVP     |
|                 |  | <b>MEETING:</b>      | C o W            |
| <b>SUBJECT:</b> | <b>Development Variance Permit<br/>11352 230 Street</b>    |                      |                  |

---

**EXECUTIVE SUMMARY:**

Development Variance Permit application (2017-283-VP) has been received in conjunction with a subdivision application 2017-283-SD to create 28 lot R-2 (Urban Residential District) subdivision. The requested variances are to reduce the rear setback for three lots (Lots 16, 17 and 27).

Council granted final reading for rezoning application 2015-297-RZ on April 22, 2018.

It is recommended that Development Variance Permit 2017-283-VP be approved.

**RECOMMENDATION:**

**That the Corporate Officer be authorized to sign and seal 2017-283-DVP respecting property located at 11352 230 Street.**

**DISCUSSION:**

**a) Background Context**

Applicant: Morningstar Communities Ltd. (Addie Anderson)

Legal Description: Lot A District Lots 402 and 403 Group 1 New Westminster District Plan Epp79514

**OCP :**

Existing: Urban Residential

Proposed: Urban Residential

**Zoning:**

Existing: R-2 (Urban Residential District)

Proposed: R-2 (Urban Residential District)

**Surrounding Uses:**

North: Use: Residential

Zone: R-1 (Residential District)

Designation: Urban Residential

South: Use: Vacant

Zone: RS-3 (One Family Rural Residential)

Designation: Conservation

|       |              |                              |
|-------|--------------|------------------------------|
| East: | Use:         | Residential                  |
|       | Zone:        | RM-1 (Townhouse Residential) |
|       | Designation: | Urban Residential            |
| West: | Use:         | Residential                  |
|       | Zone:        | R-1 (Residential District)   |
|       | Designation: | Urban Residential            |

|                           |   |
|---------------------------|---|
| Existing Use of Property: | Vacant Residential Lot                    |
| Proposed Use of Property: | Residential                               |
| Site Area:                | 1.273 HA (3.14 Acres)                     |
| Access:                   | Telosky Avenue, 230 Street and 113 Avenue |
| Servicing:                | Urban                                     |
| Lot Size:                 | 318 – 410 sq. m. lots                     |
| Concurrent Application:   | 2017-283-SD                               |

**b) Project Description:**

The proposal is to vary the rear setback for three (3) lots in a 28 lot R-2 Zone subdivision. It will infill and complete the subdivision to the west by interconnecting 113 Avenue with 230 Street. The site slopes from the northeast to the south west and abuts lands designated Conservation containing streams and steep slopes to the south.

**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 B and C):

1. *Maple Ridge Zoning Bylaw No 3510 -1985, 601B.D.(a).2.(b) 403.(4):* To vary the rear setbacks for the following lots:

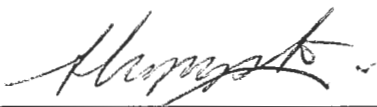
| Lot Number | Variance  |
|------------|---|
| 16         | From 8.0m to 6.00m with allowable projections and deck locations as shown on attached Lot 16 Plan |
| 17         | From 8.0m to 7.00m with allowable projections and deck locations as shown on attached Lot 17 Plan |
| 27         | From 8.0m to 6.00m with allowable projections and deck locations as shown on attached Lot 27 Plan |

The purpose of this variance is to accommodate the style of dwelling being proposed by the developer and to provide flexibility for the proposed 28 lot R-2 Zone infill subdivision, while still maintaining at least a 6.0 metre back yard depth.

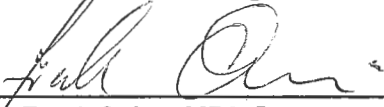
**CONCLUSION:**

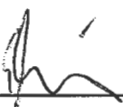
The proposed variance is supported to accommodate the product being marketed and to enable a sympathetic infill development completing this neighbourhood.

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2017-283-DVP.

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

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

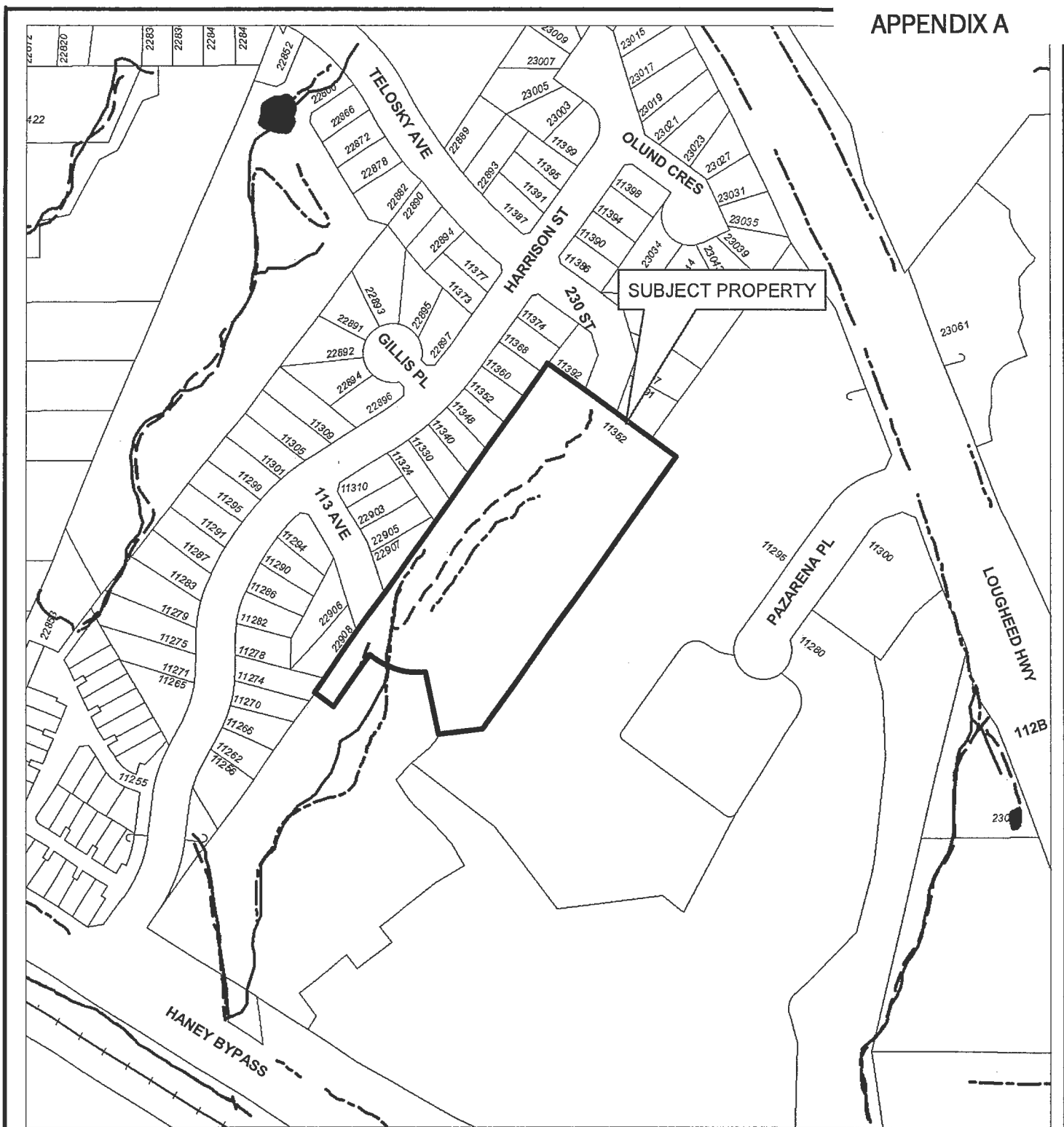
  
Approved by: **Frank Quinn, MBA, P.Eng**  
GM Public Works & Development Services

  
Concurrence: **Paul Gill, BBA, CPA, CGA**  
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Site Plan
- Appendix D – Variance for Lots 16, 17 & 27

# APPENDIX A



Scale: 1:2,500

## Legend

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

11352 230 STREET

PLANNING DEPARTMENT



MAPLE RIDGE

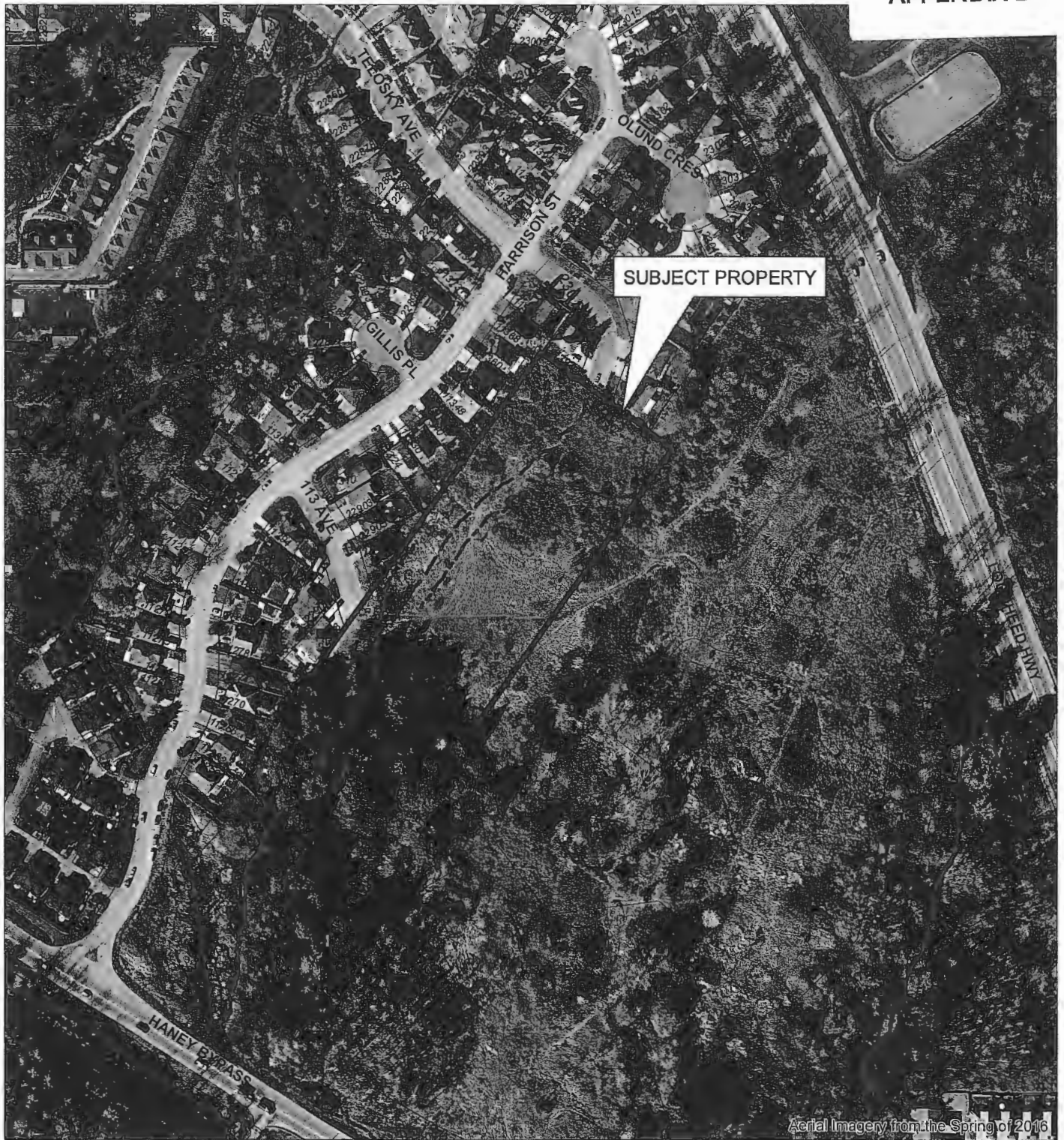
British Columbia

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

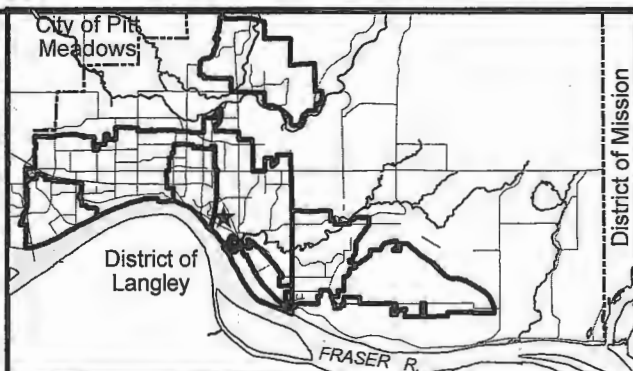
FILE: 2017-283-VP  
DATE: Jan 3, 2019

BY: LP





Scale: 1:2,500



11352 230 STREET

PLANNING DEPARTMENT



**MAPLE RIDGE**  
British Columbia

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

FILE: 2017-283-VP  
DATE: Jan 3, 2019

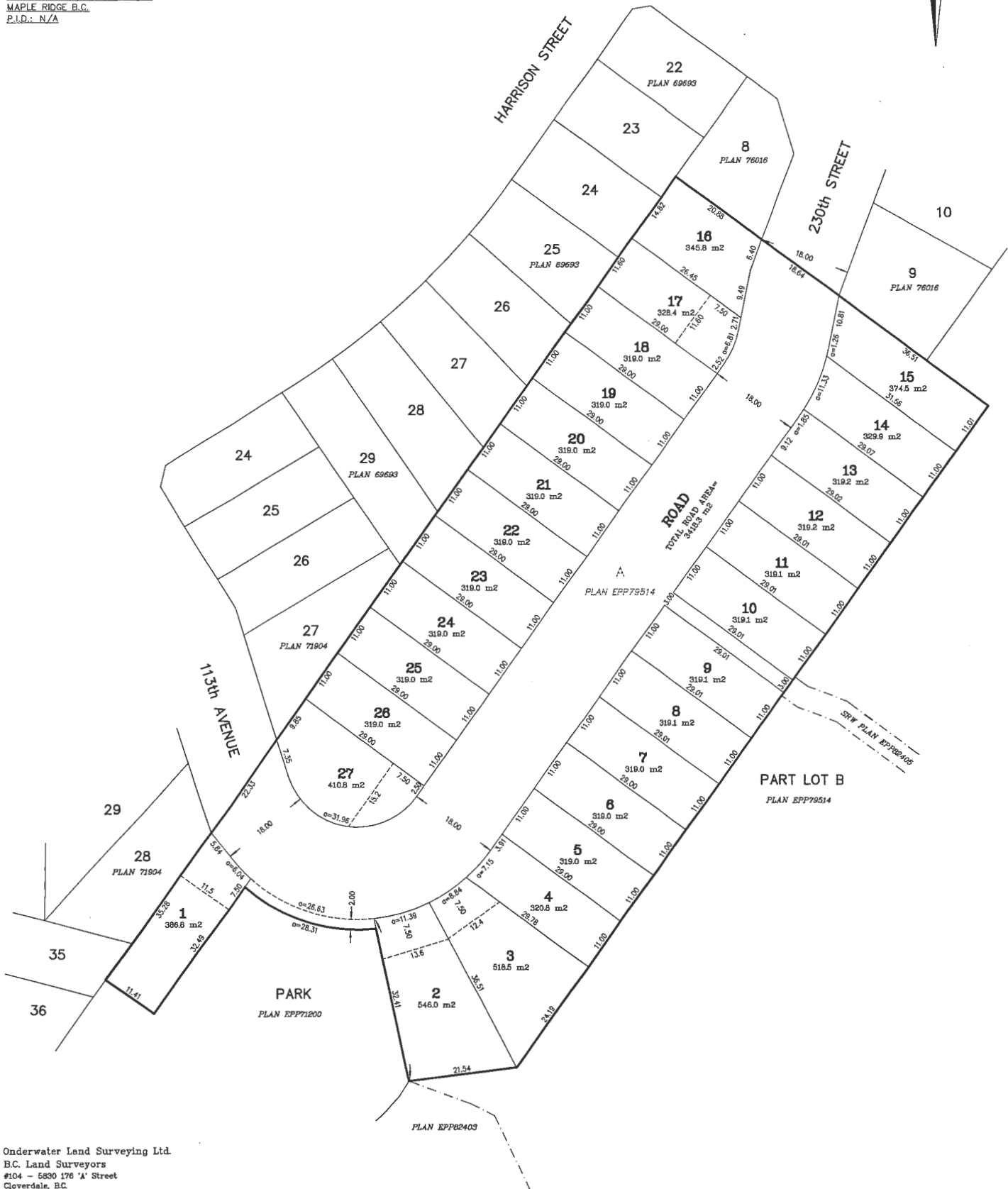
BY: LP

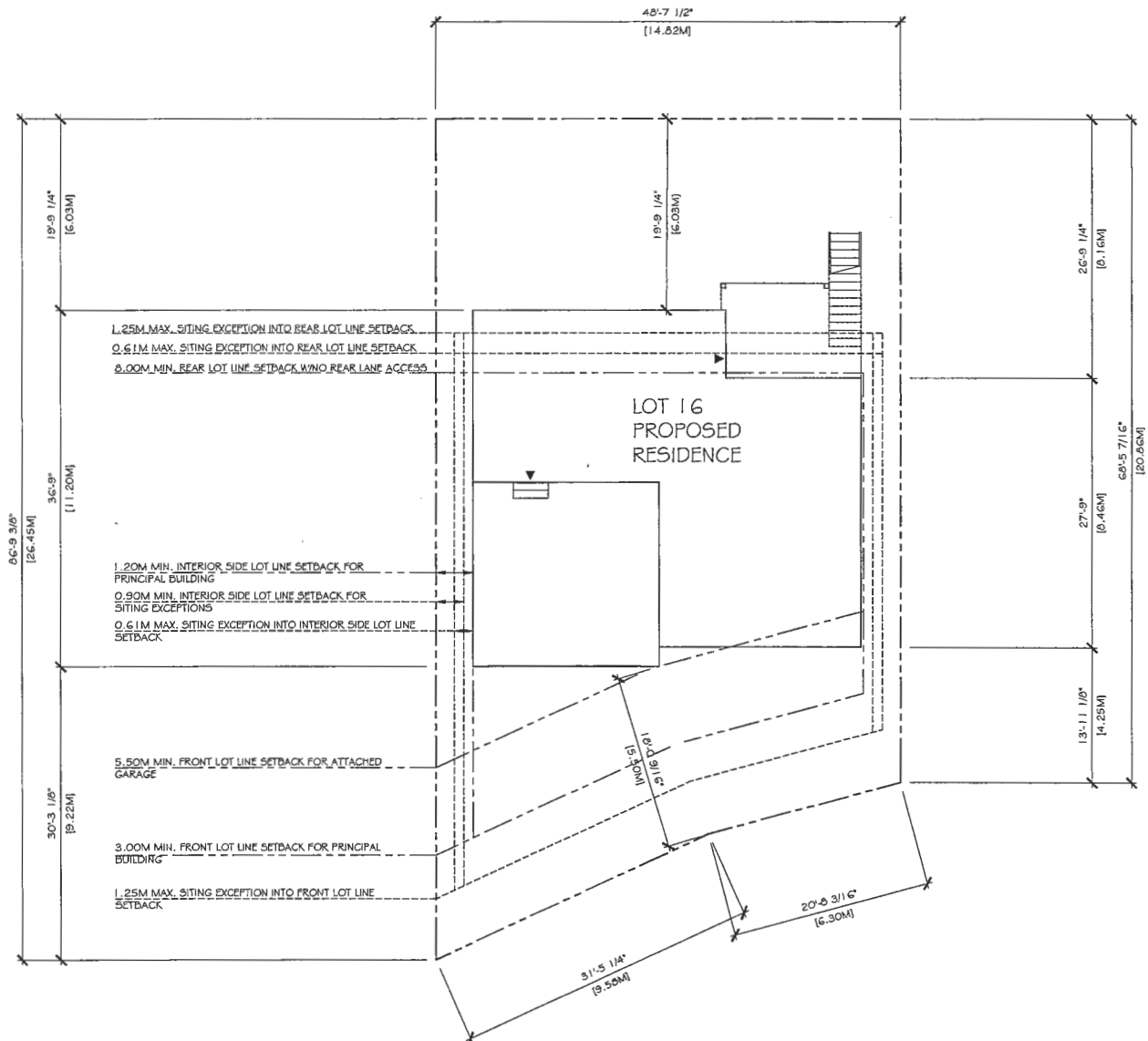


PROPOSED SUBDIVISION PLAN OF LOT A,  
DISTRICT LOTS 402 AND 403, GROUP 1,  
NEW WESTMINSTER DISTRICT PLAN EPP79514

| Age Group | No answer | Don't know | Yes | No |
|-----------|-----------|------------|-----|----|
| 10-14     | 10        | 5          | 10  | 15 |
| 15-19     | 0         | 5          | 10  | 15 |
| 20-24     | 0         | 5          | 10  | 15 |
| 25-29     | 0         | 5          | 10  | 15 |
| 30-34     | 0         | 5          | 10  | 15 |
| 35-39     | 0         | 5          | 10  | 15 |
| 40-44     | 0         | 5          | 10  | 15 |
| 45-49     | 0         | 5          | 10  | 15 |
| 50-54     | 0         | 5          | 10  | 15 |
| 55-59     | 0         | 5          | 10  | 15 |
| 60-64     | 0         | 5          | 10  | 15 |
| 65-69     | 0         | 5          | 10  | 15 |
| 70-74     | 0         | 5          | 10  | 15 |
| 75-79     | 0         | 5          | 10  | 15 |
| 80-84     | 0         | 5          | 10  | 15 |
| 85-89     | 0         | 5          | 10  | 15 |
| 90-94     | 0         | 5          | 10  | 15 |
| 95-99     | 0         | 5          | 10  | 15 |

CIVIC ADDRESS:  
113th AVENUE / 230th STREET  
MAPLE RIDGE B.C.  
P.I.D.: N/A





## SITE PLAN - REAR YARD SETBACK VARIANCE

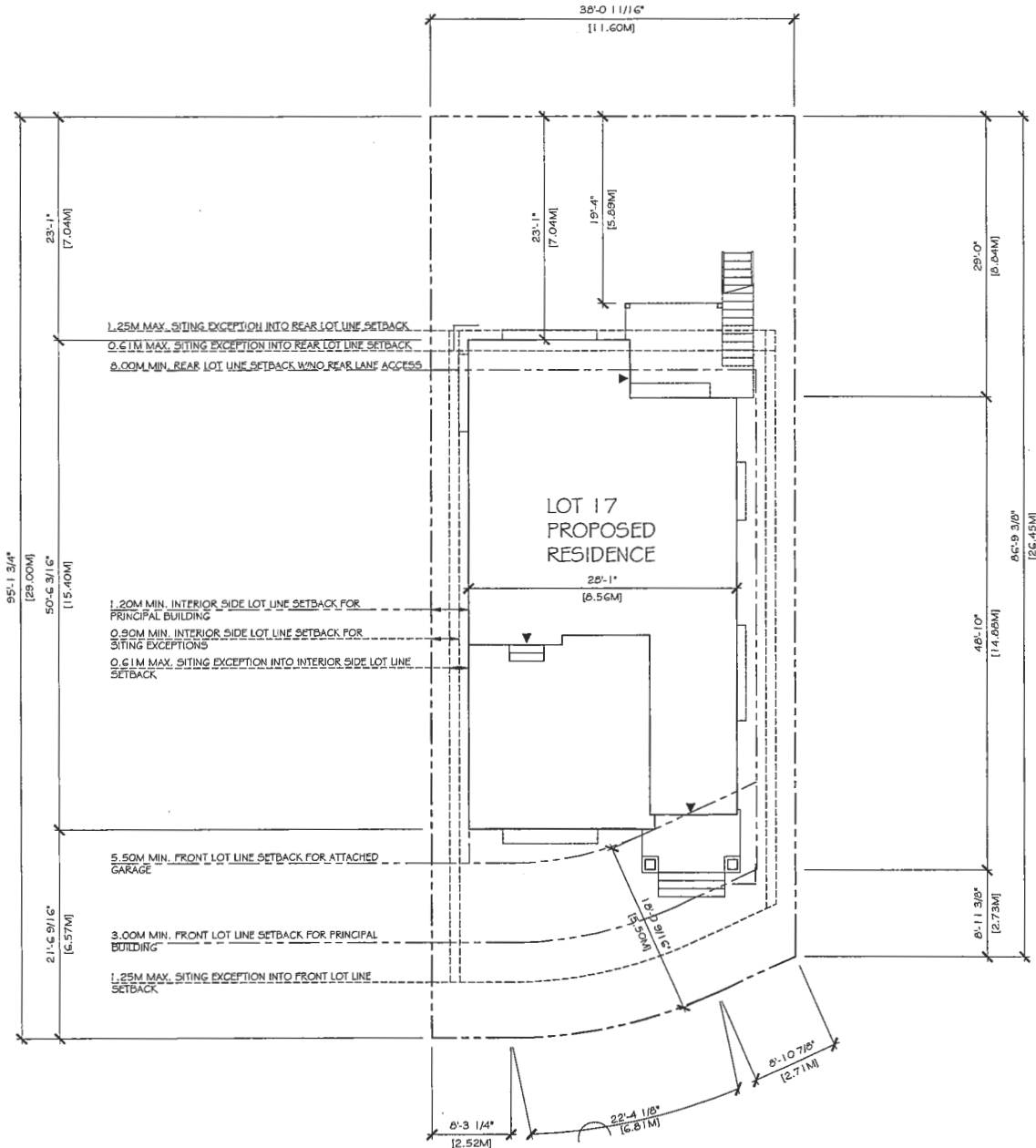
| LOT:  | SHEET: | PROJECT:     | DESIGNED BY: | REVISIONS:   |
|-------|--------|--------------|--------------|--------------|
| 16-II | 1 OF 1 | ROSLYN RIDGE |              |              |
|       |        | ADDRESS:     | DATE:        | SCALE:       |
|       |        |              | JAN. 30/2018 | 1/8" = 1'-0" |
|       |        | MODEL:       | DRAWN BY:    | CHECKED BY:  |
|       |        |              | S.N.         | S.C.         |

ALL DIMENSIONS TO BE CHECKED BY CONTRACTOR BEFORE START OF CONSTRUCTION & ANY DISCREPANCIES REPORTED.

THESE DRAWINGS CONFORM TO THE LATEST EDITION OF THE 2012 BRITISH COLUMBIA BUILDING CODE

**MORNINGSTAR**  
DEFINING SINGLE FAMILY HOMES

946 BRUNETTE AVENUE  
COQUITLAM, B.C. V3K 1C9  
HEAD OFFICE: (604) 521-0038  
FAX: (604) 521-0078  
WWW.MSTARHOMES.COM



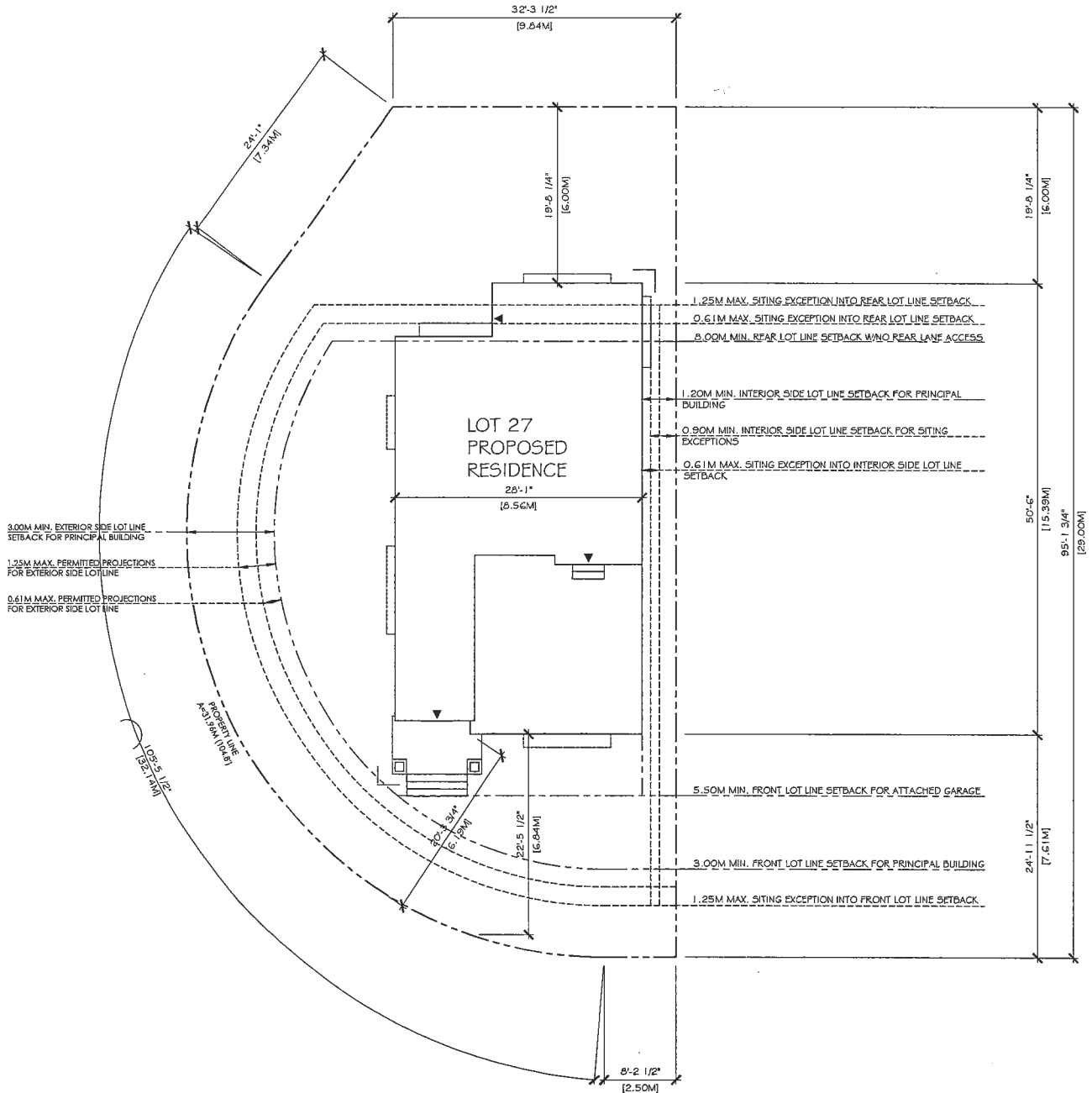
# SITE PLAN - REAR YARD SETBACK VARIANCE

| LOT:  | SHEET: | PROJECT:     | DESIGNED BY: | REVISIONS:   |
|-------|--------|--------------|--------------|--------------|
| 17-II | 1 OF 1 | ROSLYN RIDGE |              |              |
|       |        | ADDRESS:     | DATE:        | SCALE:       |
|       |        |              | JAN. 30/2018 | 1/8" = 1'-0" |
|       |        | MODEL:       | DRAWN BY:    | CHECKED BY:  |
|       |        |              | SN           | S.C.         |

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[WWW.MSTARHOMES.COM](http://WWW.MSTARHOMES.COM)

## City of Maple Ridge

TO: His Worship Mayor Michael Morden  
and Members of Council  
FROM: Chief Administrative Officer  
MEETING DATE: January 22, 2019  
FILE NO: 2017-221-DP  
MEETING: C o W  
SUBJECT: Form and Character Development Permit  
22032 119 Avenue

---

### EXECUTIVE SUMMARY:

A Multi-Family Residential Development Permit application for form and character has been received in conjunction with a rezoning application (2017-221-RZ) for the subject property, 22032 119 Avenue. The applicant is proposing to rezone the subject property from RS-1 (One Family Urban Residential) to a new draft zone, RT-2 (Ground-Oriented Residential Infill) to support a triplex.

Council considered the subject property's rezoning application, 2017-221-RZ, and granted first reading to *Zone Amending Bylaw No. 7355-2017* on July 11, 2017, and second reading on July 24, 2018. It was presented at Public Hearing on September 18, 2018, and Council granted third reading on September 25, 2018. Council will be considering final reading for the subject property's rezoning application on January 29, 2019. Note that the Official Community Plan, Zone, Off-Street Parking, and Subdivision Amending Bylaws to implement the new RT-2 (Ground-Oriented Residential Infill) zone will also be considered by Council for final reading on January 29, 2019 (file 2017-233-RZ).

The city's Multi-Family Residential Development Permit Area Guidelines help control the form and character of multi-family development, with the intent to enhance the existing neighbourhood with compatible housing styles that meet diverse needs and minimize potential conflicts on neighbouring land uses. The proposed triplex development conforms with the intent of the Multi-Family Residential Development Permit Area Guidelines.

### RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2017-221-DP respecting property located at 22032 119 Avenue.

### DISCUSSION:

#### a) Background Context:

|                    |   |
|--------------------|---|
| Applicant:         | 1119300 BC LTD., Grace Yu                                     |
| Legal Description: | Lot 56, District Lot 397, New Westminster District Plan 14049 |
| OCP :              |   |
|                    | Existing: Urban Residential                                   |
|                    | Proposed: Urban Residential                                   |
| Zoning:            |   |
|                    | Existing: RS-1 (One Family Urban Residential)                 |
|                    | Proposed: RT-2 (Ground-Oriented Residential Infill)           |



#### Surrounding Uses

|        |              |                                     |
|--------|--------------|-------------------------------------|
| North: | Use:         | Single Family Residential           |
|        | Zone:        | RS-1 (One Family Urban Residential) |
|        | Designation: | Urban Residential                   |
| South: | Use:         | Single Family Residential           |
|        | Zone:        | RS-1                                |
|        | Designation: | Urban Residential                   |
| East:  | Use:         | Single Family Residential           |
|        | Zone:        | RS-1                                |
|        | Designation: | Urban Residential                   |
| West:  | Use:         | Single Family Residential           |
|        | Zone:        | RS-1                                |
|        | Designation: | Urban Residential                   |

|                           |   |
|---------------------------|---|
| Existing Use of Property: | Vacant  |
| Proposed Use of Property: | Multi-Family Residential (Triplex)                  |
| Site Area:                | 899 m <sup>2</sup> (0.22 acres) prior to dedication |
| Access:                   | 119 Avenue and lane south of property               |
| Servicing:                | Urban Standard                                      |
| Companion Applications:   | 2017-221-RZ   |

#### b) Project Description:

This development permit application is to control the form and character of a proposed triplex on the subject property at 22032 119 Avenue. The proposed triplex provides 663.5 m<sup>2</sup> (7,142 sf) of gross floor area in a building with two storeys and a basement that resembles a single family house. Each dwelling unit contains three bedrooms with an overall unit size around 220 m<sup>2</sup> (2,368 sf). All units share a common landscaped front yard with an access walkway from the street, while each unit is provided with semi-private back yard space. Each unit will be allotted one covered parking stall and one uncovered parking pad, which are all accessible from the lane.

#### c) Planning Analysis:

##### i) Official Community Plan:

The subject property is located just to the west of the Town Centre Area. It is currently designated *Urban Residential*, and the OCP's neighbourhood residential infill policies apply to the current development permit application. Under the infill policies, unit types such as duplexes and triplexes are permitted, with an emphasis on street oriented buildings (Policy 3-19, b). These policies also require proposed developments to respect and reinforce the physical patterns and characteristics of established neighbourhoods, with particular attention paid to site design, setbacks, and lot configuration of the existing pattern of development, as well as compatibility between building massing and the types of dwelling units (Policy 3-21).

OCP Section 8.7 *Multi-Family Residential Development Permit Area Guidelines* also apply to the subject property. However, as outlined in previous staff reports, it was intended that the proposed RT-2 (Ground-Oriented Residential Infill) zone would have its own, tailored set of development permit guidelines within the first year after implementation of the zone. This was to allow early applicants to work with staff and the City's Advisory Design Panel (ADP) on determining design criteria suited to these new housing forms while not delaying their application processes while new design guidelines are being formalized. In this interim period, the current *Multi-Family Residential Development Permit*

*Area Guidelines* were applied to this project. The future RT-2 specific guidelines are being drafted with input from ADP, and will be brought to Council for consideration at a future date.

Through the rezoning and development permit application processes, the applicant has worked with staff to develop a design which is sensitive to the existing, surrounding neighbourhood. For example, the street façade picks up design cues from surrounding single family houses such as the front sloping roof to promote compatibility. The front and sides of the building have been articulated through the use of varying materials and colours, building projections, and roof accents to create visual interest. The height of the building is 8.8 m (29 ft) in recognition of the low, single storey houses around it.

The footprint of the building and detached garage structures, which covers approximately 34% of the lot, is not significantly larger than the single family lots around the subject property. It should also be recognized that most of the houses in the surrounding area are underbuilt compared to what could be built under the current zoning bylaw for new single family dwellings (e.g. 11 m height, 40% lot coverage).

It is noted that one of the underlying principles in the OCP is to encourage growth within the Urban Area Boundary (UAB), and to accommodate that growth through infill by promoting a mix of housing types and tenures (Policy 3-1).

Therefore, the proposed triplex aligns with the land use, residential infill, and compatibility policies of the OCP. It was reviewed by staff and members of the Advisory Design Panel, and found to be in compliance with the applicable development permit guidelines of the OCP and intentions for the proposed RT-2 zone (see below). Finally, it also aligns with the goals of the Housing Action Plan (HAP) and Implementation Framework, notably Strategy #1, which articulates the importance of a diverse housing mix and innovation, and which supports the development of a mix of housing forms.

#### ii) Zoning Bylaw:

A companion rezoning application proposes to rezone the subject property from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill) to permit the development of a triplex. This application applies the draft zoning provisions of the new RT-2 *Zone Amending Bylaw No. 7312-2017* that was given third reading by Council on September 25, 2018, under a separate staff report (see 2017-233-RZ).

The subject property, after road dedication, is 884 m<sup>2</sup> (9,515 sf) in size, which is larger than the 800 m<sup>2</sup> (8,611 sf) minimum lot size required by the new RT-2 zone for triplexes in the Urban Area Boundary. No variances are requested to the requirements of the proposed RT-2 zone to accommodate this project.

#### iii) Off Street Parking and Loading Bylaw:

Two off street parking spaces are provided for each unit, and meets the draft parking requirements of the new RT-2 zone. All parking spaces are accessed directly from the lane behind (south) of the subject property. As part of this development application, 0.75 m of the lane will be dedicated, roll-over curb will be installed along the lane frontage, and asphalt paving in the lane will be completed.

It should be noted that the design of the access to the off street parking area behind the proposed triplex will be approximately 18 m, or over six cars wide (see Appendix C, page 12 of 15). It is the City's usual practice, as per the City's Design Criteria Manual, to limit driveway access width to 9 m

(i.e. the width of the driveway throat where a street meets the property). The additional driveway access width of approximately 18 m from the lane was contemplated in this development since it is the first triplex being proposed as part of the new RT-2 zone. This additional width would permit more space on the property for other uses, such as more generous back yards. However, in this configuration, vehicles moving in and out of the off-street parking spaces will use the City's lane as a maneuvering aisle and temporarily impede through traffic in the laneway during maneuvering. Staff will monitor this driveway access configuration to evaluate any implications to City laneways, prior to permitting such arrangements in future applications. This monitoring, and any lessons learned, could form part of staff's typical practice of reporting back to Council on new zones, one year following their adoption.

d) **Advisory Design Panel:**

This application was presented to the Advisory Design Panel on June 20, 2018. As discussed previously, this application was reviewed under the OCP's current Section 8.7 *Multi-Family Development Permit Guidelines*. Additionally, the intention for the proposed RT-2 zone is for the infill of ground-oriented residential buildings within established residential neighbourhoods in a form that will be incremental and sensitive to the existing and emerging context. To help inform ADP of the original intent for these new housing forms, a set of founding design characteristics were outlined, and include:

- Importance of respecting the neighbourhood context, in terms of size, scale and massing;
- Appear as a 'single family' house in terms of residential character;
- Encouraging building articulation to create a comfortable scale and interesting streetscape;
- Providing useable private outdoor space for each unit;
- Encouraging sustainable and permeable landscaping on site; and
- Provide shared site accesses to limit impacts of parking on the development.

ADP members reviewed this triplex application according to these criteria, and provided the following comments to the applicant:

1. *Consider sidewalk re-alignment to the front entrances so that the sidewalk is more central to the property and less dominant towards one specific entrance;*
2. *Provide column detailing at the base of the column and at the top of the column;*
3. *The design of the bay window needs to be addressed for building envelope purposes in order to allow for the insulation;*
4. *Review the orientation of entry closets;*
5. *Re-evaluate the projections along each side of the residences; consider articulation through use of different material;*
6. *Add chimney cap detail to faux chimney;*
7. *Move the West window so that it does not align with the faux chimney;*
8. *If possible, consider adding street vegetation to buffer between each garage and gravel parking spaces to vitalize the lane;*
9. *Provide foundation planting along West and East elevations;*
10. *Provide additional shrubbery between bushes and rear elevation;*
11. *Treat entrances similarly with the stone and wood column detailing;*
12. *Consider coordinating mutton bars so they do not obstruct sightlines and show window openings.*

Subsequent to ADP, the applicant revised their architectural and landscape plans in order to address all of ADP members' comments. The final architectural and landscape plans are attached in Appendix C.

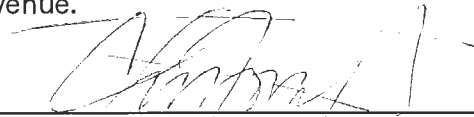
**e) Financial Implications:**

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, a landscape security of \$29,790 will be collected.

Three street trees are planned along the property frontage of this development. However, it should be noted that cash-in-lieu of planting will be taken because street frontage upgrades will not be initiated right away as part of the applicant's proposed development. This mid-block lot has a short property frontage along 119 Avenue, and cash-in-lieu of work is often taken in these cases until further contiguous development along the block occurs. The costs associated with maintaining the street trees, when planted, will need to be included in a subsequent operating budget.

**CONCLUSION:**

The proposed triplex aligns with the land use, residential infill, and compatibility policies of the OCP. It was reviewed by staff and members of the Advisory Design Panel, and found to be in compliance with the applicable development permit guidelines of the OCP and intentions for the proposed RT-2 zone - namely to accommodate infill development in a manner that is sensitive to the surrounding existing houses. Therefore, it is recommended that the Corporate Officer be authorized to sign and seal the form and character development permit 2017-221-DP respecting property located at 22032 119 Avenue.


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Prepared by: Chee Chan, MCIP, RPP, BSc  
Planner 1

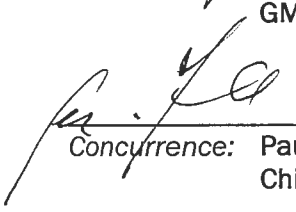
---

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

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

---

Concurrence: Paul Gill, BBA, CPA, CGA  
Chief Administrative Officer

The following appendices are attached hereto:  
Appendix A - Subject Map  
Appendix B - Ortho Map  
Appendix C - Architectural Plans, Landscaping Plans and Elevations

# APPENDIX A

DEWDNEY TRUNK RD

D



SUBJECT PROPERTY

119 AVE.

SELKIRK AVE.

LOUGHEED HWY

City of Pitt Meadows

District of Langley

District of Mission

FRASER R.

22032 119 AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2017-221-DP  
DATE: Oct 25, 2017

BY: PC

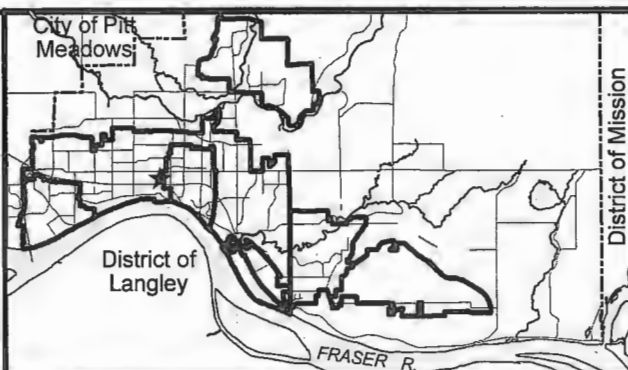


Scale: 1:2,000





Scale: 1:2,000



22032 119 AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2017-221-DP  
DATE: Oct 25, 2017

BY: PC

RECEIVED

JAN 07 2019

MAPLE RIDGE  
PLANNING DEPARTMENT

2770 NADINA DRIVE  
COQUITLAM, B.C. V3C 6A5  
778-688-0505

GY  
DESIGNS INC.

THE DRAWINGS COMPLY TO  
THE 2012 B.C. BUILDING  
CODE, 2014 EDITION

| NO. | REVISION / ISSUE | DATE       |
|-----|------------------|------------|
| 1   | REVISION 1       | 01/04/2019 |
| 2   | REVISION 2       | 01/04/2019 |
| 3   | REVISION 3       | 01/04/2019 |
| 4   | REVISION 4       | 01/04/2019 |
| 5   | REVISION 5       | 01/04/2019 |
| 6   | REVISION 6       | 01/04/2019 |
| 7   | REVISION 7       | 01/04/2019 |

1119300 B.C. LTD.  
FILE # 2017-221-RZ  
22032-119 AVE, MAPLE RIDGE

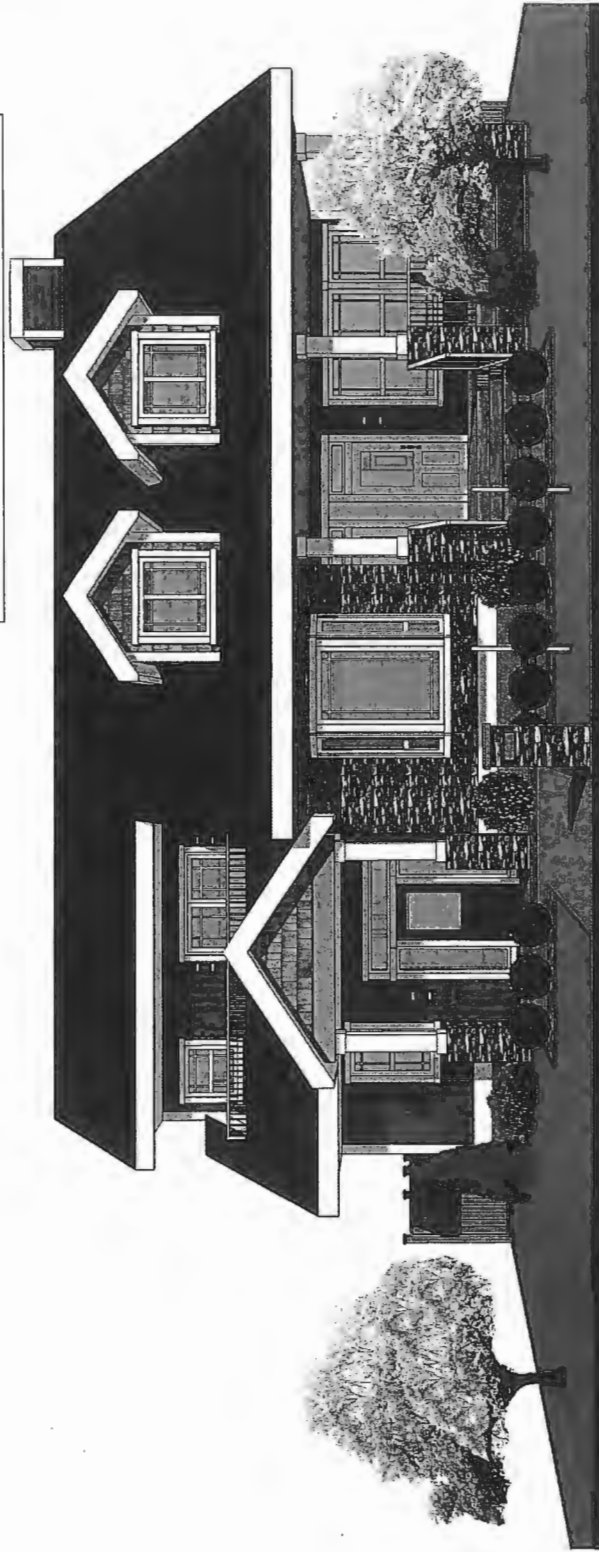
PROPOSED TRIPLEX  
COVER PAGE  
LOT 56 PLAN NWP 1404

| DATE       | BY | SCALE | AS NOTED |
|------------|----|-------|----------|
| JAN 4 2019 | 0  | 0     | 0        |

LIST OF DRAWINGS:

1. SITE / NEIGHBOURHOOD CONTEXT PLAN
2. STREETSCAPE -- PLAN & PERSPECTIVE
3. STREETSCAPE -- PERSPECTIVES
4. SITE PLAN
5. MAIN FLOOR PLAN
6. UPPER FLOOR PLAN
7. BASEMENT FLOOR PLAN
8. BUILDING SECTIONS
9. EXTERIOR ELEVATIONS
10. GARAGE PLAN AND ELEVATIONS
11. PERSPECTIVES
12. LANDSCAPE PLAN
13. LANDSCAPE SECTION DRAWINGS 1
14. LANDSCAPE SECTION DRAWINGS 2
15. LANDSCAPE LIGHTING PLAN & DETAILS

1119300 B.C. LTD.  
PROPOSED TRIPLEX  
FILE #2017-221-RZ  
22032 119 AVENUE  
MAPLE RIDGE



FRONT PERSPECTIVE FROM 119 AVENUE



2270 NADINA DRIVE  
COQUITLAM, B.C. V3C 6A5  
778-688-0505

GYK  
DESIGNS INC.

THE DRAWINGS COMPLY TO  
THE 2012 BCSC INCLUDING  
DEC. 2014 REVISIONS

| NO. | REVISION / ISSUE | DATE |
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|     |                  |      |

111900 B.C. LTD.  
111900 B.C. LTD.  
2203-119 AVE, MAPLE RIDGE

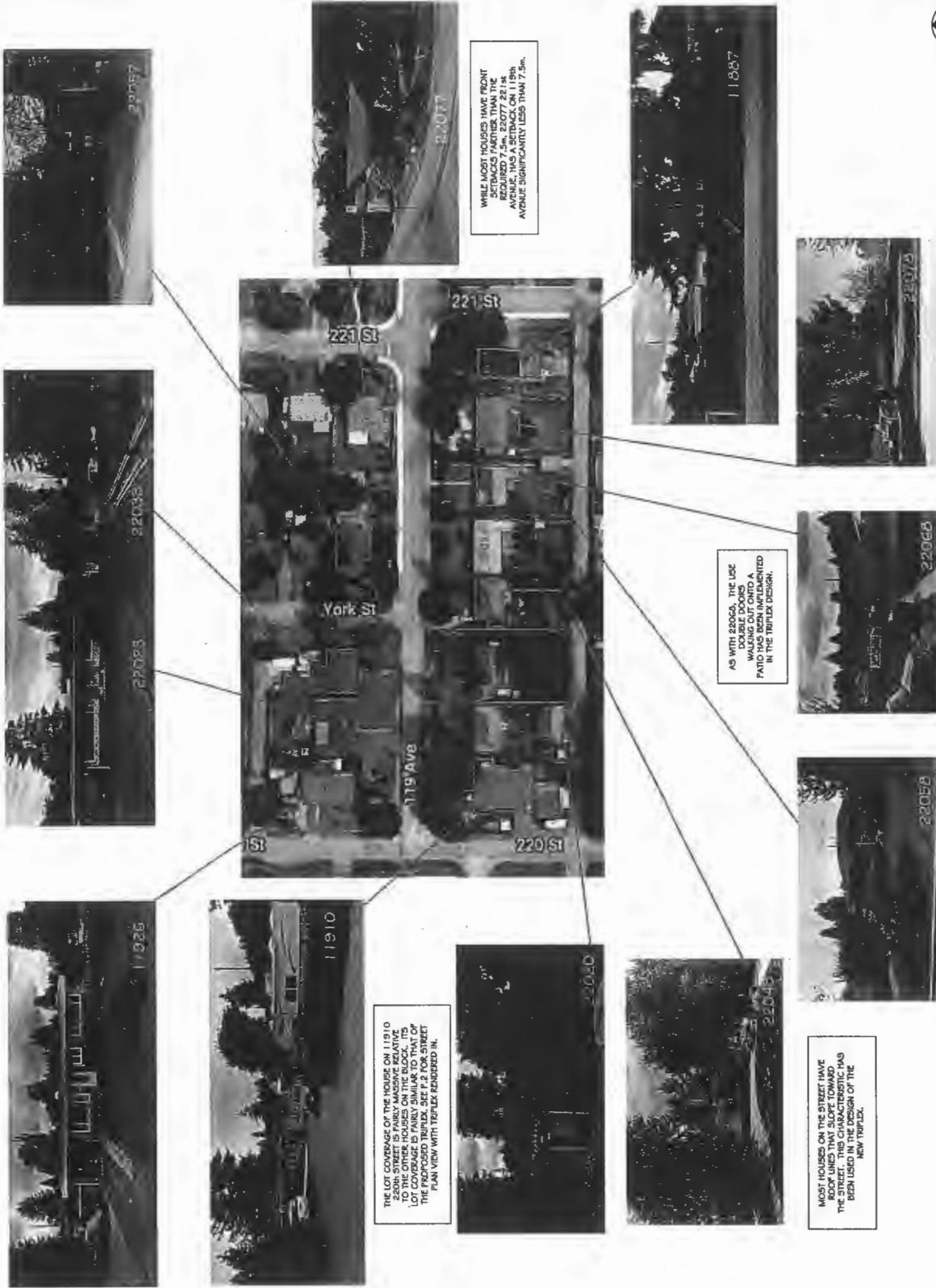
2203-119 AVE, MAPLE RIDGE

CONTEXT PLAN

LOT 56 PLAN NWP 14049

| DATE         | BY | DATE         | BY |
|--------------|----|--------------|----|
| JUN 27, 2012 |    | JUN 27, 2012 |    |
|              |    |              |    |
|              |    |              |    |

1 OF 15



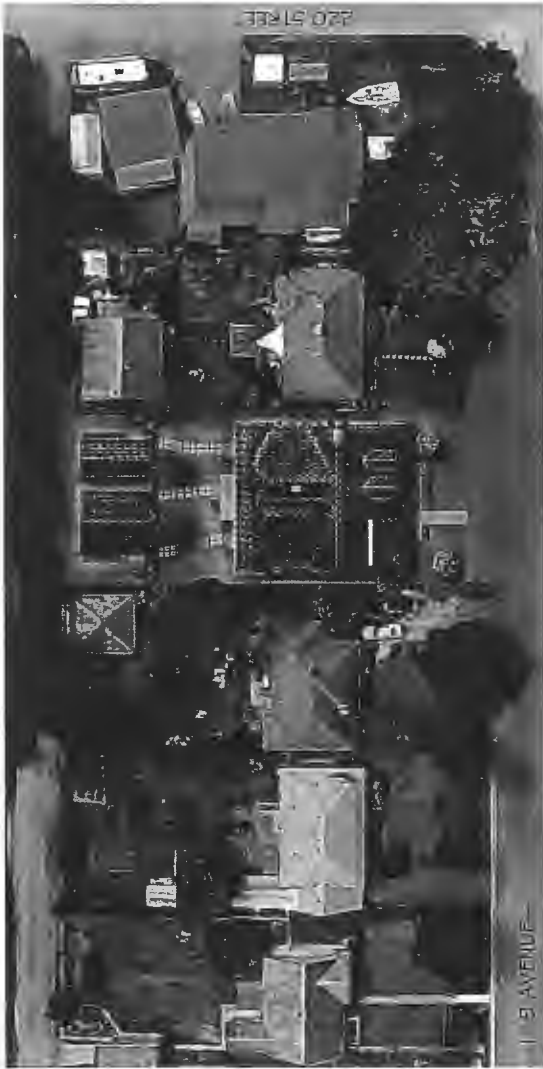
WHILE MOST HOUSES HAVE FRONT  
SETBACKS FARTHER THAN THE  
REQUIRED 7.5m, 22077, 22194  
AVENUE, HAS A SETBACK ON 119th  
AVENUE SIGNIFICANTLY LESS THAN 7.5m.

AS WITH 22060, THE USE  
OF A PATIO HAS BEEN IMPLEMENTED  
IN THE TRIPLEX DESIGN.

THE LOT COVERAGE OF THE HOUSE ON 11910  
IS 20%. STREET IS FAIRLY NARROW AND THE  
LOT COVERAGE IS FAIRLY SIMILAR TO THAT OF  
THE PROPOSED TRIPLEX. SEE P.2 FOR STREET  
PLAN VIEW WITH TRIPLEX RENDERED IN.

MOST HOUSES ON THE STREET HAVE  
A PATIO. THIS CHARACTERISTIC HAS  
BEEN USED IN THE DESIGN OF THE  
NEW TRIPLEX.

SITE / NEIGHBOURHOOD CONTEXT



TRIPLEX IN CONTEXT OF NEIGHBOURHOOD PLAN VIEW



TRIPLEX IN CONTEXT NW PERSPECTIVE

2770 NADINA DRIVE  
COQUITLAM, B.C. V3C 6A5  
778-688-0505



THE DRAWINGS COMPLY TO  
THE 2012 BCDC INCLUDING  
DEC. 2014 REVISIONS

| NO. | REVISION / ISSUE | DATE       |
|-----|------------------|------------|
| 1   | REVISION 7       | 07/07/2018 |

1110300 B.C. LTD.  
FILE # 2017-01-32  
20032-119 AVE, MAPLE RIDGE

**SITE CONTEXT**  
**PLAN & PERSPECTIVE**  
**LOT 56 PLAN NWP 14009**

| REVISION | DATE          | BY       | DATE    |
|----------|---------------|----------|---------|
| 1        | JUNE 29, 2018 | AS NOTED | 2 OF 15 |





TRIPLEX IN CONTEXT NE PERSPECTIVE



TRIPLEX IN CONTEXT BACK LANE PERSPECTIVE

2770 NADINA DRIVE  
COQUITLAM, B.C. V3C 6A5  
778-688-0505



THE DRAWINGS COMPLY TO  
THE 2012 BCDC INCLUDING  
DEC. 2014 REVISIONS

| NO. | REVISION / ISSUE | DATE       |
|-----|------------------|------------|
| 1   | REVISION 7       | 07/07/2016 |

1116300 B.C. LTD.  
20333-119 AVE, MAPLE RIDGE  
TEL: 481-321-42

CONTEXT PLAN  
PERSPECTIVES  
LOT 36 PLAN NWP 14049

| DATE         | BY       | DATE | 3 OF 15 |
|--------------|----------|------|---------|
| JUL 11, 2016 | AS NOTED |      |         |



LOT 55

LOT 56

LOT 57

1119300 B.C. LTD.

LEGAL DESCRIPTION

LOT 56, PLAN NWP 14049

CIVIC ADDRESS

22032 - 119 AVENUE, MAPLE RIDGE

LOT AREA

ACTUAL: 900.0 sq. m.

LESS LANE DEDICATION: 15.3 sq.m.

NET TOTAL: 884.7 sq.m.

LOT COVERAGE

HOUSE: 240.00 sq.m.

DETACHED GARAGES: 63.89 sq.m

TOTAL BUILDINGS: 303.89 (34.35%)

[WINDOW WELLS OCCUPY AN ADDITIONAL 9.77 sq.m.]

BUILDING HEIGHT:

PRINCIPAL: 8.84 m (W) CHIMNEY: 9.44 m

GARAGE: 4.00 m (SQ. M)

GROSS FLOOR AREA:

| FLOOR            | UNIT 1 | UNIT 2 | UNIT 3 | TOTAL  |
|------------------|--------|--------|--------|--------|
| MAIN             | 60.44  | 66.96  | 71.99  | 239.21 |
| UPPER            | 71.00  | 80.91  | 82.56  | 234.49 |
| BASEMENT         | 61.32  | 65.28  | 63.18  | 189.78 |
| GROSS FLOOR AREA |        |        |        | 663.48 |

DENSITY:

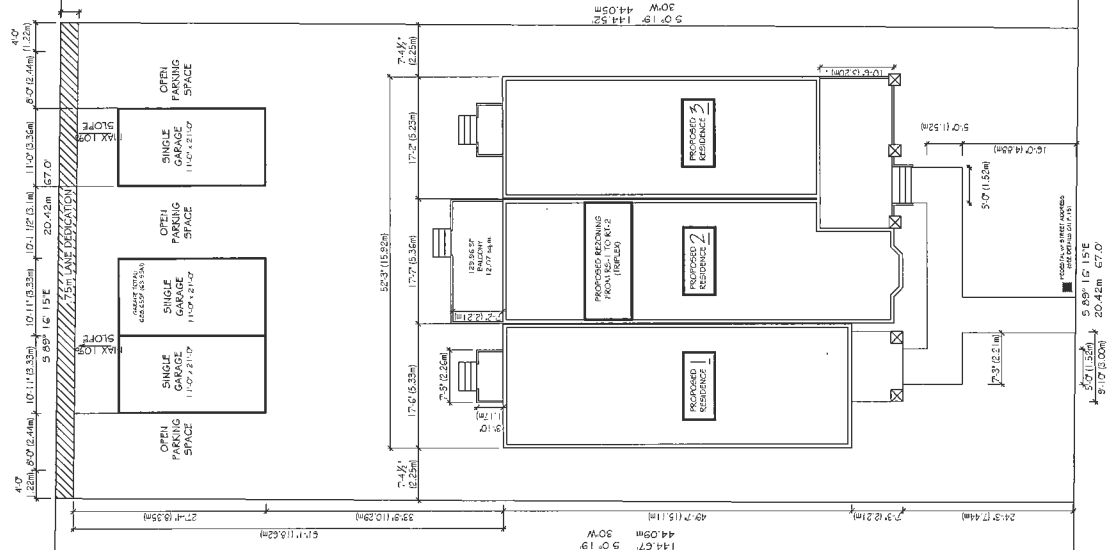
FLOOR SPACE RATIO:

663.48 / 884.90 = 74.97%

SITE PLAN

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

119th AVENUE



AMENITY SPACE (USEABLE OPEN SPACE):

BACKYARD (SQ. M)

| SPACE            | UNIT 1 | UNIT 2 | UNIT 3 | TOTAL  |
|------------------|--------|--------|--------|--------|
| LAWN & LANDSCAPE | 94.98  | 34.61  | 89.47  | 219.06 |
| PATIO            | 2.64   | 11.69  | 2.64   | 17.17  |
| PAVERS           | 10.41  | 6.53   | 10.41  | 29.65  |
| TOTAL            | 102.01 | 42.85  | 100.47 | 265.65 |

FRONT YARD (SQ. M)

| SPACE            | UNIT 1 | UNIT 2 | UNIT 3 | TOTAL  |
|------------------|--------|--------|--------|--------|
| LAWN & LANDSCAPE | 6.60   | 3.95   | 16.37  | 26.92  |
| CONCRETE         |        |        |        | 24.20  |
| TOTAL            |        |        |        | 203.97 |

PERMEABLE & IMPERMEABLE SURFACES: (SQ. M)

| SPACE        | PERMEABLE | IMPERMEABLE |
|--------------|-----------|-------------|
| FRONT YARD   | 152.85    | 24.20       |
| BACK YARD    | 219.06    | 29.65       |
| PARKING AREA | 80.35     | 22.92       |
| TOTAL        | 452.29    | 76.77       |

GRAVEL & LANDSCAPED AREAS

IMPERMEABLE SURFACES: 14.51%

PERMEABLE SURFACES: 85.49%

ZONING

R5-1 TO BE REZONED TO RT-2 (TRIPLEX)

2770 NADINA DRIVE  
COQUITLAM, B.C. V3C 6A5  
778-688-0505

THE DRAWINGS COMPLY TO  
THE 2012 B.C. BUILDING  
CODE, 2014 REVISIONS

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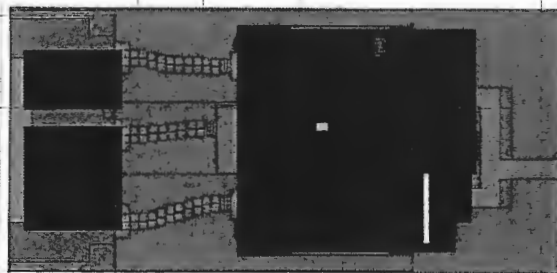
1119300 B.C. LTD.  
FILE # 201521-022  
22032-119 AVE, MAPLE RIDGE

PROPOSED TRIPLEX  
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LOT 56 PLAN NWP 14049

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BUILDING SECTION 1



LANDSCAPE SECTION 3

LANDSCAPE SECTION 2

BUILDING SECTION 2

LANDSCAPE SECTION 1

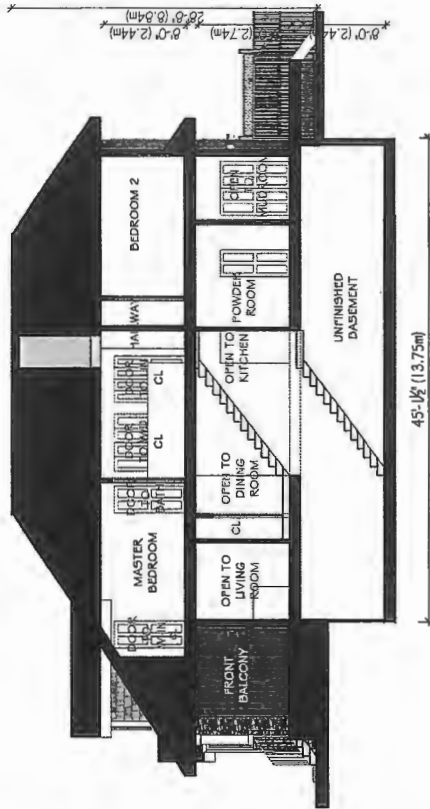
## SECTION REFERENCE

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



BUILDING SECTION 1

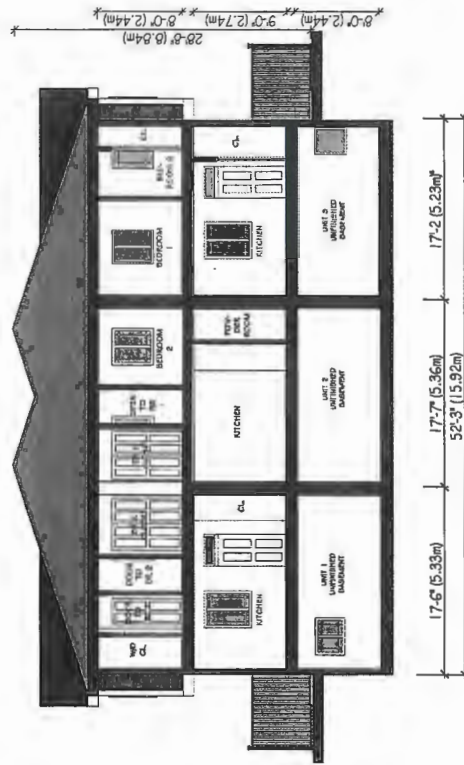
SCALE: 3/8" = 1'-0"



45'-1/2" (13.75m)

BUILDING SECTION 2

SCALE: 3/8" = 1'-0"



17'-6" (5.33m)

17'-7" (5.36m)

52'-3" (15.92m)

17'-2" (5.23m)

2770 NADINA DRIVE  
COQUITLAM, B.C. V3C 6A5  
778-688-0505

GKY  
DESIGNS INC.

THE DRAWINGS COMPLY TO  
THE 2012 BCBC INCLUDING  
DEC. 2014 REVISIONS

| NO. | REVISION / ISSUE | DATE       |
|-----|------------------|------------|
| 1   | REVISION 7       | 07/07/2018 |

PROJECT/SUBJECT/OWNER

1119300 B.C. LTD.  
FILE # 2017-321-82  
2003-19 AVE. NADLE BUDGE

PROJECT/SUBJECT/OWNER

PROPOSED TRIPLEX  
BUILDING SECTIONS  
LOT 56 PLAN NWP 14049

| DATE         | BY       | CHK | 8 OF 15 |
|--------------|----------|-----|---------|
| JULY 7, 2018 | AS NOTED |     |         |

2770 NADINA DRIVE  
COQUITLAM, B.C. V3C 6A5  
778-688-0505

GRY DESIGNS INC.

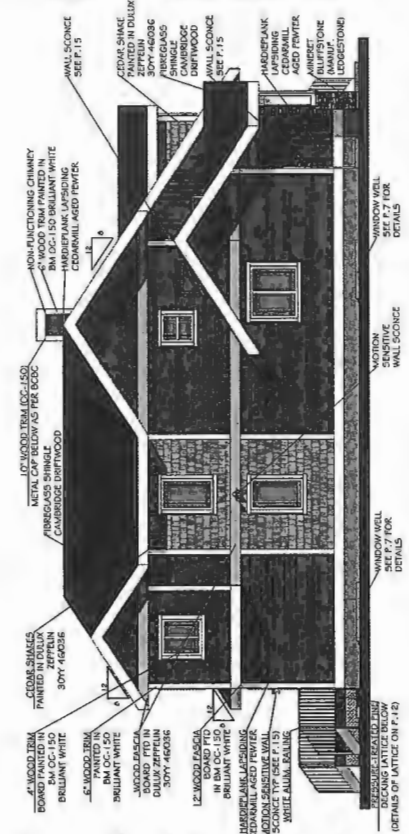
THE DRAWINGS COMPLY TO  
THE 2012 BC BUILDING  
CODE, 2014 EDITIONS

| NO. | REVISION / ISSUE | DATE       |
|-----|------------------|------------|
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| 2   | REVISION 8       | 07/07/2016 |

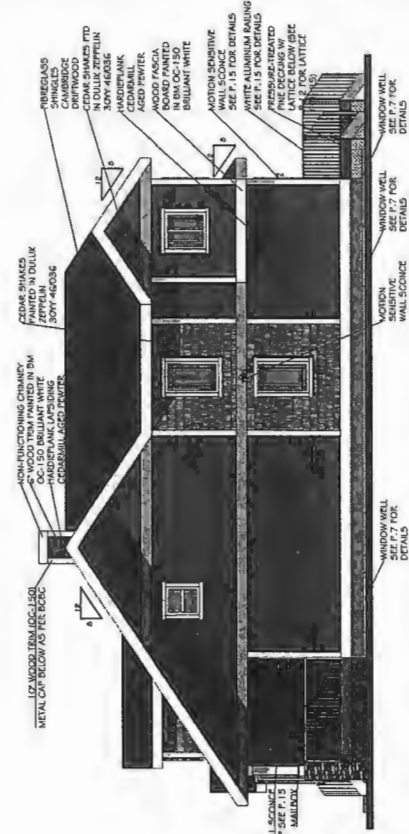
1119300 B.C. LTD.  
FILE # 2017-221-82  
22032-119 AVE, MAPLE RIDGE

PROPOSED TRIPLEX  
EXTERIOR ELEVATIONS  
LOT 56 PLAN NWP 14049

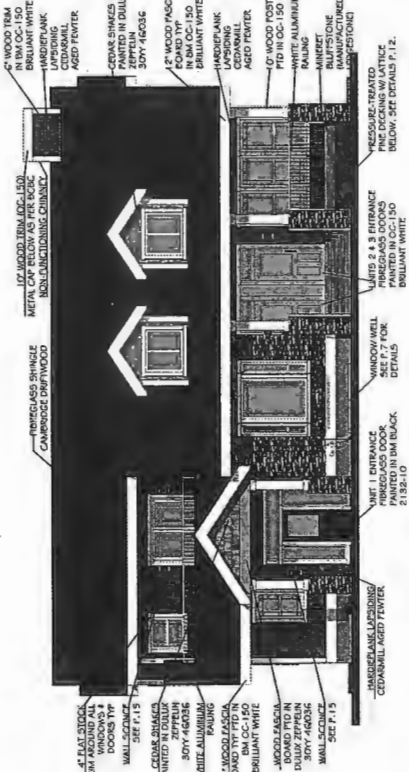
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|-----|------|--------------|
| 1   | 1    | JULY 1, 2018 |
| 2   | 1    | AS NOTED     |



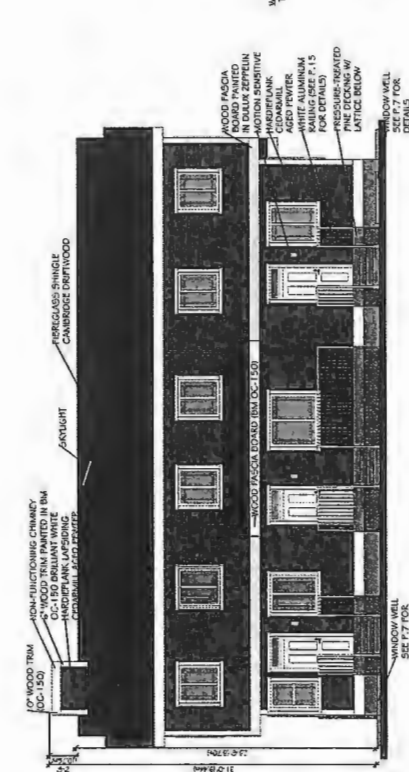
NORTH ELEVATION  
SCALE 3/8" = 1'-0"



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



WEST ELEVATION  
SCALE 3/8" = 1'-0"



SOUTH ELEVATION  
SCALE 3/8" = 1'-0"

2770 NADINA DRIVE  
COQUITLAM, B.C. V3C 6A5  
778-688-0505

GKY DESIGNS INC.

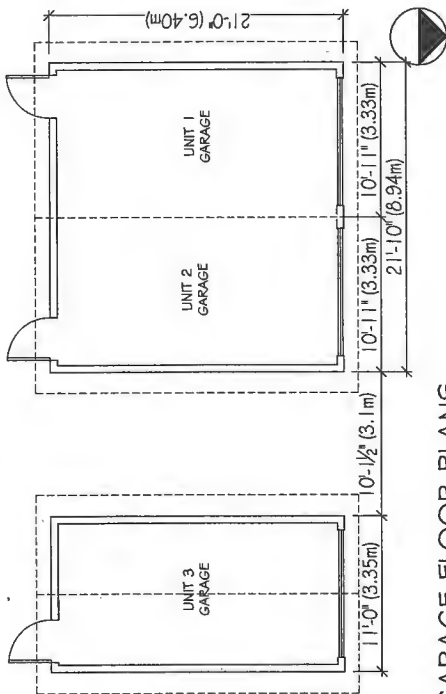
THE DRAWINGS COMPLY TO  
THE 2012 BCBC INCLUDING  
DEC. 2014 REVISIONS

| NO. | REVISED/ISSUE | DATE       |
|-----|---------------|------------|
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| 2   | REVISED       | 07/15/2019 |
| 3   | REVISED       | 07/15/2019 |
| 4   | REVISED       | 07/15/2019 |
| 5   | REVISED       | 07/15/2019 |
| 6   | REVISED       | 07/15/2019 |
| 7   | REVISED       | 07/15/2019 |

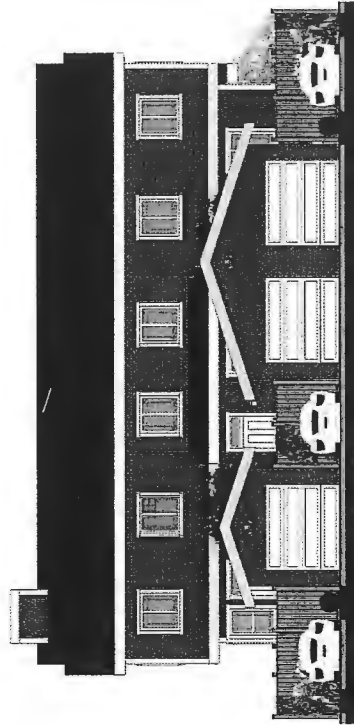
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1119300 B.C. LTD.  
FILE # 2017-221-32  
2003-19 AVE. MAYNE RIDGE

PROPOSED TRIPLEX  
LANDSCAPE SECTIONS 1  
LOT 56 PLAN NWP 14049

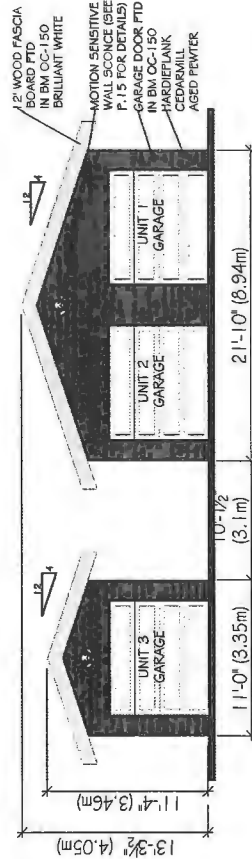
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|-------------|----------|----------|----------|
| JAN 15 2019 | AS NOTED | 10 OF 15 |          |



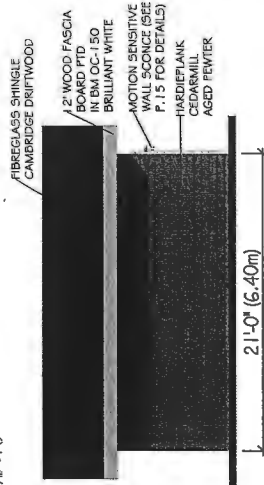
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SCALE = 1/8" = 1'-0"



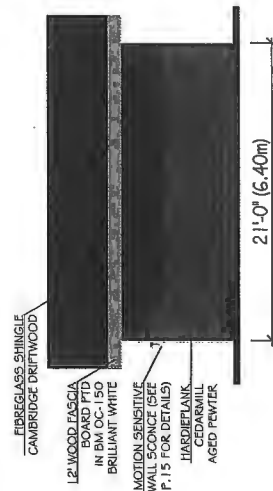
GARAGE SOUTH ELEVATION W/ LANDSCAPE  
SCALE = 3/8" = 1'-0"



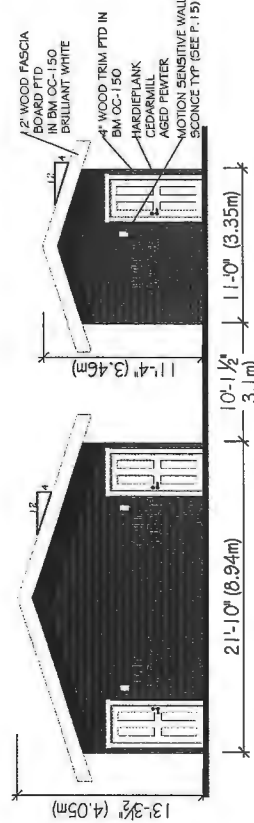
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SCALE = 1/4" = 1'-0"



GARAGE EAST ELEVATION  
SCALE = 1/4" = 1'-0"

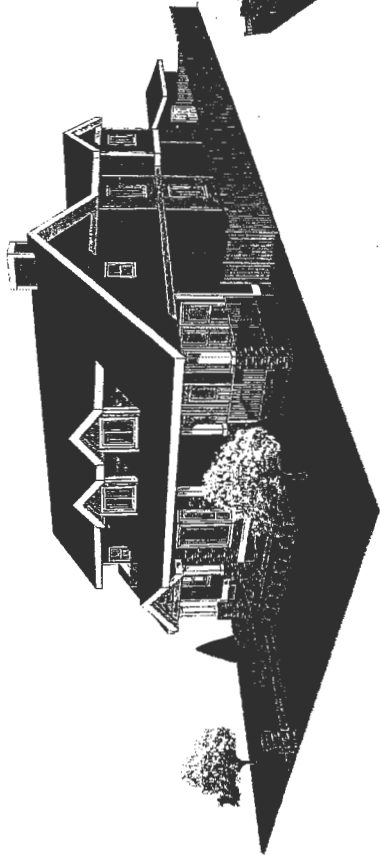


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SCALE = 1/4" = 1'-0"

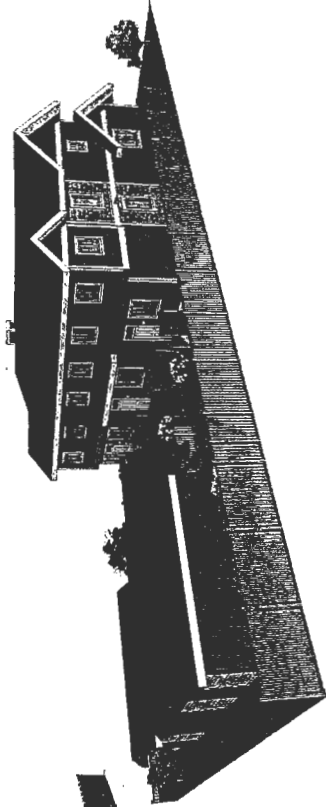


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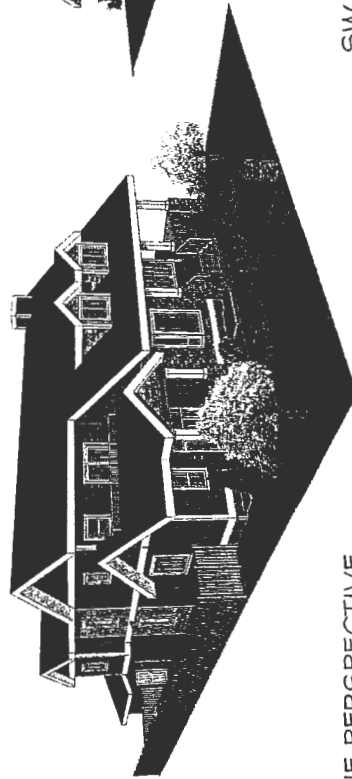




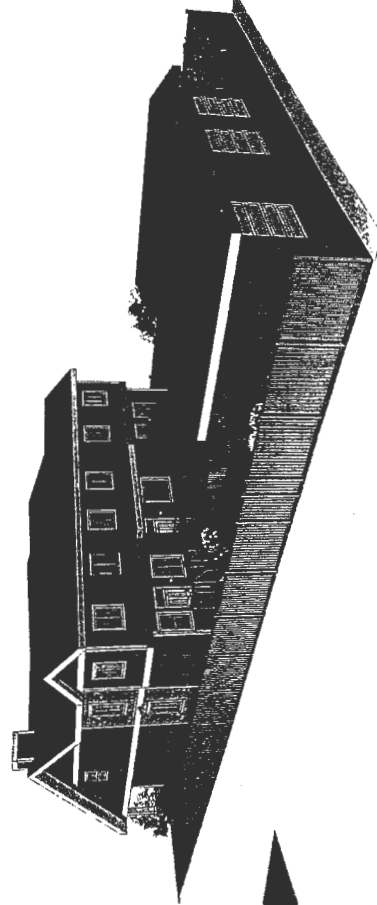
NW PERSPECTIVE



SE PERSPECTIVE



NE PERSPECTIVE



SW PERSPECTIVE

2770 NADINA DRIVE  
COQUITLAM, B.C. V3C 6A5  
778-688-0505

**GKY**  
DESIGNS INC.

THE DRAWINGS COMPLY TO  
THE 2012 BCBC INCLUDING  
DEC. 2014 REVISIONS

| NO. | REVISION/ISSUE | DATE       |
|-----|----------------|------------|
| 1   | REVISION 7     | 07/07/2015 |

PROJECT NAME AND NUMBER

1119300 B.C. LTD.  
1119300 B.C. LTD.  
22032-117 AVE, MAPLE RIDGE

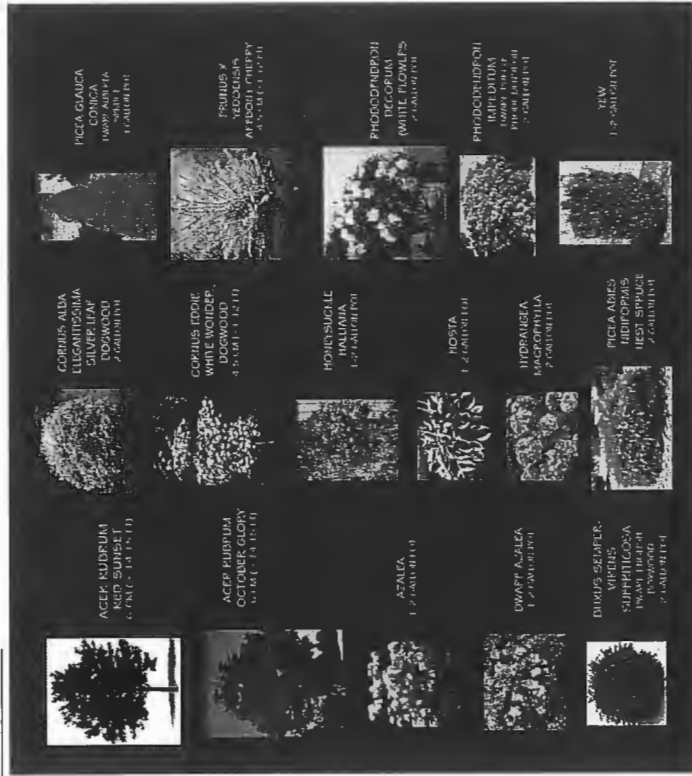
PROPOSED TRIPLEX  
EXTERIOR PERSPECTIVES  
LOT 56 PLAN NWP 14049

| DATE | BY           | DATE | BY           |
|------|--------------|------|--------------|
| FILE | JULY 7, 2015 | DATE | JULY 7, 2015 |
| ROLL | AS NOTED     | ROLL | AS NOTED     |

11 OF 15



# TREES & SHRUBS



2770 NADINA DRIVE  
COQUITTAM, B.C. V3C 6A5  
778-688-0505

GYK DESIGNS INC.

THE DRAWINGS COMPLY TO  
THE 2012 B.C. BUILDING  
CODE, 2014 REVISIONS

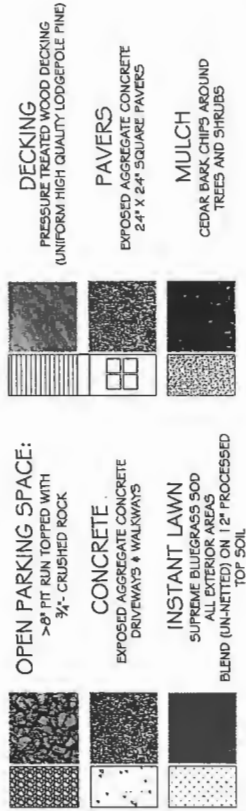
| NO. | REVISION / ISSUE | DATE       |
|-----|------------------|------------|
| 1   | REVISION 7       | 07/15/2019 |

1119300 B.C. LTD.  
1119300 B.C. LTD.  
2003-19 AVE, MAPLE RIDGE

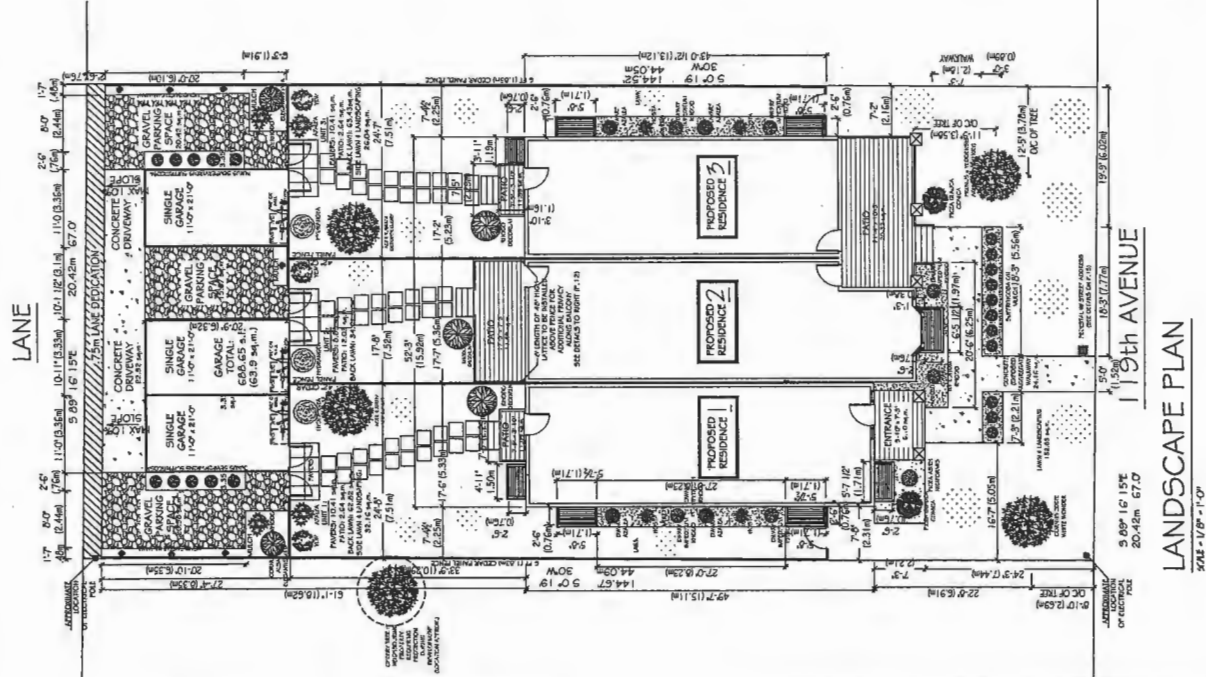
PROPOSED TRIPLEX  
LANDSCAPE PLAN  
LOT 56 PLAN NWP 14049

| DATE         | BY       | SCALE    |
|--------------|----------|----------|
| JAN 15, 2019 | AS NOTED | 12 OF 15 |

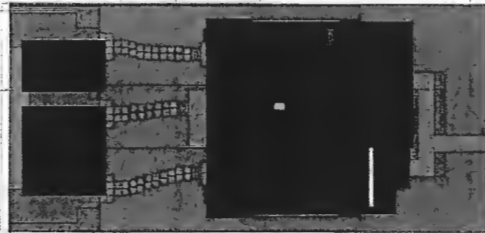
## MATERIALS LEGEND:



## CEDAR LATTICE DETAILS



BUILDING SECTION 1  
LANDSCAPE SECTION 4



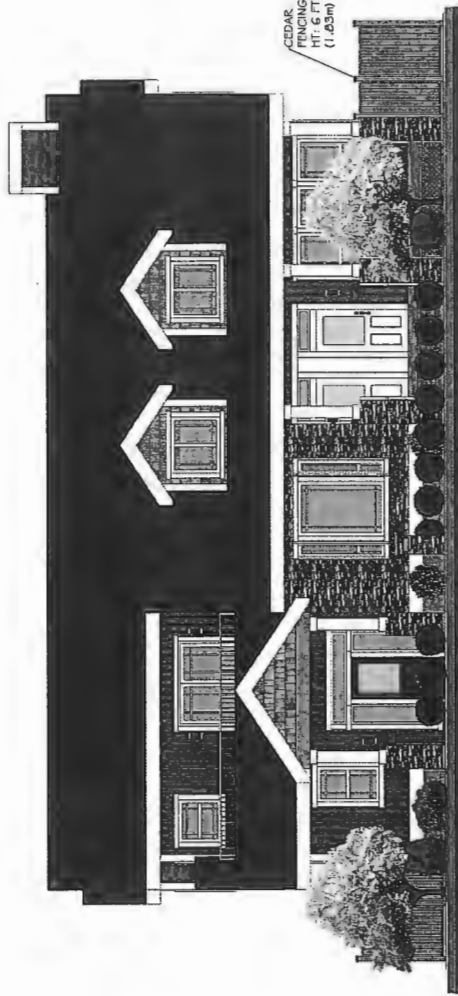
LANDSCAPE SECTION 2

LANDSCAPE SECTION 2

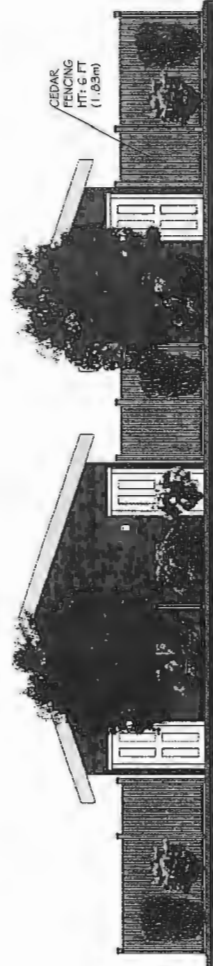
BUILDING SECTION 2

LANDSCAPE SECTION 1

# SECTION REFERENCE



LANDSCAPE SECTION 1  
SCALE: 1/4" = 1'-0"



LANDSCAPE SECTION 2  
SCALE: 1/4" = 1'-0"

2770 NADINA DRIVE  
COQUITLAM, B.C. V3C 6A5  
778-688-0505

GKY  
DESIGNS INC.

THE DRAWINGS COMPLY TO  
THE 2012 B.C.S.C. INCLUDING  
DEC. 2014 REVISIONS

| NO. | REVISION / ISSUE | DATE |
|-----|------------------|------|
| 1   |                  |      |
| 2   |                  |      |
| 3   |                  |      |
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| 7   |                  |      |

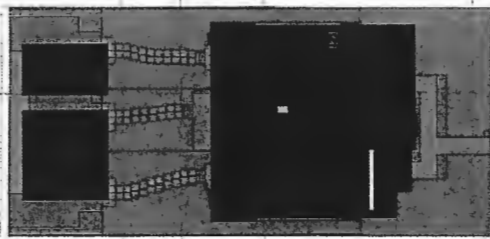
1119300 B.C. LTD.  
FILE # 2017-201-82  
2203-119 AVE, MAPLE RIDGE

PROPOSED TRIPLEX  
LANDSCAPE SECTIONS 1  
LOT 56 PLAN NWP 14049

| DATE         | BY | AS NOTED |
|--------------|----|----------|
| JULY 7, 2018 |    |          |

13 OF 15

BUILDING SECTION 1  
LANDSCAPE SECTION 4



LANDSCAPE SECTION 3

LANDSCAPE SECTION 2

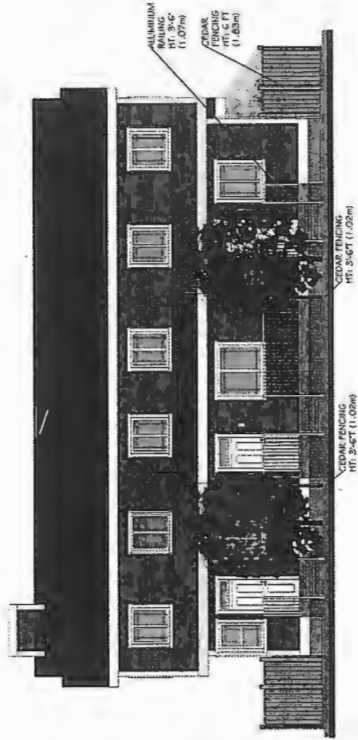
BUILDING SECTION 2

LANDSCAPE SECTION 1



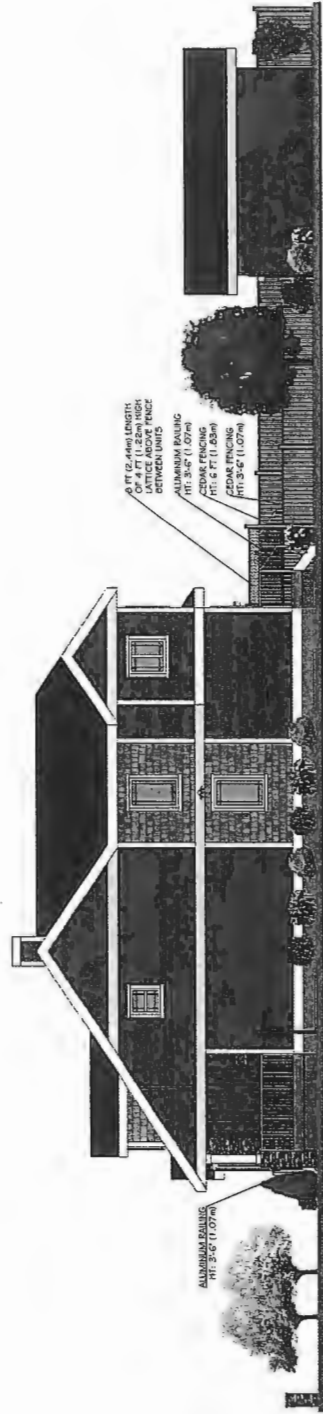
SECTION REFERENCE

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



LANDSCAPE SECTION 3

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



LANDSCAPE SECTION 4

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

2770 NADINA DRIVE  
COQUITLAM, B.C. V3C 6A5  
778-688-0505

GKY  
DESIGNS INC.

THE DRAWINGS COMPLY TO  
THE 2012 BCDC INCLUDING  
DEC. 2014 REVISIONS

| NO. | REVISION / ISSUE | DATE       |
|-----|------------------|------------|
| 1   | REVISION 7       | 07/07/2018 |

1119300 B.C. LTD.  
FILE # 2017-212-042  
2003-10 AVE. MAPLE RIDGE

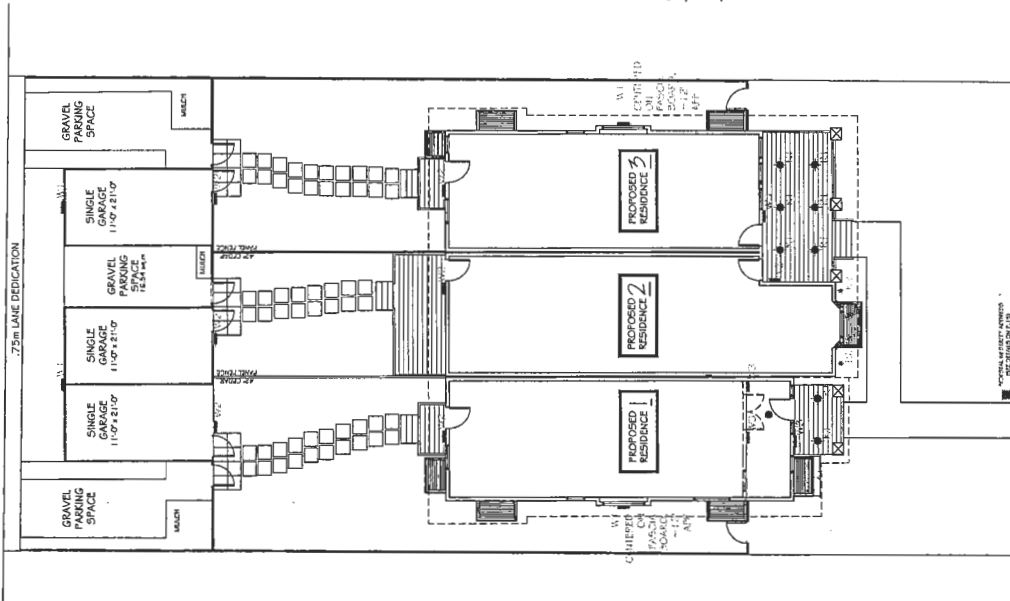
PROPOSED TRIPLEX  
LANDSCAPE SECTIONS 2  
LOT 56 PLAN NWP 14049

| DATE | BY     | DATE | BY     |
|------|--------|------|--------|
| 2018 | JULY 7 | 2018 | JULY 7 |

14 OF 15



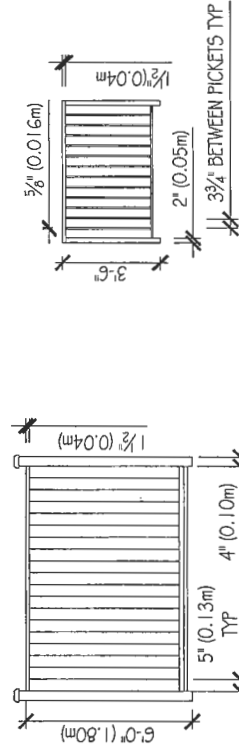
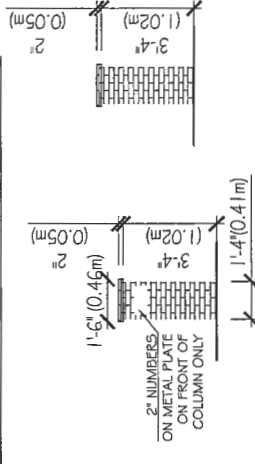
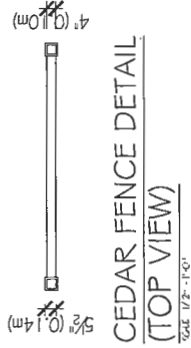
LANE



119th AVENUE  
EXTERIOR LIGHTING PLAN  
SCALE: 1/8" = 1'-0"

LIGHTING LEGEND

| SYMBOL | IMAGE | FIXTURE  |
|--------|-------|--|
| W1     |       | HEATH 2 LIGHT HALOGEN WEATHERPROOF LAMP. GREY, ECO-RESPONSIBLE 150 DEG. MOTION DETECTION UP TO 70 FT. DAYLIGHT DETECTION. SELECTABLE MOTION TIMER. |
| W2     |       | MOTION SECURITY LIGHT--BRONZE MODEL #H2-5610-BZ. MOTION DETECTION UP TO 30 FT. 110 DEG. SELECTABLE MOTION TIMER. DAYLIGHT DETECTION. 60W.          |
| W3     |       | BAZZ OUTDOOR LED WALL FIXTURE BLACK, DIMMABLE, RUST-PROOF 2 X GU10 LED BULBS   |
| R1     |       | RECESSED LIGHTING--HALO BLACK STEP BAFFLE WITH SATIN WHITE TRIM RING (5" APERTURE)   |
| R2     |       | GLOBE ELECTRIC MODEL 90670 4" OUTDOOR RUST POOF RECESSED LIGHTING KIT IN WHITE   |



6 FT CEDAR FENCE SIDE VIEW  
SCALE: 1/2" = 1'-0"  
3"-6" CEDAR FENCE SIMILAR

ALUMINUM RAILING  
SCALE: 1/2" = 1'-0"

2770 NADINA DRIVE  
COQUITLAM, B.C. V6C 6A5  
778-688-0505

GKY DESIGNS INC.

THE DRAWINGS COMPLY TO  
THE 2012 B.C.D.C. INCLUDING  
D.P.C. 2014 REVISIONS

| NO. | REVISION / ISSUE | DATE |
|-----|------------------|------|
| 1   | 01/24/2019       |      |

1119300 B.C. LTD.  
FILE # 2017-221-22  
22032-119 AVE, MAPLE RIDGE

PROPOSED TRIPLEX  
EXT. LIGHTING PLAN  
LOT 56 PLAN NWP 14099

| REVISION | DATE        | BY | APP'D |
|----------|-------------|----|-------|
| 1        | JAN 4, 2019 |    |       |

15 OF 15

## City of Maple Ridge

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Development Permit  
Cancellation of Notation  
11352 230 Street, 11295, 11280 & 11300 Pazarena Place  
City Parkland and remnant lot (Fortis SROW) each without a property address

**MEETING DATE:** January 22, 2019  
**FILE NO:** 2019-010-DP  
**MEETING:** C of W

---

### EXECUTIVE SUMMARY:

On May 22, 2018, Council rezoned the Polygon / MOTI Cottonwood Site (see Appendix A properties outlined in red) and issued development permit (2015-297-DP) and associated development variance permit (2015-297-DVP) for their Phase 1 Townhouse project containing 125 units. The site was then subdivided into a number of large “super blocks” to match the zone, park and conservation boundaries of the OCP.

With the subdivision matters being resolved in November 2018, this housekeeping application has been submitted to align the two issued development permits with the Phase 1 Townhouse lot and not the other lots (future phases subject to future development permit and subdivision applications) created by the November 2018 subdivision. Thus, this application is essentially a housekeeping matter to clean the titles of future residential lots, the commercial lot and future parklands from unnecessary encumbrances. (see Appendix A properties outlined in blue)

### RECOMMENDATION:

That the Corporate Officer be authorized to sign the Cancellation of Charges Application to discharge the notice of previously issued development permits 2015-297-DP and 2015-297-DVP from the following properties:

- Lot A District Lots 402 and 403 Group 1 New Westminster District Plan (11352 230 Street);
- Lot C District Lots 402 and 403 Group 1 New Westminster District Plan EPP79514 (11300 Pazarena Place);
- Lot D District Lots 402 And 403 Group 1 New Westminster District Plan EPP79514 (City Parkland);
- Lot E District Lots 402 and 403 Group 1 New Westminster District Plan EPP79514 (11280 Pazarena Place);
- Lot 3 District Lot 402 and 403 Group 1 New Westminster District Plan EPP71200 and Lot D District Lots 402 and 403 Group 1 New Westminster District Plan EPP79514 (City Parkland) and;
- Lot 4 District Lot 402 Group 1 New Westminster District Plan EPP71200 (Lot with Fortis BC Statutory Right of Way).



## DISCUSSION:

On May 22, 2018, Council rezoned the Polygon / MOTI Cottonwood Site (see Appendix A properties outlined in red). For the portion of the site south of Lougheed Highway, the combination of zones is:

- R-2 (Urban Residential District) for a 27 lot residential subdivision (11352 230 Street);
- RM-1 (Townhouse Residential) for Phase 1 (125 townhouses) and Phase 2 (about 127 townhouse) projects (11295 & 11280 Pazarena Place);
- P-1 (Park and School) for City Parkland (No Address);
- C-1 (Neighbourhood Commercial) with a site-specific text amendment for a mixed use commercial / rental apartment (27 units) building (11300 Pazarena Place); and
- RS-3 (One Family Rural Residential) for the lands retained for conservation, park and a remnant containing a Statutory Right of Way for a Fortis gas line.

In the interest of allowing the applicant to proceed to development of the Phase 1 townhouse project based on their anticipated construction and marketing schedule, Council agreed to grant final reading. Council also issued development permit (2015-297-DP) and associated development variance permit (2015-297-DVP) for the Phase 1 project on the parent legal parcels legally existing at the time of final reading. With the zone granted and permit issued, Polygon was able to proceed to the building permit stage for the Phase 1 Townhouses. It was understood that the development permit and the development variance permit residing with the parent parcels at the time of final reading might need to be amended at the time of subdivision.

When Council issues a development permit, the *Local Government Act* requires the City Clerk to register Notice of Permit on title for the intended development site. With the necessary outside agency approvals granted, the subdivision was registered by the applicant on November 6, 2018. With the subdivision registered, this subject application was received on January 7, 2019 requesting that the Notice of Permit be can be adjusted to have the development permit 2015-297-DP and the development variance permit 2015-297-DVP apply only to the intended properties.

Therefore, Council is being requested to remove development permit 2015-297-DP and associated development variance permit 2015-297-DVP from the following lots (Appendix A properties outlined in blue):

- Lot A District Lots 402 and 403 Group 1 New Westminster District Plan EPP79514 to be further subdivided into 27 lot residential subdivision (11352 230 Street);
- Lot C District Lots 402 and 403 Group 1 New Westminster District Plan EPP79514, the proposed mixed use commercial / rental apartment building (11300 Pazarena Place);
- Lot D District Lots 402 And 403 Group 1 New Westminster District Plan EPP79514 (City Parkland)
- Lot E District Lots 402 and 403 Group 1 New Westminster District Plan EPP79514, the proposed Phase 2 townhouse projects (11280 Pazarena Place);
- Lot 3 District Lot 402 and 403 Group 1 New Westminster District Plan EPP71200 and Lot D District Lots 402 and 403 Group 1 New Westminster District Plan EPP79514, which are City Parklands without addresses; and
- Lot 4 District Lot 402 Group 1 New Westminster District Plan EPP71200, which is a remnant lot created to accommodate the Fortis Statutory Right of Way for future road widening (Haney Bypass and has no address.

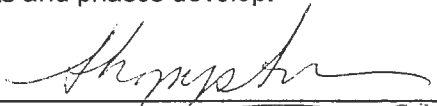
Removal of these permits from these lands does not change the requirement that the Phase 2 Townhouse development and the mixed use Commercial / Rental Apartment Building will be brought forward to Council to approve the form and character of these development to be safe and well-


designed projects, in accordance with Council requirements set out by the OCP by the Multiple Residential and Commercial Development Guidelines.

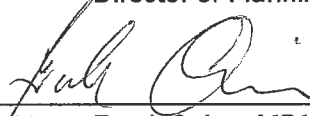
#### CONCLUSION:


With the subject lands being subdivided in accordance with the terms and conditions set out by Council as part of the original rezoning, it is recommended that Council approve the resolution for the Cancellation of Notice of development permit 2015-297-DP and associated development variance permit 2015-297-DVP from Lots A, C, D, E, 3 and 4 as legally described earlier in this report.

This has been requested by the applicant for housekeeping purposes because development permit 2015-297-DP and development variance permit 2015-297-DVP only apply to the newly created Lot B governing the Phase 1 Townhouse development. There will be separate development permit applications brought forward for Council review and approval at a later date and before the remaining lots and phases develop.

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

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

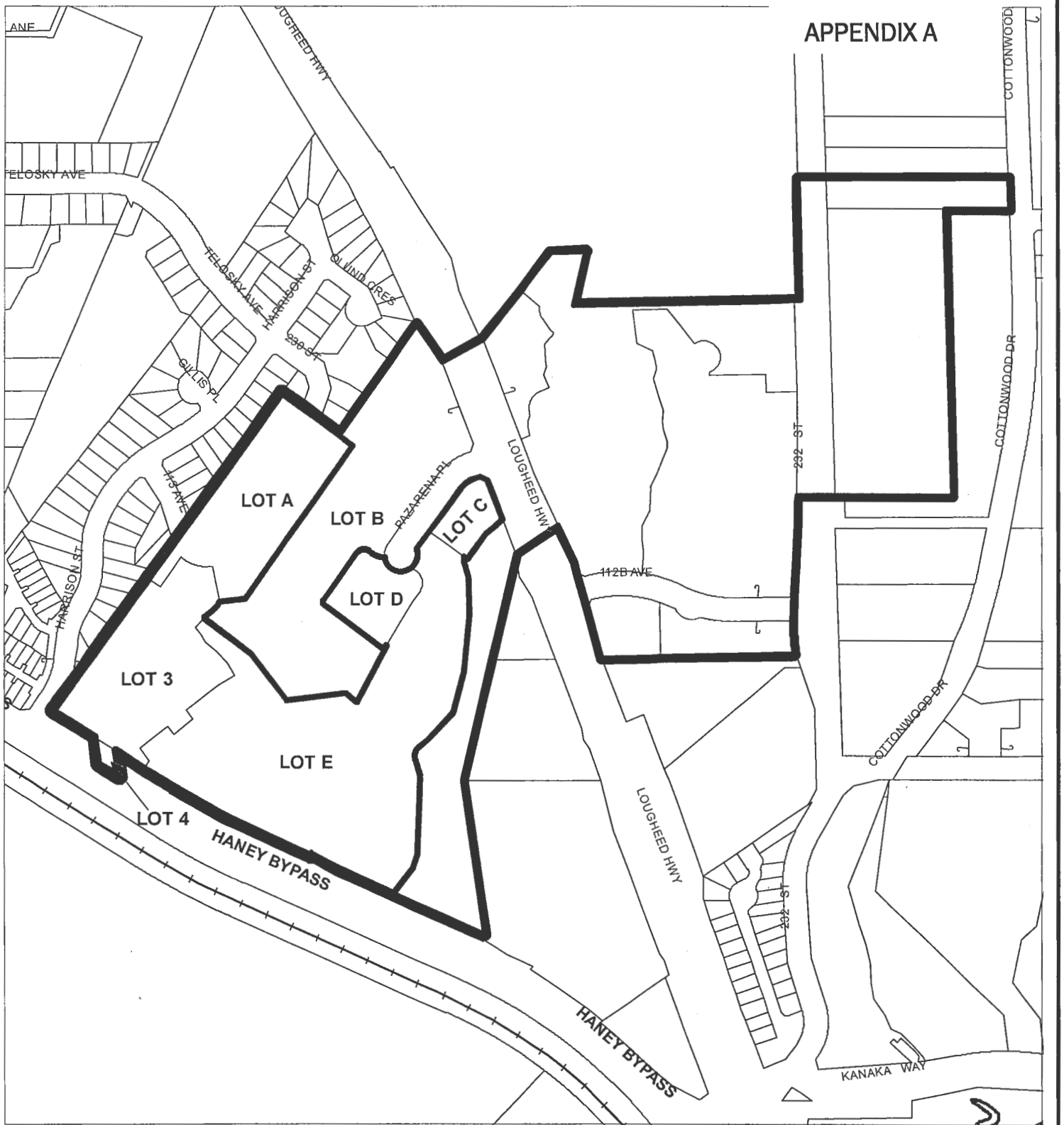
  
Approved by: **Frank Quinn, MBA, P.Eng**  
GM Public Works & Development Services

  
Concurrence: **Paul Gill, BBA, CPA, CGA**  
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map  
Appendix B – Ortho Map

# APPENDIX A



Scale: 1:4,500



Subject Lots

Original Rezoning Site

## Schedule 'A'

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

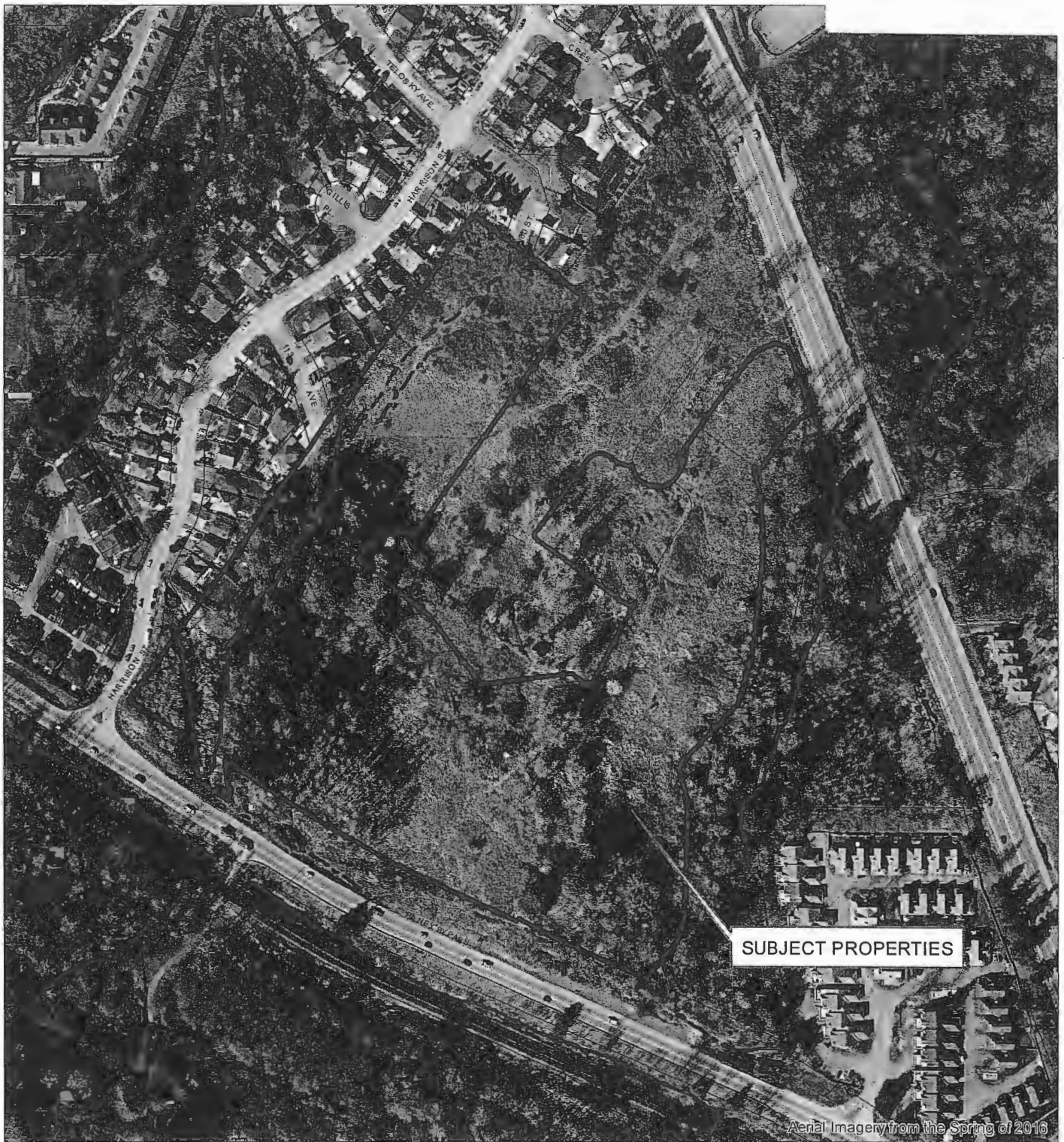
[mapleridge.ca](http://mapleridge.ca)

FILE: 2019-010-DP

DATE: Jan 8, 2019

BY: DT











Aerial Imagery from the Spring of 2016



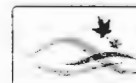
Scale: 1:3,000

### Legend

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

2019-010-DP

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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

FILE: 2019-010-DP  
DATE: Jan 8, 2019

BY: DT



**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**MEETING DATE:** January 22, 2019  
**FILE NO:** 11-5245-20-2015-162  
& 06-2240-20  
**FROM:** Chief Administrative Officer  
**MEETING:** COW  
**SUBJECT:** Latecomer Agreement LC 159/18

---

**EXECUTIVE SUMMARY:**

The land at 24895 Smith Avenue has been subdivided. Part of the subdivision servicing is considered to be excess or extended servicing in accordance with the Local Government Act that benefits adjacent properties. Latecomer Agreement LC 159/18 provides the municipality's assessment of the attribution of the costs of the excess or extended servicing to the benefiting lands.

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

**RECOMMENDATION:**

That the cost to provide the excess or extended services at 24895 Smith Avenue is, in whole or in part, excessive to the municipality and that the cost to provide these services shall be paid by the owners of the land being subdivided; and

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

That the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 159/18 with the subdivider of the lands at 24895 Smith Avenue.

**DISCUSSION:**

**a) Background Context:**

The land at 24895 Smith Avenue has been subdivided. Part of the subdivision servicing is considered to be excess or extended servicing in accordance with the Local Government Act that benefits adjacent properties. The attached map identifies the lands which are involved in the subdivision and those which will benefit from the excess or extended services. The cost breakdown for each excess or extended service is shown on attached Schedule A.

In addition, a copy of Latecomer Agreement LC 159/18 is also attached for information purposes.



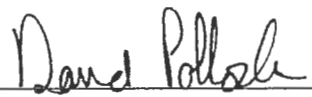
b) Policy Implications:


Part 14, Division 11, of the Local Government Act provides that where a developer pays all or part of the cost of excess or extended services, the municipality shall determine the proportion of the cost of the service which constitutes excess or extended service and determine the proportion of the cost of the service to be attributed to parcels of land which the municipality considers will benefit from the service. Latecomer Agreement LC 159/18 will provide such determination for Subdivision 2015-162-SD.

**CONCLUSION:**

A developer has provided certain services in support of Subdivision 2015-162-SD. Some of the services benefit adjacent lands therefore, it is appropriate to impose Latecomer Charges on the benefitting lands. Latecomer Agreement LC 159/18 summarizes the municipality's determination of benefitting lands and cost attribution and also establishes the term over which such Latecomer Charges will be applied.

  
Prepared by: Mike Canning, PEng.  
Manager of Infrastructure Development

  
Reviewed by: David Pollock, PEng.  
Municipal Engineer

  
Approved by: Frank Quinn, MBA, PEng.  
General Manager Public Works & Development Services

  
Concurrence: Paul Gill, BBA, CPA, CGA  
Chief Administrative Officer

Attachments:

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

Schedule A

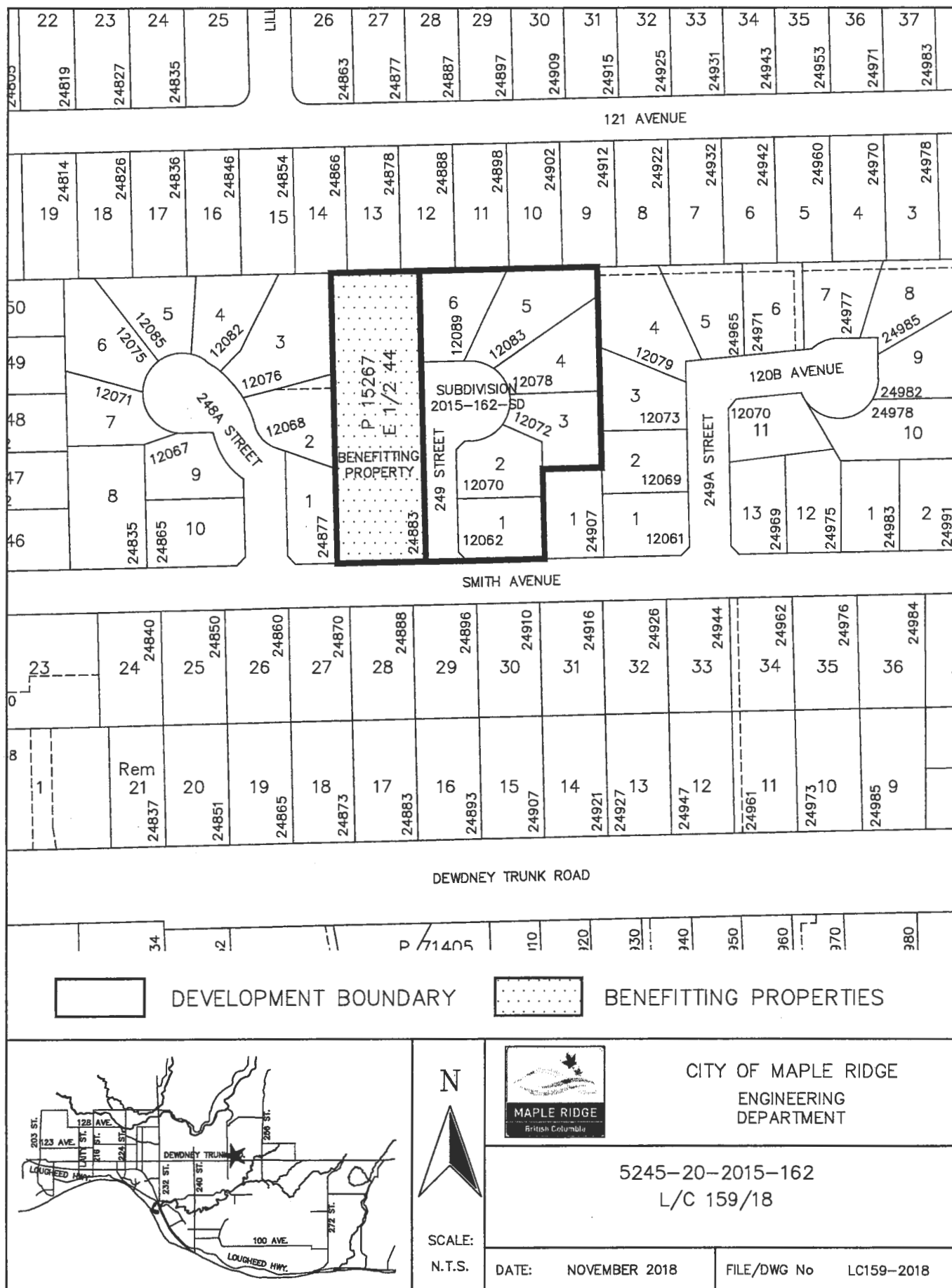
TYPE OF EXCESS OR EXTENDED SERVICE

1. ONSITE SERVICE FOR ADJACENT PROPERTY

| SERVICE        | # BENEFITTING<br>LOTS | COST OF<br>BENEFIT | COST PER<br>LOT | BENEFIT<br>ATTRIBUTED<br>BY PROPERTY<br>EXCLUDING<br>SUBDIVISION |
|----------------|-----------------------|--------------------|-----------------|--|
| Watermain      | 10                    | \$39,370.00        | \$3,937.00      | E ½ Lot 44, P15267<br>RN 63506-4400-1<br>4 x \$3,937.00          |
| Road           | 10                    | \$79,900.00        | \$7,990.00      | E ½ Lot 44, P15267<br>RN 63506-4400-1<br>4 x \$7,990.00          |
| Storm Sewer    | 10                    | \$104,470.00       | \$10,447.00     | E ½ Lot 44, P15267<br>RN 63506-4400-1<br>4 x \$10,447.00         |
| Sanitary Sewer | 10                    | \$55,730.00        | \$5,573.00      | E ½ Lot 44, P15267<br>RN 63506-4400-1<br>4 x \$5,573.00          |

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

|   |              |
|---|--------------|
| E ½ Lot 44, Sec 23, TWP 12, NWD, NWP 15267<br>RN 63506-4400-1 | \$111,788.00 |
|---|--------------|



LC 159/18      2015-162-SD

BETWEEN: 0981077 BC Ltd  
P.O. Box 377  
Port Coquitlam BC V3C 4K6

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

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

B. In order to facilitate the approval of the subdivision of the said lands, the Subdivider has constructed and installed the road, water, sanitary sewer and storm sewer services shown on the design prepared by D.K. Bowins & Associates Inc., sheets 1 to 12, dated September 2015, Rev. 2, stamped "reviewed" February 6, 2016.  
Municipal Project No. 11-5245-20-2015-162.

E. The Subdivider has provided the Extended Services in the Amount of \$279,470.00.

F. The City has determined that:

E ½ Lot 44, Sec 23, TWP 12, NWP 15276

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

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

E ½ Lot 44, Sec 23, TWP 12, NWP 15276  
RN 63506-4400-1

- \$3,937.00 per lot to a maximum of \$15,748.00 for use of the watermain on 249 Street
- \$7,990.00 per lot to a maximum of \$31,960.00 for access to the road on 249 Street
- \$10,447.00 per lot to a maximum of \$41,788.00 for use of the storm sewer on 249 Street
- \$5,573.00 per lot to a maximum of \$22,292.00 for use of the sanitary sewer on 249 Street

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

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

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

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

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



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

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

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

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

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

**SUBDIVIDER**

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Subdivider - Authorized Signatory

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Subdivider - Authorized Signatory

**CITY OF MAPLE RIDGE**

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Corporate Officer - Authorized Signatory

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**MEETING DATE:** January 22, 2019  
**FILE NO:** 11-5245-2017-169  
& 06-2240-20  
**FROM:** Chief Administrative Officer  
**MEETING:** COW  
**SUBJECT:** Latecomer Agreement LC 164/18

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**EXECUTIVE SUMMARY:**

The lands at 13660, 13702 and 13738 232 Street have been subdivided. Part of the subdivision servicing is considered to be excess or extended servicing in accordance with the Local Government Act that benefits adjacent properties. Latecomer Agreement LC 164/18 provides the municipality's assessment of the attribution of the costs of the excess or extended servicing to the benefiting lands.

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

**RECOMMENDATION:**

That the cost to provide the excess or extended services at 13660, 13702 and 13738 232 Street is, in whole or in part, excessive to the municipality and that the cost to provide these services shall be paid by the owners of the land being subdivided; and

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

That the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 164/18 with the subdivider of the lands at 13660, 13702 and 13738 232 Street.

**DISCUSSION:**

**a) Background Context:**

The lands at 13660, 13702 and 13738 232 Street have been subdivided. Part of the subdivision servicing is considered to be excess or extended servicing in accordance with the Local Government Act that benefits adjacent properties. The attached map identifies the lands which are involved in the subdivision and those which will benefit from the excess or extended services. The cost breakdown for each excess or extended service is shown on attached Schedule A.

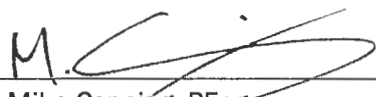
In addition, a copy of Latecomer Agreement LC 164/18 is also attached for information purposes.

b) Policy Implications:

Part 14, Division 11, of the Local Government Act provides that where a developer pays all or part of the cost of excess or extended services, the municipality shall determine the proportion of the cost of the service which constitutes excess or extended service and determine the proportion of the cost of the service to be attributed to parcels of land which the municipality considers will benefit from the service. Latecomer Agreement LC 164/18 will provide such determination for Subdivision 2017-169-SD.

**CONCLUSION:**

A developer has provided certain services in support of Subdivision 2017-169-SD. Some of the services benefit adjacent lands therefore, it is appropriate to impose Latecomer Charges on the benefitting lands. Latecomer Agreement LC 164/18 summarizes the municipality's determination of benefitting lands and cost attribution and also establishes the term over which such Latecomer Charges will be applied.

  
Prepared by: Mike Canning, PEng.  
Manager of Infrastructure Development

  
Reviewed by: David Pollock, PEng.  
Municipal Engineer

  
Approved by: Frank Quinn, MBA, PEng.  
General Manager Public Works & Development Services

  
Concurrence: Paul Gill, BBA, CPA, CGA  
Chief Administrative Officer

Attachments:

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

Schedule A

TYPE OF EXCESS OR EXTENDED SERVICE

1. EXTENDED NOMINAL SERVICE

| Service                      | Total Number of<br>Equivalent<br>Development<br>Units<br>(EDU) | Total Cost Of<br>Benefit | Cost Per<br>EDU | EDU's On<br>Benefiting<br>Property | Benefit<br>Attributed<br>By Property<br>Excluding<br>Subdivision                  |
|------------------------------|--|--------------------------|-----------------|------------------------------------|---|
| Storm<br>Sewer<br>232 Street | 65   | \$73,074.00              | \$1,124.22      | 3                                  | Block A, RP10274, S.<br>Part Lot 9, NWP 2409<br>RN 73994-0000-3<br>1 x \$3,372.00 |
|                              |  |                          |                 | 3                                  | S. Part Lot 9, NWP 2409<br>RN 73993-0000-8<br>1 x \$3,372.00                      |

2. ONSITE SERVICE FOR ADJACENT PROPERTY

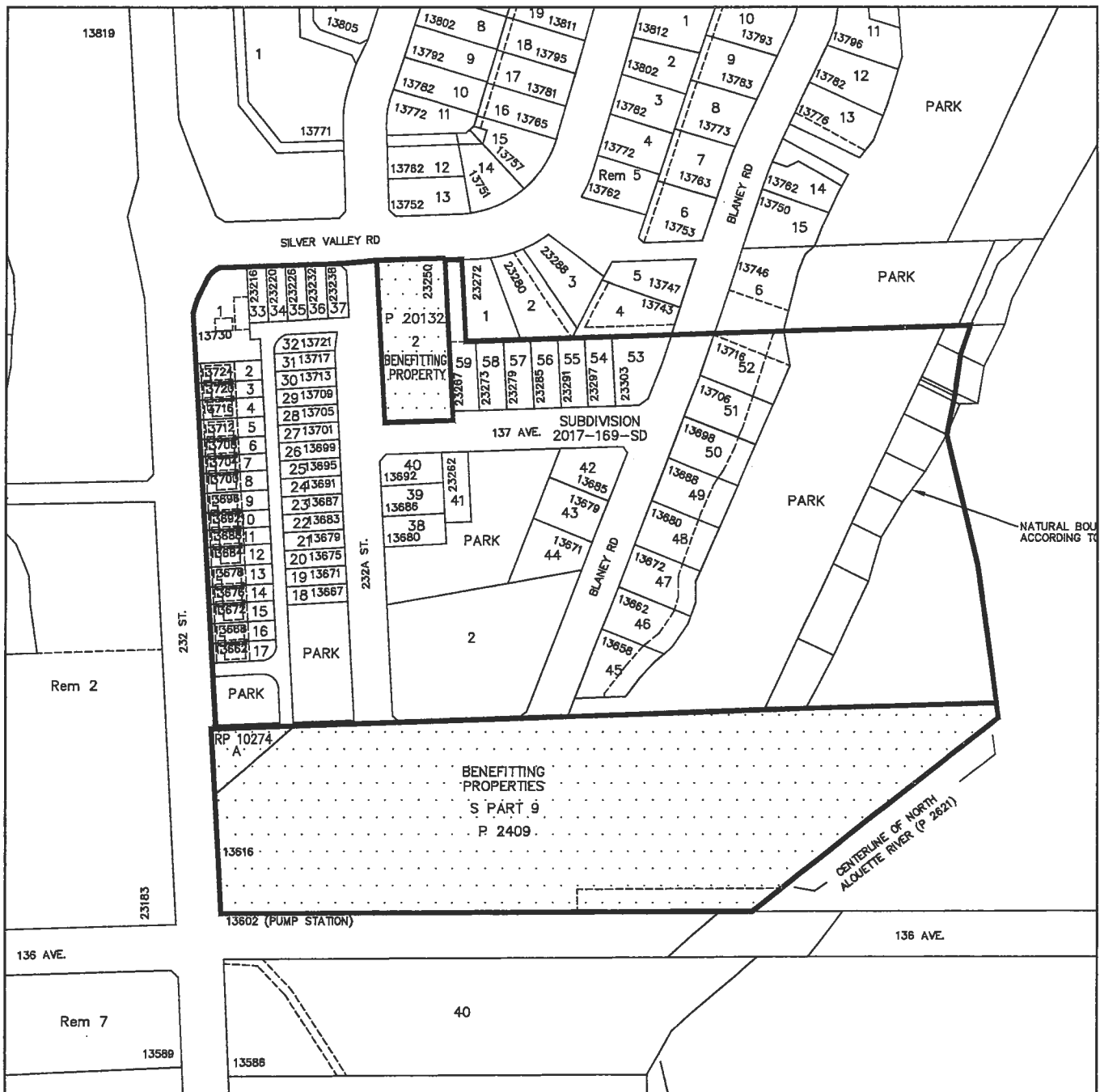
| Service                    | Total Number of<br>Equivalent<br>Development<br>Units<br>(EDU) | Total Cost Of<br>Benefit | Cost Per<br>EDU | EDU's On<br>Benefiting<br>Property | Benefit<br>Attributed<br>By Property<br>Excluding<br>Subdivision                      |
|----------------------------|--|--------------------------|-----------------|------------------------------------|---|
| Road<br>232A Street        | 10   | \$75,750.00              | \$7,575.00      | 5                                  | Lot 2, Blk A, Section 33,<br>Twp. 12. NWP 20132<br>RN 73990-0200-9<br>5 x \$7,575.00  |
| Road<br>137 Avenue         | 4  | \$39,980.00              | \$9,995.00      | 2                                  | Lot 2, Blk A, Section 33,<br>Twp. 12. NWP 20132<br>RN 73990-0200-9<br>2 x \$9,995.00  |
| Storm Sewer<br>232A Street | 5  | \$57,705.00              | \$11,541.00     | 5                                  | Lot 2, Blk A, Section 33,<br>Twp. 12. NWP 20132<br>RN 73990-0200-9<br>5 x \$11,541.00 |
| Storm Sewer<br>137 Avenue  | 4  | \$24,396.00              | \$6,099.00      | 2                                  | Lot 2, Blk A, Section 33,<br>Twp. 12. NWP 20132<br>RN 73990-0200-9<br>2 x \$6,099.00  |

|                                  |    |             |            |   |  |
|----------------------------------|----|-------------|------------|---|--|
| Sanitary<br>Sewer<br>232A Street | 5  | \$46,990.00 | \$9,398.00 | 5 | Lot 2, Blk A, Section 33,<br>Twp. 12. NWP 20132<br>RN 73990-0200-9<br>5 x \$9,398.00 |
| Sanitary<br>Sewer<br>137 Avenue  | 4  | \$23,712.00 | \$5,928.00 | 2 | Lot 2, Blk A, Section 33,<br>Twp. 12. NWP 20132<br>RN 73990-0200-9<br>2 x \$5,928.00 |
| Watermain<br>232A Street         | 10 | \$66,120.00 | \$6,612.00 | 5 | Lot 2, Blk A, Section 33,<br>Twp. 12. NWP 20132<br>RN 73990-0200-9<br>5 x \$6,612.00 |
| Watermain<br>137 Avenue          | 4  | \$11,972.00 | \$2,993.00 | 2 | Lot 2, Blk A, Section 33,<br>Twp. 12. NWP 20132<br>RN 73990-0200-9<br>2 x \$2,993.00 |

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

|  |              |
|--|--------------|
| Block A, RP10274, S. Part Lot 9, Section 33,<br>Township 12, NWP 2409<br>RN 73994-0000-3 | \$3,372.00   |
| S. Part Lot 9, Sec. 33, Township 12, NWP 2409<br>RN 73993-0000-8                         | \$3,372.00   |
| Lot 2, Blk A, Section 33, Twp. 12. NWP 20132<br>RN 73990-0200-9                          | \$225,660.00 |

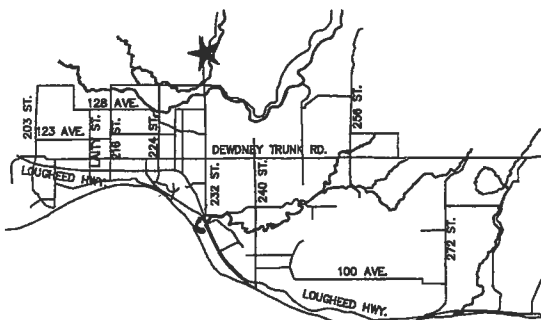




DEVELOPMENT BOUNDARY



BENEFITTING PROPERTIES



SCALE:  
N.T.S.



CITY OF MAPLE RIDGE  
ENGINEERING  
DEPARTMENT

2017-169-SD  
5245-20-2017-169

DATE: NOVEMBER 2018

FILE/DWG No LC164-2018

LATECOMER AGREEMENT

LC 164/18      2017-169-SD

THIS AGREEMENT made the      day of      , 2019

**BETWEEN:**      SV 232 Street Development Ltd.  
2626 Bellevue Avenue  
West Vancouver BC V7V 1E4

(Hereinafter called the "Subdivider")

**OF THE FIRST PART**

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

(Hereinafter called the "City")

**OF THE SECOND PART**

**WHEREAS:**

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

Lot 1, Section 33, Township 12, New Westminster District Plan EPP 639138

(Hereinafter called the "said lands");

- B.      In order to facilitate the approval of the subdivision of the said lands, the Subdivider has constructed and installed the road, water, sanitary sewer and storm sewer services shown on the design prepared by Omega & Associates Engineering Ltd, Project No: 2013-323-02 (Sheets 1 and 43 of 43, Rev. No. 10) dated January 26, 2018, reviewed June 15, 2018.  
Municipal Project No. 11-5245-20-2017-169.

(Hereinafter called the "Extended Services");

- C.      The extended services have been provided with a capacity to service the said lands and other than the said lands;
- D.      The City considers its cost to provide the Extended Services to be excessive;
- E.      The Subdivider has provided the Extended Services in the Amount of \$419,699.00.

F. The City has determined that:

Block A, RP10274, South Part of Lot 9, Section 33, Township 12, NWP 2409;  
South Part of Lot 9, Section 33, Township 12, NWP 2409; and  
Lot 2, Blk A, Section 33, Twp. 12. NWP 20132

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

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

Block A, RP10274, South Part of Lot 9, Section 33, Township 12, NWP 2409  
RN 73994-0000-3

- \$3,372.00 for connection to or use of the storm sewer on 232 Street

South Part of Lot 9, Section 33, Township 12, NWP 2409  
RN 73993-0000-8

- \$3,372.00 for connection to or use of the storm sewer on 232 Street

Lot 2, Blk A, Section 33, Twp. 12. NWP 20132  
RN 73990-0200-9

- \$7,575.00 per lot to a maximum of \$37,875.00 for direct driveway access to the road on 232A Street
- \$9,995.00 per lot to a maximum of \$19,990.00 for direct driveway access to the road on 137 Avenue
- \$11,541.00 per lot to a maximum of \$57,705.00 for connection to or use of the storm sewer on 232A Street
- \$6,099.00 per lot to a maximum of \$12,198.00 for connection to or use of the storm sewer on 137 Avenue
- \$9,398.00 per lot to a maximum of \$46,990.00 for connection to or use of the sanitary sewer on 232A Street
- \$5,928.00 per lot to a maximum of \$11,856.00 for connection to or use of the sanitary sewer on 137 Avenue
- \$6,612.00 per lot to a maximum of \$33,060.00 for connection to or use of the watermain on 232A Street
- \$2,993.00 per lot to a maximum of \$5,986.00 for connection to or use of the watermain on 137 Avenue

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

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

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

1. The Latecomer Charge, if paid by the owner of the Benefitting Lands and collected by the City within fifteen (15) years of the Completion Date shall be paid to the Subdivider and in such case payment will be made within 30 days of the next June 30<sup>th</sup> or December 31<sup>st</sup> that follows the date on which the Latecomer Charge was collected by the City.
2. This Agreement shall expire and shall be of no further force and effect for any purpose on the earlier of the payment of the Latecomer Charge by the City to the Subdivider, or fifteen (15) years from the Completion Date, and thereafter the City shall be forever fully released and wholly discharged from any and all liability and obligations herein, or howsoever arising pertaining to the Latecomer Charge, and whether arising before or after the expiry of this Agreement.
3. The Subdivider represents and warrants to the City that the Subdivider has not received, claimed, demanded or collected money or any other consideration from the owner of the Benefitting Lands for the provision, or expectation of the provision of the Extended Services, other than as contemplated and as provided for herein; and further represents and warrants that he has not entered into any agreement with the owner of the Benefitting Lands for consideration in any way related to or connected directly or indirectly with the provision of the Extended Services. The representations and warranties of the Subdivider herein shall, notwithstanding Item 2 of this Agreement, survive the expiry of this Agreement.
4. The Subdivider (if more than one corporate body or person) hereby agrees that the City shall remit the Latecomer Charge to each corporate body or person in equal shares.
5. If the Subdivider is a sole corporate body or person, the City shall remit the Latecomer Charge to the said sole corporate body or person, with a copy to the following (name and address of director of corporate body, accountant, lawyer, etc.):  

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

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

SUBDIVIDER

---

Subdivider - Authorized Signatory

---

Subdivider - Authorized Signatory

CITY OF MAPLE RIDGE

---

Corporate Officer - Authorized Signatory



**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**MEETING DATE:** January 22, 2019  
**FILE NO:** 11-5245-20-2016-347  
& 06-2240-20  
**FROM:** Chief Administrative Officer  
**MEETING:** COW  
**SUBJECT:** Latecomer Agreement LC 166/18

---

**EXECUTIVE SUMMARY:**

The lands at 11016, 11032 and 11038 240 Street have been subdivided. Part of the subdivision servicing is considered to be excess or extended servicing in accordance with the Local Government Act that benefits adjacent properties. Latecomer Agreement LC 166/18 provides the municipality's assessment of the attribution of the costs of the excess or extended servicing to the benefiting lands.

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

**RECOMMENDATION:**

That the cost to provide the excess or extended services at 11016, 11032 and 11038 240 Street is, in whole or in part, excessive to the municipality and that the cost to provide these services shall be paid by the owners of the land being subdivided; and

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

That the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 166/18 with the subdivider of the lands at 11016, 11032 and 11038 240 Street.

**DISCUSSION:**

**a) Background Context:**

The lands at 11016, 11032 and 11038 240 Street have been subdivided. Part of the subdivision servicing is considered to be excess or extended servicing in accordance with the Local Government Act that benefits adjacent properties. The attached map identifies the lands which are involved in the subdivision and those which will benefit from the excess or extended services and land to which the developer provided services. The cost breakdown for each excess or extended service is shown on attached Schedule A.

In addition, a copy of Latecomer Agreement LC 166/18 is also attached for information purposes.

b) Policy Implications:


Part 14, Division 11, of the Local Government Act provides that where a developer pays all or part of the cost of excess or extended services, the municipality shall determine the proportion of the cost of the service which constitutes excess or extended service and determine the proportion of the cost of the service to be attributed to parcels of land which the municipality considers will benefit from the service. Latecomer Agreement LC 166/18 will provide such determination for Subdivision 2016-347-SD.


**CONCLUSION:**

A developer has provided certain services in support of Subdivision 2016-347-SD. Some of the services benefit adjacent lands therefore, it is appropriate to impose Latecomer Charges on the benefitting lands. Latecomer Agreement LC 166/18 summarizes the municipality's determination of benefitting lands and cost attribution and also establishes the term over which such Latecomer Charges will be applied.

  
Prepared by: Mike Canning, PEng.  
Manager of Infrastructure Development

  
Reviewed by: David Pollock, PEng.  
Municipal Engineer

  
Approved by: Frank Quinn, MBA, PEng.  
General Manager Public Works & Development Services

  
Concurrence: Paul Gill, BBA, CPA, CGA  
Chief Administrative Officer

Attachments:

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

Schedule A

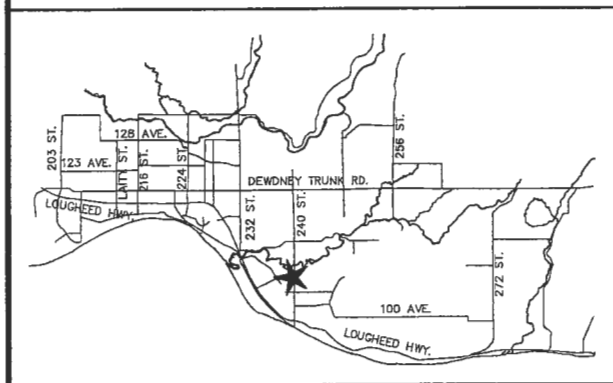
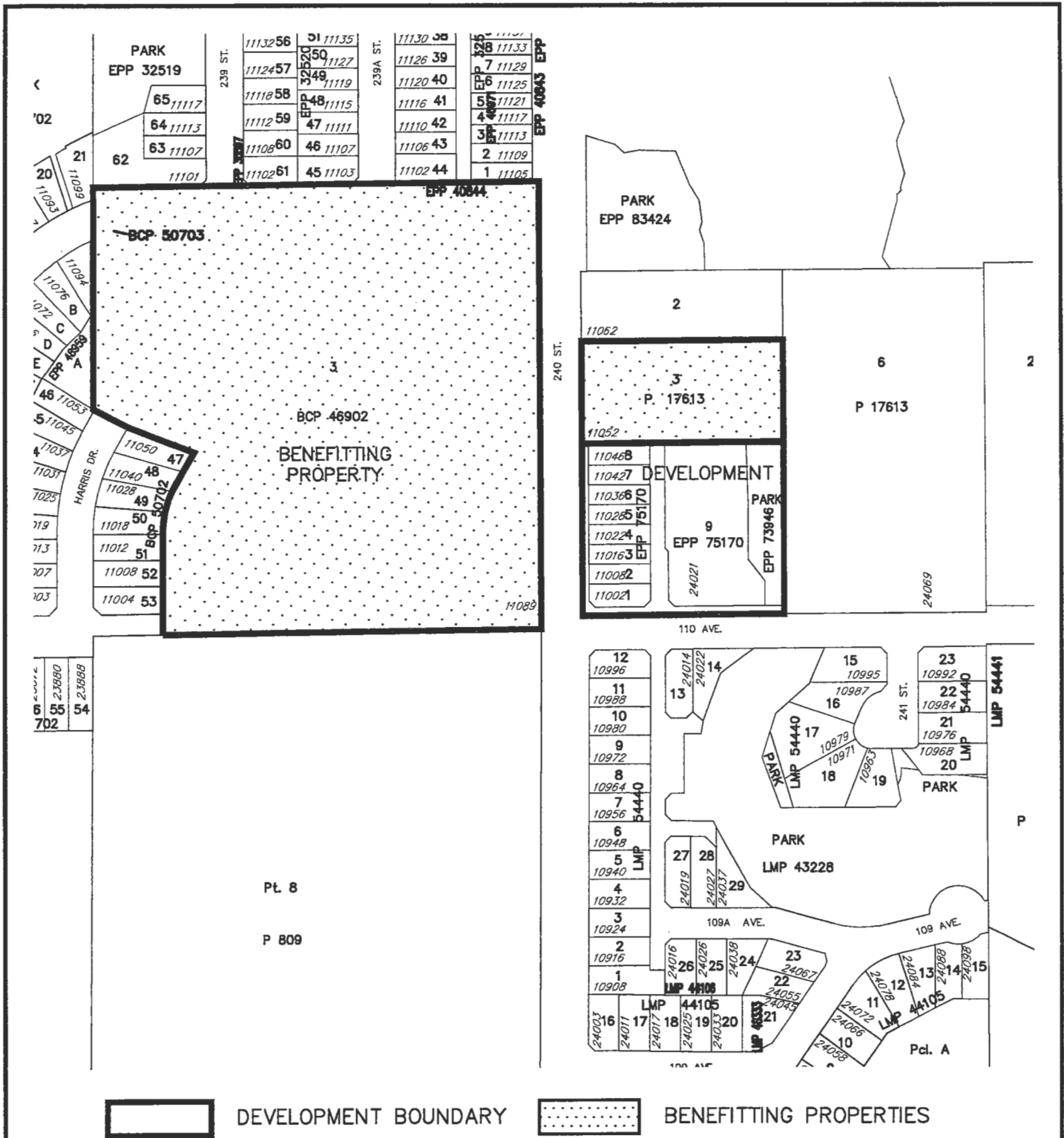
TYPE OF EXCESS OR EXTENDED SERVICE

1. EXTENDED NOMINAL SERVICE

| Service            | Total Number of<br>Equivalent<br>Development<br>Units<br>(EDU) | Total Cost Of<br>Benefit | Cost Per<br>EDU | EDU's On<br>Benefiting<br>Property | Benefit<br>Attributed<br>By Property<br>Excluding<br>Subdivision |
|--------------------|--|--------------------------|-----------------|------------------------------------|--|
| Road<br>240 Street | 252  | \$77,750.00              | \$308.53        | 126                                | Lot 3, BCP46902<br>RN 84156-0003-0<br>1 x \$38,875.00            |
|                    |  |                          |                 | 36                                 | Lot 3, NWP17613<br>RN 84331-0300-3<br>1 x \$11,107.00            |

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

|   |             |
|---|-------------|
| Lot 3, DL 404, Sec. 10, Twp. 12, Plan EPP68120<br>RN 84156-0003-0 | \$38,875.00 |
| Lot 3, Sec. 10, Twp. 12, NWD, Plan 17613<br>RN 84331-0300-3       | \$11,107.00 |



SCALE:  
N.T.S.



**CORPORATION OF THE  
DISTRICT OF MAPLE RIDGE  
ENGINEERING  
DEPARTMENT**

5245-20-2016-347  
LC 166/18

DATE: NOV 2018

FILE/DWG No LC166-2018

LATECOMER AGREEMENT

LC 166/18 2016-347-SD

THIS AGREEMENT made the       day of       , 2019

**BETWEEN:**     Greenwood Properties Ltd.  
                  3660 Charles Street  
                  Vancouver BC V5K 5A9

(Hereinafter called the "Subdivider")

**OF THE FIRST PART**

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

(Hereinafter called the "City")

**OF THE SECOND PART**

**WHEREAS:**

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

Lot 1, Section 10, Township 12, NWD, Plan EPP 68120

(Hereinafter called the "said lands");

- B.     In order to facilitate the approval of the subdivision of the said lands, the Subdivider has constructed and installed the roadworks shown on the design prepared by Vector Engineering Services Ltd. file no. 15-2222-16, sheets 1 to 16 of 16, dated 21/Aug/2017 and stamped "Reviewed as Noted" by the City August 22, 2017. Municipal Project No. 11-5245-20-2016-008.

(Hereinafter called the "Extended Services");

- C.     The extended services have been provided with a capacity to service the said lands and other than the said lands;
- D.     The City considers its cost to provide the Extended Services to be excessive;
- E.     The Subdivider has provided the Extended Services in the Amount of \$77,750.00.



F. The City has determined that:

Lot 3, DL404, NWD Plan BCP 46902 and  
Lot 3, Section 10, Township 12, NWD Plan 17613

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

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

Lot 3, DL404, NWD Plan BCP 46902  
RN 84156-0003-0

- \$38,875.00 for access to or use of the roadworks constructed on 240 Street

Lot 3, Section 10, Township 12, NWD Plan 17613  
RN 84331-0300-3

- \$11,107.00 for access to or use of the roadworks constructed on 240 Street

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

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

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

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

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

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

and warranties of the Subdivider herein shall, notwithstanding Item 2 of this Agreement, survive the expiry of this Agreement.

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

**SUBDIVIDER**

\_\_\_\_\_  
Subdivider - Authorized Signatory

\_\_\_\_\_  
Subdivider - Authorized Signatory

**CITY OF MAPLE RIDGE**

\_\_\_\_\_  
Corporate Officer - Authorized Signatory



**mapleridge.ca**

## City of Maple Ridge

**TO:** His Worship Mayor Mike Morden  
and Members of Council

**MEETING DATE:** January 22, 2019  
**FILE NO:**

**FROM:** Chief Administrative Officer

**MEETING:** Committee of the Whole

**SUBJECT:** Partnering Agreement  
- Employment Land Investment Incentive Program

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### EXECUTIVE SUMMARY:

In the fall of 2014, Municipal Council approved the framework for the Employment Land Investment Incentive Program. The Employment Land Investment Incentive Program (ELIIP) is intended to accelerate private investment and to attract new businesses and high value jobs to Maple Ridge. Council approved the use of partnering agreements as one of the tools to support the incentive program.

Eleven building permits are now at the stage where partnering agreements are required in order for the City to provide incentive payments. In accordance with Council direction, agreements are presented for consideration at a public meeting, and although legally subject to Council approval, the project meets pre-established eligibility requirements.

Furthermore, the Employment Land Investment Incentive Program expired on December 28<sup>th</sup>, 2018. The projects included in this report represent the outstanding ELIIP eligible projects for which building permits were issued prior to expiry of the program. Initializing partnering agreements with these remaining applicants is the first step in closing the program. With that said, Council can expect to see future reports pertaining to the approval of Revitalization Tax Exemptions for these same properties in the fall.

### RECOMMENDATION:

That the Corporate Officer be authorized to execute Partnering Agreements with:

1. A & V Electric Ltd. under building permit number 18-110737 in the amount of \$1,798.20;
2. Blue Mountain Business Park Ltd. under building permit numbers: 18-114767; 18-114766; 18-114765; 18-114764; 18-114761; 18-114760; and 18-114744 in the amount of \$36,531.31;
3. Webster's Corner Business Park Inc. under building permit number 18-124005 in the amount of \$5,387.88;

4. 1042902 BC Ltd. under building permit number 17-120153 in the amount of \$2,573.03; and
5. RNJ Holdings under building permit number 18-116267 in the amount of \$3,151.53.

#### BACKGROUND:

The four-year Employment Land Investment Incentive Program was approved in 2014 and launched in 2015 to help implement the Commercial and Industrial Strategy. On December 28, 2018, the program officially concluded. The following projects represent the last remaining incentive-eligible permits.

Eleven development projects meet the program eligibility requirements and have had their building permits issued. This is the trigger for the incentive program to begin, and the partnering agreement incentives are now due. In order to proceed, the City requires the owners to enter into partnering agreements to ensure the obligations of both parties are clearly understood. The projects are described as follows:

1. Addition of a single storey above an existing industrial building unit located at #201-11517 Street, Maple Ridge, BC, owned by A & V Electric Ltd. receiving \$1,798.20 under the Employment Land Investment Incentive Program, and representing \$400,000 in construction value under permit number 18-110737;
2. Two-storey industrial building located at #100-12835 Lilley Dr., Maple Ridge, BC, owned by Blue Mountain Business Park Ltd., receiving \$3,692.72 under the Employment Land Investment Incentive Program, and representing \$1 million in construction value under permit number 18-114767;
3. Two-storey industrial building located at #200-12835 Lilley Dr., Maple Ridge, BC, owned by Blue Mountain Business Park Ltd., receiving \$6,571.11 under the Employment Land Investment Incentive Program, and representing \$1.3 million in construction value under permit number 18-114766;
4. Two-storey industrial building located at #300-12835 Lilley Dr., Maple Ridge, BC, owned by Blue Mountain Business Park Ltd., receiving \$4,885.92 under the Employment Land Investment Incentive Program, and representing \$1.3 million in construction value under permit number 18-114765;
5. Two-storey industrial building located at #400-12835 Lilley Dr., Maple Ridge, BC, owned by Blue Mountain Business Park Ltd., receiving \$4,410.90 under the Employment Land Investment Incentive Program, and representing \$950,000 in construction value under permit number 18-114764;
6. Two-storey industrial building located at #500-12835 Lilley Dr., Maple Ridge, BC, owned by Blue Mountain Business Park Ltd., receiving \$5,881.20 under the Employment Land Investment Incentive Program, and representing \$1 million in construction value under permit number 18-114761;

7. Two-storey industrial building located at #600-12835 Lilley Dr., Maple Ridge, BC, owned by Blue Mountain Business Park Ltd., receiving \$6,028.23 under the Employment Land Investment Incentive Program, and representing \$1 million in construction value under permit number 18-114760;
8. Two-storey industrial building located at #700-12835 Lilley Dr., Maple Ridge, BC, owned by Blue Mountain Business Park Ltd., receiving \$5,061.23 under the Employment Land Investment Incentive Program, and representing \$1 million in construction value under permit number 18-114744;
9. Two-storey industrial building located at 14301 Lilley Dr., Maple Ridge, BC, owned by Webster's Corner Business Park, receiving \$5,387.88 under the Employment Land Investment Incentive Program, and representing \$450,000 in construction value under permit number 18-124005;
10. Two-storey industrial building located at 13035 Lilley Dr., Maple Ridge, BC, owned by 1042902 BC Ltd., receiving \$2,573.03 under the Employment Land Investment Incentive Program, and representing \$500,000 in construction value under permit number 17-120153; and
11. Single-storey industrial building located at 12960 Lilley Dr., Maple Ridge, BC, owned by RNJ Holdings Ltd., receiving \$3,151.53 under the Employment Land Investment Incentive Program, and representing \$500,000 in construction value under permit number 18-116267;

Public notice was issued in accordance with Sections 24, 21 and 94 of the Community Charter.

#### **BUSINESS AND FINANCIAL PLAN IMPLICATIONS:**

Previous Councils set aside approximately \$3 million to fund the incentive programs. After covering off partnering agreements and tax exemptions to date, there is about \$800,000 remaining. The partnering agreements referred to in this report will require that the reserve will be drawn down by \$49,441.95.

Through the incentive program, these projects have also benefitted from building permit discounts of \$69,423.76.

The incentive program also provides incentives in the form of property tax exemptions. Amounts will be driven by future BC Assessment valuations and are therefore difficult to predict. An estimate of the incentives, based on construction value and using 2018 property tax rates, would result in approximately \$292,877 spread over five years. Revitalization Tax Exemption Agreements will be necessary to initiate this portion of the incentive program once the projects are nearing completion. Council can expect to see a report in the third quarter of 2019 requesting approval for said exemptions. At that time staff will provide a summary of the Program's achievements.



#### CITIZEN IMPLICATIONS:

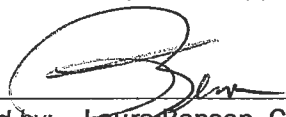
The City's approach to the incentive programs is one of full transparency. There have been numerous Council reports, presentations and newspaper notices over four years of incentive program implementation. The Employment Land Investment Incentive Program is intended to attract new commercial and industrial businesses and high value jobs to Maple Ridge. Incentive program goals and objectives have consistently ranked as highly desirable in citizen surveys.

#### CONCLUSION:

This report requests Council authorization to execute partnering agreements that will allow the City to provide financial incentives for the building permits noted in this report. The projects meet pre-established eligibility criteria adopted by Council. The incentives total \$49,441.95 and support the \$9.7 million in construction value represented by the projects. Partnering agreement incentives are one component of a comprehensive incentive program that supports the Commercial and Industrial Strategy. Completing partnering agreements with remaining eligible projects is the initial step in finalizing the Employment Lands Investment Incentive Program.

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Prepared by: Daniel Olivieri  
Corporate Support Coordinator  

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Approved by: Laura Benson, CPA, CMA  
Director of Corporate Administration  

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Concurrence: Paul Gill, B.B.A, C.G.A, F.R.M  
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Partnering Agreement – A & V Electric Ltd.
- Appendix B – Partnering Agreement – Blue Mountain Business Park Ltd.
- Appendix C – Partnering Agreement – Webster's Corner Business Park Ltd.
- Appendix D – Partnering Agreement – 1042902 BC Ltd.
- Appendix E – Partnering Agreement – RNJ Holdings Ltd.

:do

## PARTNERING AGREEMENT

THIS AGREEMENT dated for reference \_\_\_\_\_,

BETWEEN:

CITY OF MAPLE RIDGE, a municipal corporation under the laws of  
British Columbia and having its offices at 11995 Haney Place,  
Maple Ridge, British Columbia V2X 6A9

("City")

AND:

A & V Electric Ltd.  
1852 Cliff Ave.  
Burnaby, BC V5A 2K6

("Owner")

WHEREAS:

- A. The *Community Charter, Part 3, Division 1, Section 21* authorizes the City to enter into an agreement for the provision of a service on behalf of the municipality;
- B. The achievement of the City's vision, reasons, objectives and principles for the Employment Land areas requires private sector development;
- C. The Owner agrees to construct a Project that supports Employment Land Investment Incentive Program reasons, objectives and principles, as identified on Schedule A: Employment Land Investment Incentive Program Reasons, Objectives and Principles;
- D. The City agrees to provide a financial incentive, as identified in Section 4.

NOW THEREFORE in consideration of \$1.00 paid by the City to the Owner, the receipt and sufficiency of which the Owner acknowledges the parties agree as follows:

1. In this Incentive Agreement,
  - a. "Employment Land" means that area identified in Schedule B of this agreement
  - b. "Project" means:  
  
Renovations over \$250,000  
#201-11517 Kingston Street, One-storey industrial  
Building Permit #18-110737
2. The Owner agrees to:
  - a. Undertake the following service on behalf of the City: Either wholly or in part, achieve reasons, objectives and principles outlined on Schedule A: Employment Land Investment Incentive Program Reasons, Objectives and Principles, through construction and completion of a Project as described in Section 1;
  - b. Comply with all other Municipal bylaws, regulations, agreements and permits in relation to the Project;
  - c. Obtain final occupancy permit(s) for the Project within two (2) years from the date the Building Permit was issued.

- d. All work identified under the building permit is to be completed no later than 120 days after the issuance of the first Provisional Occupancy Permit and an unconditional Occupancy Permit is issued.
  - e. Construct a project of an industrial use as permitted in the Maple Ridge Zoning Bylaw, except for the ineligible uses outlined on Schedule C: Ineligible Uses.
3. If the Owner or the Project causes any breach or non-compliance of any obligation set forth in this Agreement or any Municipal bylaw, regulation, agreement or permit, the Owner must forfeit the amounts received or set to be received under Section 4, or a lesser amount agreed to by the City. If already paid to the Owner by the City, the forfeited amount must be received by the City within thirty (30) days of the date the City issues notification of the breach/non-compliance.
  4. After the City has complied with legislated requirements to provide public notification and obtain Council approval, the City will pay to the Owner:
    - a. \$1,798.20 representing an amount equivalent to a portion of Municipal Development Cost Charges assessed on the Project, as described in the Employment Land Investment Incentive Program; and,
    - b. an additional **\$25,000** upon receipt of proof of certification of Silver or better under the LEED® Canada rating system from the Owner, as described in the Employment Land Investment Incentive Program.
  5. This Agreement expires on the date all units in the Project have been issued final occupancy permits.

As evidence of their agreement to be bound by the terms of this Partnering Agreement, the parties have executed this Agreement as follows:

Date: \_\_\_\_\_, 2019

CITY OF MAPLE RIDGE  
by its authorized signatory:

\_\_\_\_\_  
Laura Benson  
Corporate Officer

A & V Electric Ltd.  
by its authorized signatories:

\_\_\_\_\_

signature

\_\_\_\_\_

print name

## **Schedule A: Employment Land Investment Incentive Program Reasons, Objectives and Principles**

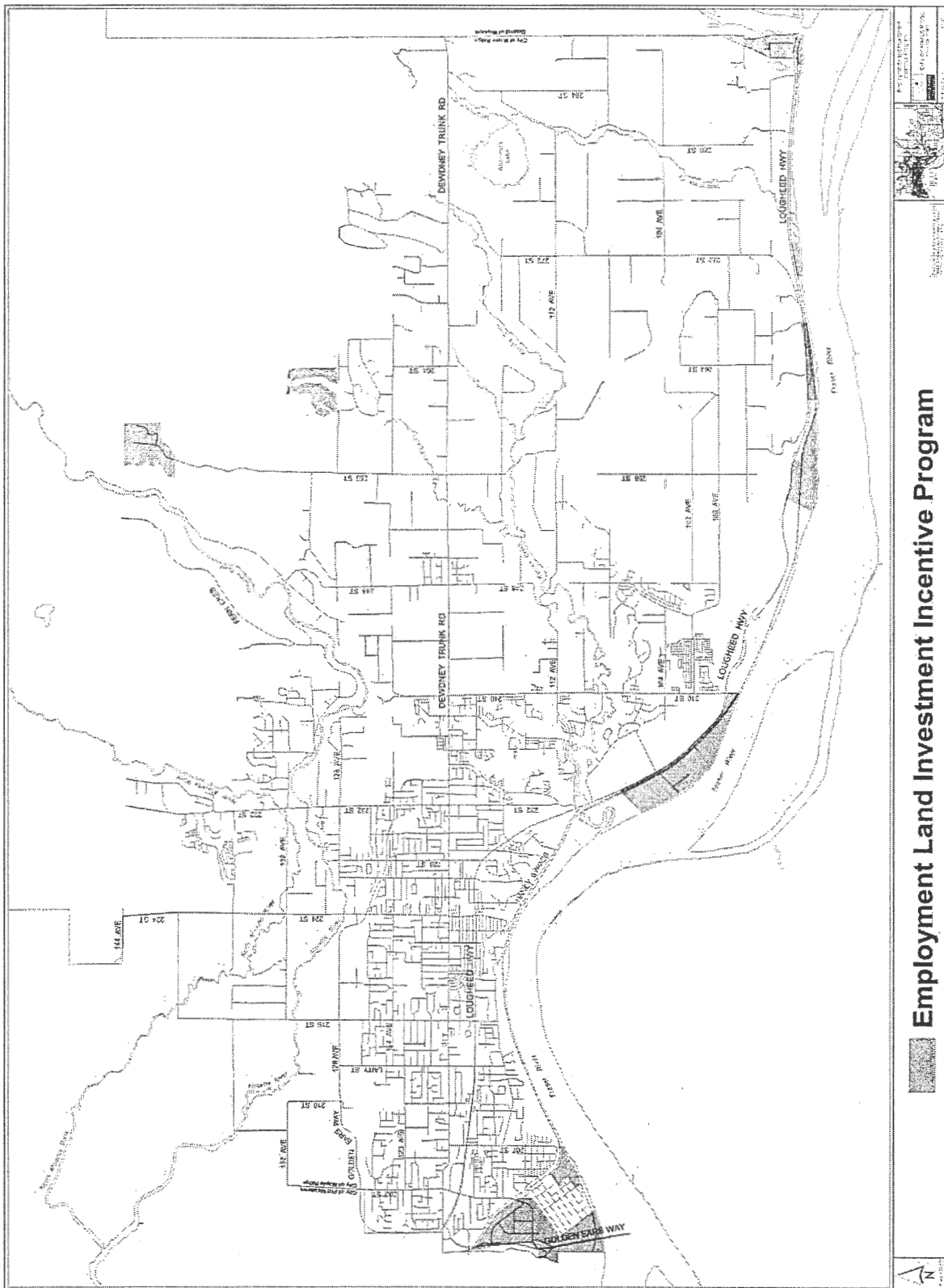
A Revitalization Tax Exemption is established under this Bylaw to:

- a. Improve the ratio of jobs to housing;
- b. Expand employment opportunities for citizens;
- c. Attract investment to create a strong local economy;
- d. Diversify the tax base;
- e. Improve the industrial to residential property tax ratio;
- f. Encourage the use of environmentally sustainable building construction methods and materials; and,
- g. Encourage energy efficiency and alternative technologies.

Generally accepted principles that have been incorporated into the Employment Land Investment Incentive Program:

- i. Bricks and mortar (property value) contributes to the City's revenue stream;
- ii. Industrial land should be retained for industrial uses;
- iii. Focus on attracting high value jobs and high job densities;
- iv. Focus on businesses not driven by population growth - "retail follows rooftops";
- v. Time limited programs provide momentum;
- vi. Incentives shouldn't draw businesses away from the Town Centre;
- vii. The Town Centre commercial sector needs continued support; and,
- viii. A multi-pronged approach is needed; incentives alone are not the answer.

# Schedule B: Employment Land Investment Incentive Program Areas





## Schedule C: Ineligible Uses

These uses would typically have either lower job densities or lower value jobs, and therefore would not meet the objectives of the program:

- Dance schools, fitness centres and gymnastics schools
- Auction marts
- Mini-warehouses
- Parking of unoccupied commercial and recreational vehicles
- Indoor commercial recreational uses
- Restaurants
- Childcare centres
- Retail warehouse operations (“big box”)
- Operations relating to medical marihuana

## PARTNERING AGREEMENT

THIS AGREEMENT dated for reference \_\_\_\_\_,

BETWEEN:

CITY OF MAPLE RIDGE, a municipal corporation under the laws of  
British Columbia and having its offices at 11995 Haney Place,  
Maple Ridge, British Columbia V2X 6A9

("City")

AND:

Blue Mountain Business Park Ltd.  
3467 10<sup>th</sup> Ave. W  
Vancouver, BC V6R 2E7

("Owner")

WHEREAS:

- A. The *Community Charter, Part 3, Division 1, Section 21* authorizes the City to enter into an agreement for the provision of a service on behalf of the municipality;
- B. The achievement of the City's vision, reasons, objectives and principles for the Employment Land areas requires private sector development;
- C. The Owner agrees to construct a Project that supports Employment Land Investment Incentive Program reasons, objectives and principles, as identified on Schedule A: Employment Land Investment Incentive Program Reasons, Objectives and Principles;
- D. The City agrees to provide a financial incentive, as identified in Section 4.

NOW THEREFORE in consideration of \$1.00 paid by the City to the Owner, the receipt and sufficiency of which the Owner acknowledges the parties agree as follows:

- 1. In this Incentive Agreement,
  - a. "Employment Land" means that area identified in Schedule B of this agreement
  - b. "Projects" means:

New construction over \$250,000  
#100-12835 Lilley Drive, Two- storey industrial  
Building Permit #18-114767

New construction over \$250,000  
#200-12835 Lilley Drive, Two- storey industrial  
Building Permit #18-114766

New construction over \$250,000  
#300-12835 Lilley Drive, Two- storey industrial  
Building Permit #18-114765

New construction over \$250,000  
#400-12835 Lilley Drive, Two- storey industrial  
Building Permit #18-114764

New construction over \$250,000  
#500-12835 Lilley Drive, Two- storey industrial  
Building Permit #18-114761

New construction over \$250,000  
#600-12835 Lilley Drive, Two- storey industrial  
Building Permit #18-114760

New construction over \$250,000  
#700-12835 Lilley Drive, Two- storey industrial  
Building Permit #18-114744

2. The Owner agrees to:
  - a. Undertake the following service on behalf of the City: Either wholly or in part, achieve reasons, objectives and principles outlined on Schedule A: Employment Land Investment Incentive Program Reasons, Objectives and Principles, through construction and completion of a Project as described in Section 1;
  - b. Comply with all other Municipal bylaws, regulations, agreements and permits in relation to the Project;
  - c. Obtain final occupancy permit(s) for the Project within two (2) years from the date the Building Permit was issued.
  - d. All work identified under the building permits are to be completed no later than 120 days after the issuance of the first Provisional Occupancy Permit and an unconditional Occupancy Permit is issued.
  - e. Construct projects of an industrial use as permitted in the Maple Ridge Zoning Bylaw, except for the ineligible uses outlined on Schedule C: Ineligible Uses.
3. If the Owner or the Projects cause any breach or non-compliance of any obligation set forth in this Agreement or any Municipal bylaw, regulation, agreement or permit, the Owner must forfeit the amounts received or set to be received under Section 4, or a lesser amount agreed to by the City. If already paid to the Owner by the City, the forfeited amount must be received by the City within thirty (30) days of the date the City issues notification of the breach/non-compliance.
4. After the City has complied with legislated requirements to provide public notification and obtain Council approval, the City will pay to the Owner:
  - a. \$36,531.31 representing an amount equivalent to a portion of Municipal Development Cost Charges assessed on the Projects, as described in the Employment Land Investment Incentive Program; and,
  - b. an additional \$25,000 upon receipt of proof of certification of Silver or better under the LEED® Canada rating system from the Owner, as described in the Employment Land Investment Incentive Program.
5. This Agreement expires on the date all units in the Project(s) have been issued final occupancy permits.

As evidence of their agreement to be bound by the terms of this Partnering Agreement, the parties have executed this Agreement as follows:

Date: \_\_\_\_\_, 2019

CITY OF MAPLE RIDGE )  
by its authorized signatory: )  
 )  
 )  
 )  
 )  
 )  
\_\_\_\_\_  
Laura Benson )  
Corporate Officer )

Blue Mountain Business Park Ltd. )  
by its authorized signatories: )  
 )  
 )  
 )  
 )  
 )  
\_\_\_\_\_  
signature )  
 )  
 )  
 )  
 )  
\_\_\_\_\_  
print name )

## **Schedule A: Employment Land Investment Incentive Program Reasons, Objectives and Principles**

A Revitalization Tax Exemption is established under this Bylaw to:

- a. Improve the ratio of jobs to housing;
- b. Expand employment opportunities for citizens;
- c. Attract investment to create a strong local economy;
- d. Diversify the tax base;
- e. Improve the industrial to residential property tax ratio;
- f. Encourage the use of environmentally sustainable building construction methods and materials; and,
- g. Encourage energy efficiency and alternative technologies.

Generally accepted principles that have been incorporated into the Employment Land Investment Incentive Program:

- i. Bricks and mortar (property value) contributes to the City's revenue stream;
- ii. Industrial land should be retained for industrial uses;
- iii. Focus on attracting high value jobs and high job densities;
- iv. Focus on businesses not driven by population growth - "retail follows rooftops";
- v. Time limited programs provide momentum;
- vi. Incentives shouldn't draw businesses away from the Town Centre;
- vii. The Town Centre commercial sector needs continued support; and,
- viii. A multi-pronged approach is needed; incentives alone are not the answer.



Schedule B: Employment Land Investment Incentive Program Areas



## Schedule C: Ineligible Uses

These uses would typically have either lower job densities or lower value jobs, and therefore would not meet the objectives of the program:

- Dance schools, fitness centres and gymnastics schools
- Auction marts
- Mini-warehouses
- Parking of unoccupied commercial and recreational vehicles
- Indoor commercial recreational uses
- Restaurants
- Childcare centres
- Retail warehouse operations ("big box")
- Operations relating to medical marihuana

## PARTNERING AGREEMENT

THIS AGREEMENT dated for reference \_\_\_\_\_,

BETWEEN:

CITY OF MAPLE RIDGE, a municipal corporation under the laws of  
British Columbia and having its offices at 11995 Haney Place,  
Maple Ridge, British Columbia V2X 6A9

("City")

AND:

Webster's Corner Business Inc.  
22838 Lougheed Hwy  
Maple Ridge, BC V2X 2V6

("Owner")

WHEREAS:

- A. The *Community Charter, Part 3, Division 1, Section 21* authorizes the City to enter into an agreement for the provision of a service on behalf of the municipality;
- B. The achievement of the City's vision, reasons, objectives and principles for the Employment Land areas requires private sector development;
- C. The Owner agrees to construct a Project that supports Employment Land Investment Incentive Program reasons, objectives and principles, as identified on Schedule A: Employment Land Investment Incentive Program Reasons, Objectives and Principles;
- D. The City agrees to provide a financial incentive, as identified in Section 4.

NOW THEREFORE in consideration of \$1.00 paid by the City to the Owner, the receipt and sufficiency of which the Owner acknowledges the parties agree as follows:

1. In this Incentive Agreement,
  - a. "Employment Land" means that area identified in Schedule B of this agreement
  - b. "Project" means:  
  
New construction over \$250,000  
14301 256<sup>th</sup> St., Two- storey industrial  
Building Permit #18-124005
2. The Owner agrees to:
  - a. Undertake the following service on behalf of the City: Either wholly or in part, achieve reasons, objectives and principles outlined on Schedule A: Employment Land Investment Incentive Program Reasons, Objectives and Principles, through construction and completion of a Project as described in Section 1;
  - b. Comply with all other Municipal bylaws, regulations, agreements and permits in relation to the Project;
  - c. Obtain final occupancy permit(s) for the Project within two (2) years from the date the Building Permit was issued.

- d. All work identified under the building permit is to be completed no later than 120 days after the issuance of the first Provisional Occupancy Permit and an unconditional Occupancy Permit is issued.
  - e. Construct a project of an industrial use as permitted in the Maple Ridge Zoning Bylaw, except for the ineligible uses outlined on Schedule C: Ineligible Uses.
3. If the Owner or the Project causes any breach or non-compliance of any obligation set forth in this Agreement or any Municipal bylaw, regulation, agreement or permit, the Owner must forfeit the amounts received or set to be received under Section 4, or a lesser amount agreed to by the City. If already paid to the Owner by the City, the forfeited amount must be received by the City within thirty (30) days of the date the City issues notification of the breach/non-compliance.
  4. After the City has complied with legislated requirements to provide public notification and obtain Council approval, the City will pay to the Owner:
    - a. \$5,387.88 representing an amount equivalent to a portion of Municipal Development Cost Charges assessed on the Project, as described in the Employment Land Investment Incentive Program; and,
    - b. an additional **\$25,000** upon receipt of proof of certification of Silver or better under the LEED® Canada rating system from the Owner, as described in the Employment Land Investment Incentive Program.
  5. This Agreement expires on the date all units in the Project have been issued final occupancy permits.

As evidence of their agreement to be bound by the terms of this Partnering Agreement, the parties have executed this Agreement as follows:

Date: \_\_\_\_\_, 2019

CITY OF MAPLE RIDGE  
by its authorized signatory:

/

---

Laura Benson  
Corporate Officer

Webster's Corner Business Park Ltd.  
by its authorized signatories:

\_\_\_\_\_

signature

\_\_\_\_\_

print name

## **Schedule A: Employment Land Investment Incentive Program Reasons, Objectives and Principles**

A Revitalization Tax Exemption is established under this Bylaw to:

- a. Improve the ratio of jobs to housing;
- b. Expand employment opportunities for citizens;
- c. Attract investment to create a strong local economy;
- d. Diversify the tax base;
- e. Improve the industrial to residential property tax ratio;
- f. Encourage the use of environmentally sustainable building construction methods and materials; and,
- g. Encourage energy efficiency and alternative technologies.

Generally accepted principles that have been incorporated into the Employment Land Investment Incentive Program:

- i. Bricks and mortar (property value) contributes to the City's revenue stream;
- ii. Industrial land should be retained for industrial uses;
- iii. Focus on attracting high value jobs and high job densities;
- iv. Focus on businesses not driven by population growth - "retail follows rooftops";
- v. Time limited programs provide momentum;
- vi. Incentives shouldn't draw businesses away from the Town Centre;
- vii. The Town Centre commercial sector needs continued support; and,
- viii. A multi-pronged approach is needed; incentives alone are not the answer.



## Schedule C: Ineligible Uses

These uses would typically have either lower job densities or lower value jobs, and therefore would not meet the objectives of the program:

- Dance schools, fitness centres and gymnastics schools
- Auction marts
- Mini-warehouses
- Parking of unoccupied commercial and recreational vehicles
- Indoor commercial recreational uses
- Restaurants
- Childcare centres
- Retail warehouse operations ("big box")
- Operations relating to medical marihuana

PARTNERING AGREEMENT

THIS AGREEMENT dated for reference \_\_\_\_\_,

BETWEEN:

CITY OF MAPLE RIDGE, a municipal corporation under the laws of  
British Columbia and having its offices at 11995 Haney Place,  
Maple Ridge, British Columbia V2X 6A9

("City")

AND:

1042902 BC Ltd.  
22311 119<sup>th</sup> Ave.  
Maple Ridge, BC V2X 2Z2

("Owner")

WHEREAS:

- E. The *Community Charter, Part 3, Division 1, Section 21* authorizes the City to enter into an agreement for the provision of a service on behalf of the municipality;
- F. The achievement of the City's vision, reasons, objectives and principles for the Employment Land areas requires private sector development;
- G. The Owner agrees to construct a Project that supports Employment Land Investment Incentive Program reasons, objectives and principles, as identified on Schedule A: Employment Land Investment Incentive Program Reasons, Objectives and Principles;
- H. The City agrees to provide a financial incentive, as identified in Section 4.

NOW THEREFORE in consideration of \$1.00 paid by the City to the Owner, the receipt and sufficiency of which the Owner acknowledges the parties agree as follows:

- 6. In this Incentive Agreement,
  - a. "Employment Land" means that area identified in Schedule B of this agreement
  - b. "Project" means:

New construction over \$250,000  
13035 Lilley Drive, Two- storey industrial  
Building Permit #17-120153

- 7. The Owner agrees to:
  - f. Undertake the following service on behalf of the City: Either wholly or in part, achieve reasons, objectives and principles outlined on Schedule A: Employment Land Investment Incentive Program Reasons, Objectives and Principles, through construction and completion of a Project as described in Section 1;
  - g. Comply with all other Municipal bylaws, regulations, agreements and permits in relation to the Project;
  - h. Obtain final occupancy permit(s) for the Project within two (2) years from the date the Building Permit was issued.

- i. All work identified under the building permit is to be completed no later than 120 days after the issuance of the first Provisional Occupancy Permit and an unconditional Occupancy Permit is issued.
  - j. Construct a project of an industrial use as permitted in the Maple Ridge Zoning Bylaw, except for the ineligible uses outlined on Schedule C: Ineligible Uses.
8. If the Owner or the Project causes any breach or non-compliance of any obligation set forth in this Agreement or any Municipal bylaw, regulation, agreement or permit, the Owner must forfeit the amounts received or set to be received under Section 4, or a lesser amount agreed to by the City. If already paid to the Owner by the City, the forfeited amount must be received by the City within thirty (30) days of the date the City issues notification of the breach/non-compliance.
9. After the City has complied with legislated requirements to provide public notification and obtain Council approval, the City will pay to the Owner:
  - a. \$2,573.03 representing an amount equivalent to a portion of Municipal Development Cost Charges assessed on the Project, as described in the Employment Land Investment Incentive Program; and,
  - b. an additional **\$25,000** upon receipt of proof of certification of Silver or better under the LEED® Canada rating system from the Owner, as described in the Employment Land Investment Incentive Program.
10. This Agreement expires on the date all units in the Project have been issued final occupancy permits.

As evidence of their agreement to be bound by the terms of this Partnering Agreement, the parties have executed this Agreement as follows:

Date: \_\_\_\_\_, 2019

CITY OF MAPLE RIDGE  
by its authorized signatory:

\_\_\_\_\_  
Laura Benson  
Corporate Officer

1042902 BC Ltd.

by its authorized signatories:

\_\_\_\_\_

signature

\_\_\_\_\_

print name

## **Schedule A: Employment Land Investment Incentive Program Reasons, Objectives and Principles**

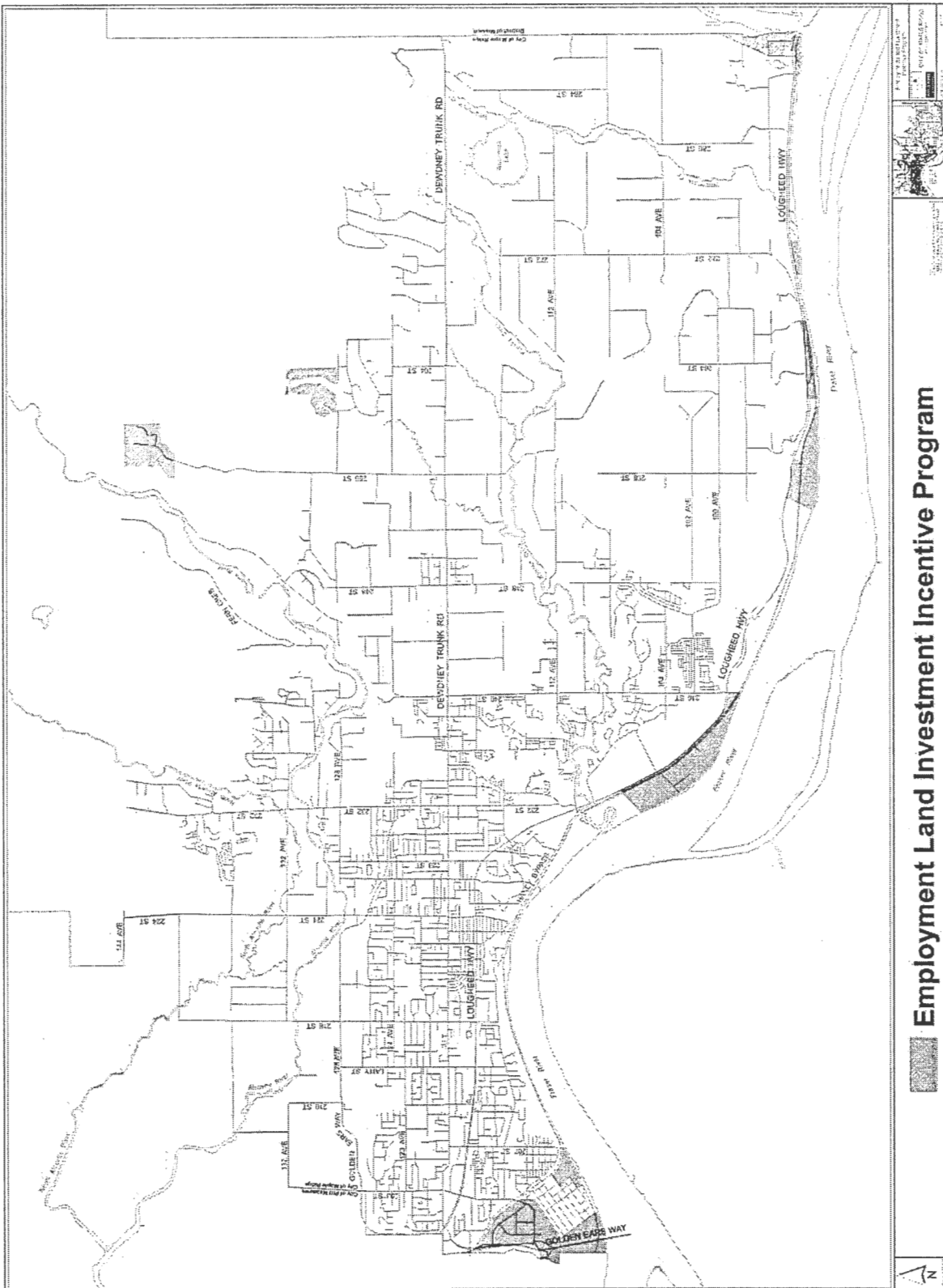
A Revitalization Tax Exemption is established under this Bylaw to:

- a. Improve the ratio of jobs to housing;
- b. Expand employment opportunities for citizens;
- c. Attract investment to create a strong local economy;
- d. Diversify the tax base;
- e. Improve the industrial to residential property tax ratio;
- f. Encourage the use of environmentally sustainable building construction methods and materials; and,
- g. Encourage energy efficiency and alternative technologies.

Generally accepted principles that have been incorporated into the Employment Land Investment Incentive Program:

- i. Bricks and mortar (property value) contributes to the City's revenue stream;
- ii. Industrial land should be retained for industrial uses;
- iii. Focus on attracting high value jobs and high job densities;
- iv. Focus on businesses not driven by population growth - "retail follows rooftops";
- v. Time limited programs provide momentum;
- vi. Incentives shouldn't draw businesses away from the Town Centre;
- vii. The Town Centre commercial sector needs continued support; and,
- viii. A multi-pronged approach is needed; incentives alone are not the answer.

# Schedule B: Employment Land Investment Incentive Program Areas





## Schedule C: Ineligible Uses

These uses would typically have either lower job densities or lower value jobs, and therefore would not meet the objectives of the program:

- Dance schools, fitness centres and gymnastics schools
- Auction marts
- Mini-warehouses
- Parking of unoccupied commercial and recreational vehicles
- Indoor commercial recreational uses
- Restaurants
- Childcare centres
- Retail warehouse operations ("big box")
- Operations relating to medical marihuana

## PARTNERING AGREEMENT

THIS AGREEMENT dated for reference \_\_\_\_\_,

BETWEEN:

CITY OF MAPLE RIDGE, a municipal corporation under the laws of  
British Columbia and having its offices at 11995 Haney Place,  
Maple Ridge, British Columbia V2X 6A9

("City")

AND:

RNJ Holdings Ltd.  
24815 130A Ave.  
Maple Ridge, BC V4R 2C7

("Owner")

WHEREAS:

- A. The *Community Charter, Part 3, Division 1, Section 21* authorizes the City to enter into an agreement for the provision of a service on behalf of the municipality;
- B. The achievement of the City's vision, reasons, objectives and principles for the Employment Land areas requires private sector development;
- C. The Owner agrees to construct a Project that supports Employment Land Investment Incentive Program reasons, objectives and principles, as identified on Schedule A: Employment Land Investment Incentive Program Reasons, Objectives and Principles;
- D. The City agrees to provide a financial incentive, as identified in Section 4.

NOW THEREFORE in consideration of \$1.00 paid by the City to the Owner, the receipt and sufficiency of which the Owner acknowledges the parties agree as follows:

1. In this Incentive Agreement,
  - a. "Employment Land" means that area identified in Schedule B of this agreement
  - b. "Project" means:  
  
New construction over \$250,000  
12960 Lilley Drive, Single- storey industrial  
Building Permit #18-116267
2. The Owner agrees to:
  - a. Undertake the following service on behalf of the City: Either wholly or in part, achieve reasons, objectives and principles outlined on Schedule A: Employment Land Investment Incentive Program Reasons, Objectives and Principles, through construction and completion of a Project as described in Section 1;
  - b. Comply with all other Municipal bylaws, regulations, agreements and permits in relation to the Project;
  - c. Obtain final occupancy permit(s) for the Project within two (2) years from the date the Building Permit was issued.

- d. All work identified under the building permit is to be completed no later than 120 days after the issuance of the first Provisional Occupancy Permit and an unconditional Occupancy Permit is issued.
  - e. Construct a project of an industrial use as permitted in the Maple Ridge Zoning Bylaw, except for the ineligible uses outlined on Schedule C: Ineligible Uses.
3. If the Owner or the Project causes any breach or non-compliance of any obligation set forth in this Agreement or any Municipal bylaw, regulation, agreement or permit, the Owner must forfeit the amounts received or set to be received under Section 4, or a lesser amount agreed to by the City. If already paid to the Owner by the City, the forfeited amount must be received by the City within thirty (30) days of the date the City issues notification of the breach/non-compliance.
  4. After the City has complied with legislated requirements to provide public notification and obtain Council approval, the City will pay to the Owner:
    - a. \$3,151.53 representing an amount equivalent to a portion of Municipal Development Cost Charges assessed on the Project, as described in the Employment Land Investment Incentive Program; and,
    - b. an additional **\$25,000** upon receipt of proof of certification of Silver or better under the LEED® Canada rating system from the Owner, as described in the Employment Land Investment Incentive Program.
  5. This Agreement expires on the date all units in the Project have been issued final occupancy permits.

As evidence of their agreement to be bound by the terms of this Partnering Agreement, the parties have executed this Agreement as follows:

Date: \_\_\_\_\_, 2019

CITY OF MAPLE RIDGE )  
by its authorized signatory: )  
)  
)  
)  
)  
)  
\_\_\_\_\_)  
Laura Benson )  
Corporate Officer )

RNJ Holdings Ltd.  
by its authorized signatories:

\_\_\_\_\_

signature

\_\_\_\_\_

print name

## **Schedule A: Employment Land Investment Incentive Program Reasons, Objectives and Principles**

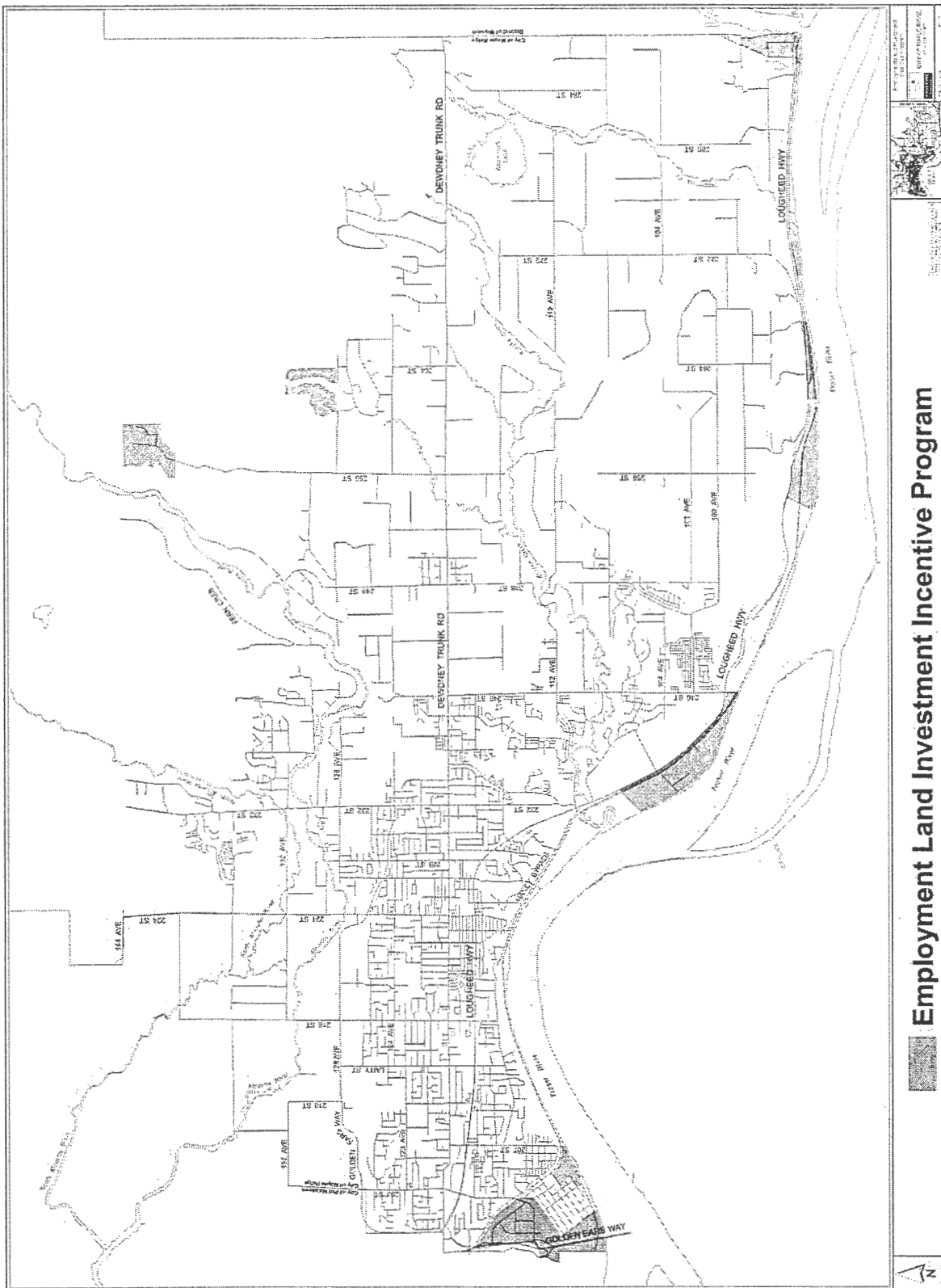
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- a. Improve the ratio of jobs to housing;
- b. Expand employment opportunities for citizens;
- c. Attract investment to create a strong local economy;
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- f. Encourage the use of environmentally sustainable building construction methods and materials; and,
- g. Encourage energy efficiency and alternative technologies.

Generally accepted principles that have been incorporated into the Employment Land Investment Incentive Program:

- i. Bricks and mortar (property value) contributes to the City's revenue stream;
- ii. Industrial land should be retained for industrial uses;
- iii. Focus on attracting high value jobs and high job densities;
- iv. Focus on businesses not driven by population growth - "retail follows rooftops";
- v. Time limited programs provide momentum;
- vi. Incentives shouldn't draw businesses away from the Town Centre;
- vii. The Town Centre commercial sector needs continued support; and,
- viii. A multi-pronged approach is needed; incentives alone are not the answer.

# Schedule B: Employment Land Investment Incentive Program Areas





## Schedule C: Ineligible Uses

These uses would typically have either lower job densities or lower value jobs, and therefore would not meet the objectives of the program:

- Dance schools, fitness centres and gymnastics schools
- Auction marts
- Mini-warehouses
- Parking of unoccupied commercial and recreational vehicles
- Indoor commercial recreational uses
- Restaurants
- Childcare centres
- Retail warehouse operations ("big box")
- Operations relating to medical marihuana

## City of Maple Ridge

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** WHO Global Network for Age-friendly Cities and Communities - Application

**MEETING DATE:** January 22, 2019  
**FILE NO:** 2118547  
**MEETING:** COW

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### EXECUTIVE SUMMARY:

This report seeks Council direction to apply for membership with the World Health Organization Global Network for Age-friendly Cities and Communities (WHO GNAFCC). The City of Maple Ridge has been invited by the WHO GNAFCC to apply for membership because of our continued commitment to making our City an age-friendly place to live, work and play.

### RECOMMENDATION:

That the City of Maple Ridge apply for membership to the WHO Global Network for Age-friendly Cities and Communities.

### DISCUSSION:

#### a) Background Context:

The City of Maple Ridge has been involved in Age-friendly planning since 2008 when extensive consultation began as part of the Age-friendly Communities Initiative to support residents aging in place. Since this time and in partnership with the Maple Ridge, Pitt Meadows and Katzie Seniors Network, the City has made great progress in becoming a welcoming place for people of all ages. As a result, in June of 2016 the City was designated an 'Age-friendly Community' by the BC Healthy Communities Society and BC Ministry of Health. This past spring, Council approved the Age-friendly Implementation (AFI) Plan, and the Age-friendly subcommittee has been focusing on delivering the actions within the plan since this time.

In recognition of these efforts, the City received an invitation from the WHO to apply for membership with the GNAFCC. The WHO GNAFCC was established in 2010 to connect cities, communities and organizations worldwide with the common vision of making their community a great place to grow old in. The network currently includes 705 cities representing communities from 39 countries. Membership is based on a municipality's commitment to listening to the needs of the aging population through the implementation, evaluation and ongoing monitoring of its Age-friendly initiative and strategy. This invitation reflects the significant progress the City has achieved in fostering participation of older people in community life and promoting healthy and active aging.

The advantages of becoming a member of the WHO GNAFCC include access to information sharing and networking, support from a global network of advocates committed to fostering

age-friendly environments, recognition by the Network including a presence on the WHO's website, increased opportunities for grant funding, and opportunities to collaborate on international research projects. There is no fee for membership; however, active participation is required and the City will be expected to submit at least one age-friendly practice per year to the network's online database.

**b) Desired Outcome:**

The desired outcome is to achieve membership in the WHO GNAFCC resulting in further recognition for community partners, aging residents and City for our commitment to fostering an age-friendly community. In addition, full membership status will strengthen opportunities for grant funding that will further drive progress on the AFI Plan.


**c) Citizen/Customer Implications:**

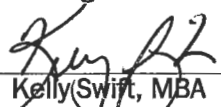
The resources that will become available to the City through membership in the WHO GNAFCC will enhance the City's efforts to deliver age-friendly programs and amenities to Maple Ridge citizens in accordance with the AFI Plan.

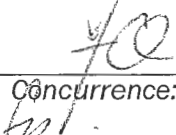
**CONCLUSION:**

Several community organizations have collaborated with the City on our Age-friendly initiative including the Municipal Advisory Committee on Accessibility and Inclusiveness, the Maple Ridge Pitt Meadows Katzie Seniors Network and a variety of local and provincial partners. Gaining membership with the WHO GNAFCC opens the door to a wider network of resources and is a positive next step in our ongoing work as an Age-friendly community.

  
Prepared by: **Petra Frederick**  
Recreation Coordinator

  
Reviewed by: **Tony Cotroneo**  
Manager of Community Engagement

  
Approved by: **Kelly Swift, MBA**  
General Manager Parks, Recreation & Culture

  
Concurrence: **Paul Gill, BBA, CPA, CGA**  
Chief Administrative Officer

**Attachments:**

(A) Draft Letter of Support for City of Maple Ridge application to the WHO GNAFCC

January 23, 2019

WHO Global Network for Age-friendly Cities and Communities  
Avenue Appia 20  
1202 Geneva  
SWITZERLAND

Dear Selection Committee,

**Re: City of Maple Ridge application to WHO Global Network for Age-friendly Cities and Communities**

On behalf of the City of Maple Ridge, I am pleased to support the above referenced application to the World Health Organization Global Network for Age-friendly Cities and Communities (WHO GNAFCC).

The City has been involved in Age-friendly planning since 2008 when extensive consultation began as part of the Age-friendly Communities Initiative. In collaboration with the Maple Ridge, Pitt Meadows and Katzie Seniors Network planning table, the City brought together residents and stakeholders to look at optimizing opportunities for health, participation and security in order to enhance quality of life for aging residents. To achieve this, the City endorsed a comprehensive Age-friendly Communities Initiative report, an Action Plan and an Implementation Plan, with many of the action items now well underway or close to completion. City staff continue to research best practices and implement and advocate for programs and services that are inclusive and accessible for our citizens.

Maple Ridge is the third fastest growing city in the Metro Vancouver region. Based on 2016 Statistics Canada reports, it is anticipated that the senior population in Maple Ridge will grow by 62% in the next ten years, compared to 53% in the overall Fraser Health Region. By 2019, it is projected that 20% of residents will be over 65, 8% will be over 75, and 2% over 85. This demonstrates the importance of the work we are doing today to ensure that current and future citizens feel welcome and safe to participate fully in community life at any age.

Growing communities require municipalities to respond to diverse needs in a timely manner, and providing opportunities for healthy, active living is one of local governments' most important roles. The City of Maple Ridge is therefore committed to continuing our work in this area.

In closing, I thank you for the opportunity to submit this application to the WHO Global Network for Age-friendly Cities and Communities.

Yours sincerely,

Michael Morden  
Mayor

cc: Dan Ruimy, MP, Maple Ridge-Pitt Meadows-Mission  
Honourable Lisa Beare, MLA, Maple Ridge-Pitt Meadows  
Bob D'Eith, MLA, Maple Ridge-Mission

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Maple Ridge Sport and Physical Activity Strategy Implementation Plan

**MEETING DATE:** January 22, 2019  
**FILE NO:** 2134517  
**MEETING:** COW

---

**EXECUTIVE SUMMARY:**

The Maple Ridge Sport Network has developed an implementation plan that addresses responsibility areas, funding sources and timelines for the actions within the Maple Ridge Sport and Physical Activity Strategy (Sport Strategy) that was endorsed by Council on June 28, 2016. With Council's endorsement of the Implementation Plan, the Sport Network will have a defined approach with adequate resources to continue achieving the intended outcomes of the Sport Strategy.

**RECOMMENDATION:**

That the Maple Ridge Sport and Physical Activity Strategy Implementation Plan be endorsed.

**DISCUSSION:**

**a) Background Context:**

The Maple Ridge Sport and Physical Activity Strategy is intended to guide collaborative discussions and actions to achieve growth and sustainable sport leadership, skill development and increase physical literacy in the community. A priority goal identified in the Sport Strategy is to develop a Sport Network comprised of sport and physical activity community representatives that would work together to achieve the strategy's priority goals and actions, and emerge as a collaborative voice for sport in Maple Ridge. On July 3, 2018, Council endorsed the Sport Network Terms of Reference and directed staff to report back with the Sport Network's proposed Sport and Physical Activity Strategy Implementation Plan.

The Sport Network represents a broad and diverse group from the following areas: non-profit youth sport associations, the wider sporting community, facility operators, Pacific Sport Fraser Valley, Fraser Health Authority, School District No. 42 (SD42) and City staff. The membership application process allows for continued growth of the Sport Network and is not limited to those mentioned above.

The proposed Implementation Plan (Attachment A) includes regular progress updates to Council on the initiatives and outcomes identified in the Sport Strategy. City staff will support progress on the Implementation Plan by providing support and guidance to the Sport Network and identifying grant opportunities and other funding sources.

**b) Desired Outcome:**

The desired outcome is to achieve the priority goals of the Sport Strategy through the proposed Implementation Plan to enhance opportunities for sport participation and physical health and wellness in Maple Ridge.



**c) Strategic Alignment:**

The Sport Strategy aligns with the Parks, Recreation & Culture Master Plan with the intent to guide collaborative discussions and actions to achieve growth and sustainable sport leadership, skill development and increase physical literacy in the community.

**d) Citizen/Customer Implications:**

The top five priority goals of the Sport Strategy include: strengthening interaction between sport delivery agencies; leadership development of athletes, coaches & volunteers; promoting inclusion & diversity; enhancing physical literacy; and offering exceptional facilities. Focusing on these priorities will benefit citizens by providing quality recreational experiences, building a stronger sense of pride in the sporting community, addressing capacity and volunteer burn-out issues within minor sports, reducing barriers to participation, and providing an increased economic benefit to local businesses when hosting events.

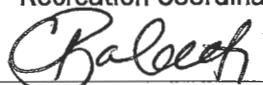
**e) Business Plan/Financial Implications:**

To ensure progress on priority action items in the Sport Strategy, a total of \$50,000 is required over the next three years. This can be funded through existing Gaming Revenue budget allocations. The actual amount of funding required will be in the range of \$30,000 to \$50,000 depending on the success of securing several grant opportunities and/or partnerships that align with the Sport Strategy.

**CONCLUSION:**

In moving forward with the implementation plan the Sport Network, with support from City staff, will continue to foster greater collaboration amongst groups, contribute to the future training of athletes, coaches and volunteers, support programs that provide fundamental movement skills, and promote inclusivity and diversity across the Maple Ridge sport community.

  
Prepared by: Dave Speers  
Recreation Coordinator

  
Reviewed by: Christa Balatti  
Recreation Manager, Health & Wellness

  
Reviewed by: Trevor Thompson, BBA, CPA, CGA  
Chief Financial Officer

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

  
Concurrence: Paul Gill, BBA, CPA, CGA  
Chief Administrative Officer

**Attachments:**

(A) Maple Ridge Sport & Physical Activity Strategy Implementation Plan

### Maple Ridge Sport & Physical Activity Strategy - Implementation Plan (January 2019)

In the Fall of 2018, Parks, Recreation & Culture (PRC) staff met with the Sport Network to understand the current priorities of local sport organizations with respect to the 2016 – 2021 Maple Ridge Sport & Physical Activity Strategy (Sport Strategy) that was endorsed by Maple Ridge Council on June 28, 2016. The following chart represents a three-year Implementation Plan identifying responsibility areas, funding sources and timelines for actions within the Sport Strategy. The plan has been organized to group together action items with a similar outcome; that can be achieved in a similar timeframe; or that have the same focus area.

The Implementation Plan will receive in-kind support from PRC staff to facilitate the work of the Sport Network and its sub-committees. In addition to in-kind support, approximately \$50,000 will be needed to carry out the Implementation Plan over the next three years. To meet this need, \$10,000 per year for the next three years has been allocated from PRC Gaming Funds, and PRC staff will advise the Sport Network of grant opportunities from sources such as Sport 4 Life, BCRPA, Province of BC, viaSport & PacificSport, and Fraser Health Authority to obtain the balance of funds required.

|     | Strengthen interaction between sport delivery agencies  | Who     | Resources Needed | Completion Targets | Status updates   |
|-----|---|---------|------------------|--------------------|--|
| 4.1 | Form a Sport and Physical Activity Network comprised of representatives of Maple Ridge and Pitt Meadows community sport organizations, School District 42 and Fraser Health to determine who will represent on the network. This group will provide leadership, provide an advisory function and will support to foster an inclusive sport and physical activity community network. | PRC     | PRC In kind      | Complete           | The SN meets monthly and receives updates on sub-committee actions                             |
| 1.2 | Create mechanisms and opportunities for community sport groups to mobilize and share information and best practices, techniques and resources in areas such as multi-sport technical leadership, biomechanics, sport physiology, training methods etc.  | SN, PRC | PRC In kind      | Complete & ongoing | Partnerships with SD42, Fraser Health & Pacific Sport, Standing agenda item at Monthly meeting |
| 5.1 | The proposed Sport and Physical Activity Network will oversee the delivery of the goals and actions outlined in the Maple Ridge Sport and Physical Activity Strategy.   | SN, PRC | In kind          | Ongoing            | Chair Nominated & Subcommittees Formed in October 2018   |
| 5.2 | Develop benchmarks and success indicators to measure and evaluate the achievements of the Maple Ridge Sport and Physical Activity Strategy.   | SN, PRC | In kind          | Mar 2019           | To be presented in staff update to Council   |

| Leadership Development |  | Who       | Resources Needed                              | Completion Targets        | Status updates  |
|------------------------|--|-----------|---|---------------------------|---|
| 1.1                    | Develop and facilitate lectures and workshops for community sport groups and educators that focus on the development of physical literacy, coaching certification programs and other sport related training. Other sport leadership development workshops may include volunteer management, non-profit board development, sponsorship and fundraising. | SN, PRC   | In kind, Grants (yet to be secured), \$15,000 | Ongoing, quarterly basis. | Workshops that have been offered: Sports First Aid, Concussion Management, Importance of Movement, NCCP Design A Basic Sports Program, New Societies Act Information Session, Movement Prep |
| 4.4                    | Host Coaching Development and Certification Programs and other relevant workshops for local sport organization coaches, board members and volunteers.  | SN, PRC   | In kind, Grants (yet to be secured)           | Ongoing, quarterly basis  | Aligns with 1.1   |
| 4.3                    | Liaise with local sport alumni and use expertise and share experiences and knowledge in sport development (coaching, mentoring, administration, officiating, tournament organization etc.) Support athletes as leaders and role models within their chosen sport and in the community.   | SN, PRC   | In kind, Grants (yet to be secured)           | Ongoing & when possible   | Larissa Franklin -Canada Women's National Softball Team, Hometown Heroes Society, SN Education Subcommittee   |
| Inclusion & Diversity  |  | Who       | Resources Needed                              | Completion Targets        | Status updates  |
| 6.1                    | Conduct research to determine financial barriers that prevent residents from participating in local sport activities, and take action to provide programs that reduce these barriers.  | SN, PRC   | In kind, Grants (yet to be secured)           | Dec 2019                  | Research project  |
| 6.2                    | Conduct research to determine barriers to participation in sport by our diverse multi-cultural community, and build capacity to address their sport program and facility needs.  | SN, PRC   | In kind, Grants (yet to be secured)           | Dec 2019                  | Research project  |
| 6.3                    | Explore ways to retain existing sport and physical activity participants so they continue to participate in sport and physical activity for their lifetime (i.e. affordable programs, accessible facilities, health promotions and program/facility use subsidies).  | PRC, SD42 | In kind                                       | Ongoing                   | Jumpstart, Kidsport and PRC Participation Program, Active Pass for SD42 students  |



|     | Enhance Physical Literacy   | Who               | Resources Needed  | Completion Targets             | Status updates  |
|-----|---|-------------------|---|--------------------------------|---|
| 1.3 | Develop an integrated approach for community sport groups to focus effort and resources on physical literacy, fundamental movement skills and technical sport skill development for children and youth.   | SN, PRC, SD42, FH | In kind, Grants (yet to be secured), \$15,000             | Ongoing                        | Partnerships with RM Bruins Rugby, and with Global Tennis & MR Tennis Club, Partnership with Pacific Sport Explore Sports Camps |
| 2.1 | Raise awareness and promote the importance of physical literacy skill development through a multi-sport framework for sport leaders, educators and parents through educational opportunities, workshops, and distribution of physical literacy resources and promotions.  | SN, PRC, SD42, FH | In kind, Grants (currently sourcing a Sport 4 Life grant) | Ongoing                        | Active Noon Hour Program with SD42, Live 5-2-1-0 Playboxes, Physical Literacy Stations at Community Events                      |
| 2.4 | Identify and seek to address challenges that are preventing various high-barrier groups from developing physical literacy skills and getting adequate levels of physical activity.  | SN, PRC, SD42, FH | In kind, Grants (yet to be secured)                       | June 2021                      | Research project  |
| 2.2 | Provide opportunities for sport administrators, recreation program leaders, community sport coaches, educators and fitness professionals to learn methods of teaching physical literacy skills to children, youth, adults and seniors.  | SN, PRC, SD42, FH | In kind, Grants (yet to be secured)                       | June 2021                      | Outcome of Sport 4 life grant if received   |
| 2.5 | Provide physical literacy resources to school administrators, educators, recreation administrators, recreation program leaders, local sport administrators, community coaches and early childhood educators and childcare operators and parents.  | SN, PRC, SD42, FH | In kind, Grants (yet to be secured)                       | June 2021                      | Outcome of Sport 4 life grant if received   |
| 7.1 | <b>Communication</b><br>The proposed Sport and Physical Activity Network will develop a communications plan to share information between members and to communicate information to residents regarding community sport opportunities, the benefits of participation in sport and physical activity, fundamental movement skills, coaching education programs, tournaments and events etc. | Who<br>SN, PRC    | Resources Needed<br>In kind                               | Completion Targets<br>Mar 2019 | Status updates<br>Use Facebook and website as platform for this info  |

|     |  |                   |                                     |                           |   |
|-----|--|-------------------|-------------------------------------|---------------------------|---|
| 7.2 | Raise awareness and promote the many sport and physical activity opportunities that are available in Maple Ridge (i.e. listing of sport agencies in Leisure Guides, on-line information on Sport Network and City website etc.)        | PRC, SN           | In kind, \$5000                     | Mar 2019                  | Currently through Try it Days on National Sports Day, Family Day & Move for Health Day                  |
|     | <b>Exceptional Facilities for Participation &amp; Performance</b>  | <b>Who</b>        | <b>Resources Needed</b>             | <b>Completion Targets</b> | <b>Status updates</b>   |
| 3.1 | Conduct a sport facility analysis identifying the current inventory and existing capacity.   | PRC, SN, LSO, PSO | In kind, Grants (yet to be secured) | June 2019                 | Rec Facilities Infrastructure consultation process, Pickleball consultation, SN Facilities Subcommittee |
| 3.2 | Explore and identify facility types that will support the future growth of sport and physical activity.  | PRC, SN, LSO, PSO | In kind, Grants (yet to be secured) | June 2019                 | Results of 3.1 will help inform this work   |
| 3.4 | Research the application process and deadlines for Provincial Gaming grants and Federal/Provincial Infrastructure grants that fund capital development facility projects.  | PRC               | In kind                             | Ongoing                   | As applicable   |
|     | <b>Partnership Initiatives</b>   | <b>Who</b>        | <b>Resources Needed</b>             | <b>Completion Targets</b> | <b>Status updates</b>   |
| 3.3 | Continue to support the facility use agreements between the City of Maple Ridge and School District 42 with emphasis on sport access.  | PRC, SD42         | In kind                             | Ongoing                   | As applicable   |
| 2.6 | Collaborate with School District 42 to integrate Strategy goals with the new BC School Curriculum.   | PRC, SD42         | In kind                             | Ongoing                   | As applicable   |
| 4.2 | Plan and facilitate fun and affordable multi-sport skill development activities for children in local schools. Provide introduction to mainstream and emerging sports to children 6-12 years of age.                                   | PRC, SN, SD42     | Grants (yet to be secured), \$7500  | Dec 2020                  |   |
| 2.3 | Work with partners to provide Canadian Sport For Life sanctioned physical literacy skill development programs for children and youth in Maple Ridge schools. Inclusive of Long Term Athlete Development and high performance programs. | PRC, SN, SD42     | Grants (yet to be secured), \$7500  | June 2021                 | Outcome of Sport 4 life grant if received   |



|      |  |             |                                     |                           |  |
|------|--|-------------|-------------------------------------|---------------------------|--|
| 4.5. | Partner with Fraser Health in delivering physical activity promotions and programs.  | PRC, FH, SN | In kind, Grants (yet to be secured) | Ongoing                   | Implementation funding provided for the Sport Network, Time, Get Up & Go, Choose to Move & Active Age Programs |
|      | <b>Accountability</b>  | <b>Who</b>  | <b>Resources Needed</b>             | <b>Completion Targets</b> | <b>Status updates</b>  |
| 5.3  | Report twice annually to Council on the status of achieving the goals and actions identified in the strategy. Identify and respond to emerging issues, trends opportunities as they align with the strategy. | PRC, SN     |                                     | Twice a Year              |  |

## City of Maple Ridge

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**MEETING DATE:** January 22, 2019  
**FILE NO:** 2136532  
**FROM:** Chief Administrative Officer  
**MEETING:** COW  
**SUBJECT:** Fundamentals Childcare Centre Lease

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### EXECUTIVE SUMMARY:

Fundamentals Childcare Centre (FCC) has requested to enter into a new lease term for the Hammond Community Centre daycare room and main hall. FCC established its service at Hammond Community Centre in 2012, and in 2015 it exercised the one-time three-year renewal option outlined in the original lease. The proposed new lease term is five years, including an option to renew for three years. The extension of the lease from three to five years is in consideration of the possibility of displacement during the planned 2019 renovations to the Hammond Community Centre that were approved last year through the Alternative Approval Process. FCC has met all obligations of the current and past leases, provides quality child care services, and is relied upon by 40 children and their families living in the Hammond neighbourhood.

### RECOMMENDATION:

That the Corporate Officer be authorized to execute the lease agreement attached to the January 22, 2019 report titled "Fundamentals Child Care Centre Lease" for a five-year term ending on September 1, 2023, including an option to renew for an additional term of three years.

### DISCUSSION:

#### a) Background Context:

The proposed new lease includes the daycare room and use of the main hall on weekdays from 7:00 am to 6:00 pm. The main hall remains a shared space that the City of Maple Ridge has access to outside the child care hours.

Renovations are planned for the Hammond Community Centre in the fall of 2019. The new lease has been modified and reviewed by legal counsel, specifically Section 4(w) and Schedule B(2) to address the anticipated construction impacts. The lease allows the City to proceed with the facility renovations as planned. Staff will strive to plan the renovation work in such a way that would enable FCC to continue to operate from the community centre to the extent possible during the renovations, and may be able to provide assistance in finding a temporary alternate location if needed. In consideration of the possibility of tenant displacement during the planned renovations, the initial lease term is recommended to increase to five years. Furthermore, the lease contains a six-month termination clause that allows either party to give written notice of termination.

**b) Desired Outcome:**

The desired outcome is to continue to make use of the Hammond Community Centre during non-peak day time hours, while ensuring that child care services remain available for residents in the Hammond neighbourhood.

**c) Strategic Alignment:**

Renewing the FCC lease aligns with the Parks, Recreation and Culture Master Plan objective to continue the provision of programs for children in the community.

**d) Citizen/Customer Implications:**


Nearby residents will benefit from the uninterrupted and ongoing availability of child care service in their neighbourhood.

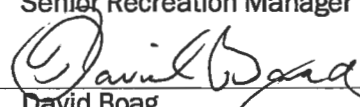
**e) Business Plan/Financial Implications:**

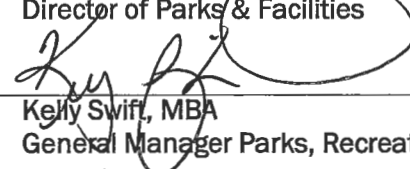
The proposed new lease aligns with the City's practice of regular, modest rent increases to ensure that rates remain current and avoid significant impact to the tenant and wider community. The proposed rate increase of \$2,384 will take place after the planned Hammond Community Centre renovations are complete and will increase from \$47,576 per year to \$49,960 per year, in addition to shifting alarm monitoring costs to the tenant.


**CONCLUSIONS:**

FCC provides child care services for 40 children and their families, and has met all of the obligations of their lease to date. FCC has been an excellent lease partner for the past six years, providing a much needed service to the Hammond community.

  
Prepared by: Don Cramb  
Senior Recreation Manager

  
Reviewed by: David Boag  
Director of Parks & Facilities

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

  
Concurrence: Paul Gill, BBA, CPA, CGA  
Chief Administrative Officer

**Attachments:**

(A) Fundamentals Childcare Centre Lease

THIS INDENTURE is made as of the 22<sup>nd</sup> day of January, 2019, but is actually executed on the \_\_\_\_ day of \_\_\_\_\_, 2019.

IN PURSUANCE OF THE "LAND TRANSFER FORM ACT, PART 2"

BETWEEN:

**CITY OF MAPLE RIDGE**, a corporate body having its offices at  
**11995 Haney Place, Maple Ridge, British Columbia V2X 6A9**

(Hereinafter called the "Landlord")

OF THE FIRST PART

AND:

**Fundamentals Childcare Centre**  
**23725 110B Avenue**  
**Maple Ridge, BC V2W 2E2**

(Hereinafter called the "Tenant")

OF THE SECOND PART

WITNESSETH that in consideration of the rents, covenants, conditions, and agreements hereinafter respectively reserved and contained on the part of the Landlord and the Tenant to be respectively paid, kept, observed and performed the Landlord and the Tenant covenant and agree each with the other as follows:

1. The Landlord does hereby demise and lease unto the Tenant that portion of (hereinafter called the "Premises") of the Hammond Community Centre, (hereinafter called the "Building") which is situated in Maple Ridge, British Columbia:

20601 Westfield Avenue  
Maple Ridge, BC V2X 1Z7

Hereinafter called the "said lands"

Which portion contains 2,866 square feet commonly called the main hall, the preschool room 510 ft<sup>2</sup>, the office 83 ft<sup>2</sup>, the kitchen 273 ft<sup>2</sup> and a portion of the storage room 32 ft<sup>2</sup>.

TO HAVE AND TO HOLD from the Commencement Date of Term (as hereinafter defined) for the term (hereinafter called the "Term") of Five (5) years, thence ensuing unless sooner terminated pursuant to the provisions hereof.

2. PRE-RENOVATION RENT - YIELDING AND PAYING THEREFOR prior to the renovation term, rent of FORTY SEVEN THOUSAND FIVE HUNDRED AND SEVENTY SIX DOLLARS (\$47,576.00) plus *applicable taxes* in twelve (12) equal consecutive monthly instalments (excluding the renovation term if the facility is not usable) of THREE THOUSAND NINE HUNDRED AND SIXTY FOUR DOLLARS AND SIXTY SEVEN CENTS (\$3,964.67), the first of such instalments to be made upon the execution of this agreement. Such rent includes a charge of Three Dollars (\$3.00) per square foot of the area of the Premises for the Tenant's share of common area costs payable in respect of the said lands and the Building.

3. POST-RENOVATION RENT - YIELDING AND PAYING THEREFOR each year (Post Renovation) rent FORTY NINE THOUSAND NINE HUNDRED AND SIXTY DOLLARS (\$49,960.00) plus *applicable* taxes in twelve (12) equal consecutive monthly instalments of FOUR THOUSAND ONE HUNDRED AND SIXTY THREE DOLLARS (\$4,163.00). The first of such instalments to be made on the 1st day of the month after occupancy is granted post renovation. Such rent includes a charge of Three Dollars (\$3.00) per square foot of the area of the Premises for the Tenant's share of common area costs payable in respect of the said lands and the Building.
4. For the purposes of this Lease:
  - (a) "Commencement Date of Term" means January 22<sup>nd</sup>, 2019;
  - (b) "Rent" means the aggregate of the rent and Additional Rent payable hereunder.
5. The Tenant covenants and agrees with the Landlord:
  - (a) to pay Rent (not including the renovation term if the Tenant is required to vacate the Premises) without any deduction there from all at the times and in the manner herein provided;
  - (b) to pay when due every tax and license fee (including penalties for late payment thereof) in respect of any and every business carried on in or upon the Premises or in respect of the occupancy or use of the Premises by the Tenant (or by any and every of its sub-tenants) whether such taxes or license fees are charged by a municipal, federal or provincial government or other body and whether the statement or notice of such taxes or license fees are rendered to the Landlord or the Tenant;
  - (c) to pay all taxes, rates, licenses or assessments against any improvements, fixtures, machinery, equipment or like chattels erected or placed upon or affixed to the Premises by or on behalf of the Tenant or assessed against the business carried on by the Tenant therein, whether the statement or notice of such taxes, rates, licenses or assessments is rendered to the Landlord or the Tenant;
  - (d) to pay all rates, tolls and charges incurred in respect of the Premises for telephone, fire alarm monitoring and many other similar utilities required by the Tenant – heat and electrical are paid by the landlord;
  - (e) that the Tenant shall, at the Tenant's expense, during the Term and any renewal thereof well and sufficiently repair and replace (excluding all structural repairs heating, air-conditioning, sewer and water and all other mechanical systems and replacements), maintain, amend and keep the Premises (Preschool/day-care room and office), and every part thereof and improvements thereon in good and substantial repair, when, where and so often as need shall be, damage by fire and other risks against which the Landlord is insured excepted provided however that, notwithstanding the foregoing:
    - I. the Tenant shall repair and make good any damage (all areas of the community centre) caused by the Tenant or any of its employees, agents invitees or licenses; and



- II. the Tenant shall use the Landlord's contractors for any repairs or replacements to the plumbing, electrical and sewerage systems and other mechanical systems in the Premises;
- (f) to keep well painted the painted portions of the interior of the Preschool/day-care room and office;
  - (g) to give the Landlord or its agents prompt notice of any defect in the water or other pipes or fixtures, heating apparatus, electric or other wires and mechanical systems, and of visual structural defects in the Premises;
  - (h) that the Tenant will continuously throughout the Term:
    - I. use and occupy the Premises only for the purposes of a Preschool/Daycare service;
    - II. operate its business of providing Preschool/Daycare services in full compliance with all federal, provincial and municipal statutes, regulations, codes and bylaws;
    - III. ensure that any employee or agent of the Tenant engaged in the business of providing Preschool/Daycare services will, at all times be licensed and in good standing with the Community Care Licensing Board and hold all required licenses and certificates;
    - IV. comply with all fire, safety, health and other municipal or legislative requirements including Ministerial directives applicable to childcare centres;
    - V. possess, or, obtain a valid City of Maple Ridge business license;
    - VI. comply with all rules and regulations established by authorized administrators of the City of Maple Ridge with respect to the premises, of which the Premises form part;
    - VII. ensure that all persons employed by the Tenant in the supervision of children meet requirements set forth in the Child Care Regulation to the Community Care Facility Act, latest edition, specifically: "Criminal Record Checks"; "Staff Qualifications"; "Qualifications for Assistants"; "Qualifications for Responsible Adult"; and "WCB (WorkSafe BC) coverage". Further, the Tenant shall maintain written records confirming adherence to each of these requirements;
    - VIII. ensure that all of the Tenant's employees or agents will be appropriately attired when conducting business of providing Preschool/Daycare services;
    - IX. at a minimum, operate the business of providing before and after school Preschool/Daycare services Monday to Friday 7:00am to 6:00pm provided, however, that the Tenant may, upon giving the Landlord prior written notice of the same, elect to open the business of providing an after school Preschool/Daycare services on such additional days and for such additional hours in each day as the Tenant may choose from time to time;

- X. that the Landlord may use the building for community purposes week-days after 6:00pm, weekends 6:00am to 1:00am, and from time to time (infrequently) with prior approval of the tenant Monday to Friday between the hours of 6:00am to 6:00pm;
- (i) that the Tenant shall abide by and comply with all laws, by-laws, rules regulations and requirements of every federal, provincial, municipal or other authority or any body of fire insurance underwriters which in any manner now or in the future relates to or affects the Premises and the use of and/or the business carried on and conducted therein;
- (j) that the Tenant shall forthwith discharge any liens at any time filed against and keep the Premises and the said lands from liens of which the Tenant is the cause of such filing and in the event that the Tenant fails to do so, the Landlord may, but shall be under no obligation to pay into Court the amount required to obtain a discharge of any such lien in the name of the Tenant and any amount so paid together with all disbursements and taxed costs in respect of such proceedings on a solicitor and client bases shall be forthwith due and payable by the Tenant to the Landlord as Additional Rent; and the Tenant shall indemnify and save harmless the Landlord from and against any and all manner of claims for liens for wages or materials or for damage to persons or property caused during the making of or in connection with any repairs, alterations, installations and additions which the Tenant shall make or cause to be made to the Premises; and shall allow the Landlord to post and shall keep posted on the Premises any notice that the Landlord may desire to post under the provisions of the "Builders Lien Act" and/or the "Repairers Lien act" of British Columbia as amended or re-enacted from time to time or any successor legislation thereto;
- (k) that the Tenant shall not:
- I. assign or mortgage this Lease without the prior consent in writing of the Council of the Landlord, which consent shall not unreasonably be withheld; or
- II. sublet the Premises or any part thereof or otherwise part with possession, in any manner whatsoever, of the Premises or any part thereof, without the prior consent in writing of the Council of the Landlord.

Any request for such consent shall be in writing and accompanied by details of the proposed assignment or subletting together with all information available to the Tenant and requested by the Landlord as to the responsibility, reputation, financial standing and business of the proposed assignee or subtenant;

- (l) that the Tenant shall not remove its goods from the Premises except in the usual course of business;
- (m) that the Tenant will not carry out, nor allow to be carried out, done or maintained on the Premises any work, business, occupation or thing which may be deemed a nuisance or which may be offensive or annoying to the Landlord or any other tenant of the Landlord or any other occupant of lands adjacent to the said lands or be improper, noisy or contrary to any law or to any municipal by-law for the time being in force or by which the Building shall be injured or which may increase the hazard of fire or liability of any kind or which may increase the premium rate of insurance against loss by fire or liability upon the Building (and, without waiving the foregoing prohibition the Landlord may demand and the Tenant shall pay to the Landlord upon demand, the amount of any such increase of cost) or cause

the cancellation of or invalidate any policy of insurance of any kind upon or in respect of the same and the Tenant shall not bring any explosive or inflammable materials onto the Premises;

- (n) that the Tenant will allow prospective tenants to enter and inspect the Premises on business days during the period of six (6) months prior to the expiration of the Term and will allow the Landlord during the said period of six (6) months to place on the Premises a notice advertising that the Premises are for rent or to lease;
- (o) that the Tenant shall permit the Landlord and its authorized agents and employees to show the Premises to prospective purchasers of the said lands during normal business hours of the Landlord during the Term;
- (p) that the Tenant will provide all leasehold improvements as are necessary to operate the business of providing a before and after school Preschool/Daycare service at no cost to the Landlord. The Landlord must approve the design and quality of the leasehold improvements prior to construction or installation of the same, and provided that the Tenant will not make or construct any alterations, additions or improvements in the Premises nor install any plumbing, piping, wiring or heating apparatus or other mechanical systems therein without the written permission of the Landlord first obtained (and which permission the Tenant acknowledges the Landlord may arbitrarily withhold) and at the end or sooner determination of the Term the Tenant will restore the Premises or any part thereof, to their condition as at the commencement of the Term reasonable wear and tear only excepted, if called upon to do so by the Landlord, but otherwise all repairs, alterations, installations and additions made or constructed by the Tenant upon or in the Premises, except moveable business fixtures brought thereon by the Tenant, shall be the property of the Landlord and shall be considered in all respects as part of the Premises;
- (q) that the Tenant will not erect or display any signs or nameplates on the outside of the Building or the Premises or on the said lands without the Landlord's approval thereof in writing first had and obtained and will remove the same upon the expiration of the Term making good any damage caused by such removal and the Tenant shall be responsible for the cost of installing and maintaining all approved signage outside the Building;
- (r) to observe, obey and conform to and cause its employees, invitees and licensees to observe, obey and conform to the rules and regulations attached hereto as Schedule "B" and to all further reasonable rules and regulations from time to time made by the Landlord with regard to the good reputation, safety, care, cleanliness, appearance, management, use or occupation of the Building, the premises or the said lands and to have an attendant or supervisor present on the Premises at all times the Premises are in use;
- (s) that the Tenant has caused the Premises to be inspected and admits that the same are at the date first above mentioned in a good and substantial state of repair and that the same are now clean and in a satisfactory and sanitary condition;
- (t) that the Tenant will produce to the Landlord from time to time at the request of the Landlord satisfactory evidence of the due payment by the Tenant of all payments required to be made by the Tenant under this Lease;
- (u) that the Tenant, at the expiration or earlier termination of the Term, will peaceably surrender and give up possession of the Premises without notice from the Landlord;

- (v) that the Landlord shall have the right any time during the Term to repair or add to or alter the Building, if necessary, to enter into and upon or attach scaffolds or other temporary fixtures to the Premises, putting the Tenant to no unnecessary inconvenience;
- (w) that the Landlord retains the rights at any time during the Term of this Lease to add to, alter, repair and restructure the building (the "Works") within which the Premises are situate, and the right to enter into the Tenant's Premises, if in the reasonable opinion of the Landlord it is convenient to enter into the Tenant's Premises to undertake the Works, putting the Tenant to as little inconvenience as possible; however, if the Works, in the opinion of the Landlord, require that the Tenant temporarily cease using and occupying the Premises, Rent shall abate for the period of time that the Premises are unavailable to the Tenant, and the Landlord shall not be liable for costs or any compensation incurred by the Tenant in moving to and renting temporary alternate premises;
- (x) that the Tenant shall indemnify and save harmless the Landlord from any and all liabilities, damages, costs, claims, suits or actions growing out of this Lease and, without limiting the generality of the foregoing, growing out of:
  - I. any breach, violation, or non-performance of any covenant, condition or agreement in this Lease set forth and contained on the part of the Tenant to be fulfilled, kept, observed and performed;
  - II. any damage or injury to property of the Landlord while said property shall be in or about the Premises, the Building or the said lands; and
  - III. any damage or injury to any property or to any person including death resulting at any time there from, occurring in or about the Premises;

provided that this indemnity shall survive the expiry or sooner determination of the Term, as to matters that arose prior to such expiration or sooner determination.

- (y) that the Tenant shall not cause or suffer or permit any oil or grease or any harmful, objectionable, dangerous, poisonous, inflammable or explosive matter or substance to be discharged into the drains or sewers in the Building or on the said lands or lands adjacent thereto, and will take all reasonable measures for ensuring that any effluent discharged will not be corrosive, poisonous or otherwise harmful, or cause obstruction, deposit or pollution within the Premises or the said lands;
  - (z) that the Tenant shall not permit any vehicles belonging to the Tenant or its employees or persons delivering supplies and goods to the Premises to cause obstruction on any roads or driveways in the neighbourhood of the Premises.
6. The Landlord covenants and agrees with the Tenant:
- (a) to permit the Tenant quiet enjoyment of the Premises;
  - (b) that the Tenant and its employees and customers may use the public washrooms located in the building;



- (c) to maintain the structure of the Building and the surrounding common areas, including repairs to the roof, outside walls, foundations and paved areas save for damage caused thereto by the wrongful or negligent acts of the Tenant or its employees or agents.

7. Remedies of the Landlord:

- (a) If and whenever the Rental hereby reserved or any part thereof shall not be paid on the day appointed for payment thereof, whether demanded or not, or in case of breach or non-observance or non-performance of any of the covenants, agreements, provisos, conditions or rules and regulations on the part of the Tenant to be kept, observe or performed, or in case the Premises shall be vacated or remain unoccupied for five (5) days or without the written consent of the Landlord or in case the Premises shall be used by any person other than the Tenant, the Tenant's permitted assigns or permitted subleases, or for any other purpose than that for which the same were let or in case the Term shall be taken in execution or attachment for any cause whatever, then and in every such case, it shall be lawful for the Landlord at any time thereafter to enter into and upon the Premises or any part thereof in the name of the whole the same to have again, repossess and enjoy as of its former estate, provided that the Tenant has failed to rectify the alleged default or defaults after having been given seven (7) days' written notice to do so in the case of a default in the payment of Rental and after having been given fifteen (15) days' written notice to do so where the default is a default other than in the payment of Rental;
- (b) The Landlord may from time to time resort to any or all of the rights and remedies available to it in the event of any default hereunder by the Tenant, either by any provision hereof or by statute or the general law, all of which rights and remedies are intended to be cumulative and not alternative, and the express provisions hereunder as to certain rights and remedies are not to be interpreted as excluding any other or additional rights and remedies available to the Landlord by statute or the general law;
- (c) The Landlord shall have the same rights and remedies in the event of any non-payment by the Tenant of any Additional Rent payable by the Tenant under any provision hereof whether or not such amounts are payable directly to the Landlord, as in the case of a non-payment of rent;
- (d) If the Tenant shall fail to pay any Rent from time to time promptly when due, the Landlord shall be entitled, if it shall remain it, to interest thereon at a rate of five percent (5%) per annum in excess of the rate of interest published from time to time by the main branch in Vancouver, British Columbia, of the Landlord's bank, as it most favourable rate of interest to its most creditworthy and substantial commercial customers commonly known as its Prime Rate, from the date upon which the same was due until actual payment thereof;
- (e) Whenever the Landlord becomes entitled to re-enter upon the Premises under any provision thereof, the Landlord in addition to all other rights it may have shall have the right as agent of the Tenant to enter the Premises and re-let them and to receive the rent therefor and as the agent of the Tenant to take possession of any furniture or other property thereon and to sell the same at public or private sale without notice and to apply the proceeds thereof and any rent derived from re-letting the Premises upon account of the Rental due and to become due hereunder and the Tenant shall be liable to the Landlord for the deficiency if any;
- (f) The Tenant waives and renounces the benefit of any present or future statute taking away or limiting the Landlord's right of distress and covenants and agrees that notwithstanding any



such statute none of the goods and chattels of the Tenant on the Premises at any time during the Term shall be exempt from levy by distress for Rental is arrears. The Tenant will not (except in the normal course of business) sell, dispose of or remove any of the fixtures, goods, or chattels of the Tenant from or out of the Premises during the term without the prior written consent of the Landlord and the Tenant agrees that it will, at all times, be the owner of its goods and chattels and will not create any mortgage, conditional sale or other encumbrance of such goods or chattels. The Tenant further agrees that if it leaves the Premises leaving any Rent unpaid, the landlord, in addition to any remedy otherwise provided by law, may seize and sell the good and chattels of the Tenant at any place to which the Tenant or any other person may have removed them, in the same manner as if such goods and chattels had remained upon the Premises;

- (g) It is hereby agreed that if the Tenant shall hold over other than by way of renewal after the expiration of the Term or any renewal thereof and the Landlord shall accept rent, the new tenancy thereby created shall be a tenancy from month to month and not a tenancy from year to year, and shall be subject to the covenants and conditions herein contained so far as the same are applicable to a tenancy from month to month, and the rent payable under such monthly tenancy shall be one hundred and fifty percent (150%) of one twelfth of the Rental payable for the last twelve (12) months of the Term;
- (h) If the Tenant from time to time fails to observe or perform any of the covenants on its part herein contained or to make any payments required to be made by it or carry out any repairs according to notice given by the Landlord, the landlord may perform such covenants or make such payments in whole or in part together with interest charged thereon or may enter and make or cause to be made such repairs, as the case may be, but the giving of any such notice or the making of any such payment or performing of such covenants or the undertaking of any such repairs by the landlord shall not be deemed an acknowledgement or admission of any liability or responsibility on the part of the Landlord. Any payment so made and the costs of performing any of such covenants or of any repairs so made or caused to be made and any damage, loss or expense suffered or incurred by the Landlord (including all legal fees on a solicitor and client basis) by reason of any failure of the Tenant to observe and comply with any of the covenants of the Tenant herein contained shall immediately become payable by the Tenant to the Landlord as Additional Rent.

8. The Landlord and the Tenant covenant and agree:

- (a) that the Tenant shall provide at its expense and maintain in force during the Term or any extension thereof public liability insurance in the sum of at least Three Million Dollars (\$3,000,000.00) in respect of injury or death to one or more persons or property damage occurring either in, upon or near the Premises, the Building or the said lands naming the City of Maple Ridge as named insured;
- (b) that the Tenant shall ensure that all insurance referred to in this Article 9 shall:
  - I. be effected with insurers and brokers and upon terms and conditions satisfactory to the Landlord;
  - II. name the Landlord as an insured with the exception of the insurance policy referred to in clause 9 (a)(I) hereof which policy shall contain a cross-liability clause in form and content satisfactory to the Landlord; and

III. provide that such policies shall not be cancelled or materially changed without thirty (30) days written notices first having been given to the Landlord.

- (c) that the Tenant shall deliver certified copies of all insurance policies required to be taken out by the Tenant hereunder and receipts for premiums paid therefor to the Landlord on demand;
- (d) if, during the Term or any renewal or extension thereof, the Premises or the Building shall be destroyed or damaged by fire or the elements, the following shall apply:

- I. If, in the Landlord's reasonable opinion, the Premises shall be so badly injured as to be unfit for occupancy as to be incapable, with reasonable diligence of being repaired and rendered fit for occupation with one hundred and eighty (180) days from the happening of such injury, then the Term shall cease and be at an end to all intents and purposes from the date of such damage or destruction and the Tenant shall immediately surrender the same and yield up possession of the Premises to the Landlord and the Rental hereunder shall be apportioned and paid to the date of such termination;

- II. If, in the Landlord's reasonable opinion, the Premises shall be capable, with reasonable diligence, of being repaired and rendered fit for occupation within one hundred and eighty (180) days from the happening of such injury as aforesaid then the Landlord shall repair the same with all reasonable speed, provided the Landlord shall not be required to repair any improvements or alterations made to the Premises by or on behalf of the Tenant, which repairs the Tenant undertakes to diligently commence as soon as possible and thereafter construct continuously until completion thereof.

9. Provided the same is not due to the negligence of the Landlord, its servants, agents and employees:

- (a) the Landlord, its agents, servants and employees shall not be liable nor responsible in any way for any injury, loss, damage or expense of any nature whatsoever and due to any cause or reason that may be suffered or sustained by the Tenant or any employee, agent, licensee or invitee of the Tenant or any other person who may be upon the Premises or the Building or the said lands, or for any loss of or damage to any property belong to the Tenant or to its employees, agents, licensees or invitees or any other person while such employees, agents, licensees, invitees, or persons or property are on the Premises, the Building or the said lands;
- (b) under no circumstances shall the Landlord be liable for indirect or consequential damage or damages for personal discomfort or illness due to any cause or reason including, but without limiting the generality of the foregoing, the heating or air conditioning (if any) of the Premises or the Building or the operation of the plumbing or other equipment in the Building or in the Premises; and
- (c) it is hereby agreed that the Landlord shall not be responsible for any loss, damage or expense to the Premises or anything therein contained arising from any matter or thing whatsoever including, without limiting the generality of the foregoing, any loss, damage or expense incurred by any overflow or leakage of water from any part of the Premises, the Building, the said lands or any adjoining buildings or premises, or occasioned by the use of

water or by the breaking or bursting of any pipes or plumbing fixtures, or any other manner, or by seepage from adjoining lands or premises or by an accident or misadventure to or arising from any electrical wiring and/or appliances.

10. That no waiver of nor neglect to enforce the right to forfeiture of this Lease nor the right of re-entry by the Landlord upon breach of any covenants, conditions or agreements herein contained shall be deemed a waiver by the Landlord of such rights upon subsequent breach of the same or any other covenant or condition of this Lease.
11. If required by the Landlord so to do, the Tenant shall subordinate this Lease to any mortgages, including any deed of trust and mortgage and all indentures supplemental thereto, which now or hereafter during the Term affect or relate to this Lease, the Premises, or the said lands and to all modifications or renewals thereof. The Tenant agrees to execute promptly, from time to time any assurance which the Landlord may require to confirm this subordination and hereby constitutes the Landlord, the agent or attorney of the Tenant for the purpose of executing any such assurance and of making application at any time and from time to time to register postponement of this Lease in favour of any such mortgage or trust deed and mortgage in order to give effect to the provisions of this Article 12.
12. If the Tenant hereunder shall be more than one person or entity, the covenants, provisos, conditions and agreements herein contained on the part of the Tenant herein shall be both joint and several covenants.
13. That if the Term shall be at any time seized or taken in execution or in attachment by any creditor of the Tenant or if the Tenant shall go into liquidation or receivership or if the Tenant shall commence winding-up proceedings whether voluntary or otherwise or if the Tenant shall make any assignment for the benefit of its creditor, or becoming bankrupt or insolvent shall take the benefit of any act that may be in force for bankrupt or insolvent debtors, or in case the Premises shall be used for any purpose other than as provided without first obtaining the written consent of the Landlord the then current monthly instalment of Rental and the next three (3) months Rental shall immediately become due and payable and the Term shall immediately become forfeited and void.
14. This Lease shall be construed and governed by the laws of the Province of British Columbia. All of the provisions of this Lease are to be construed as covenants and agreements as though the words importing such covenants and agreements were used in each separate paragraph hereof. Should any provisions of this Lease be illegal or not enforceable they shall be considered separate and severable from this Lease and its remaining provisions shall remain in force and be binding upon the parties hereto as though the illegal or unenforceable provision had never been included.
15. If the Landlord shall sell the said lands, the Landlord shall, as and from the date of such sale, be relieved of the further observance and performance of all of the covenants and obligations on its part herein contained.
16. Time shall be of the essence of this Lease.
17. Any notice to be given by the Landlord to the Tenant hereunder shall be well and sufficiently given if delivered or sent by prepaid registered mail to the Tenant addressed to the Tenant as follows:

*Fundamentals Childcare Centre*  
23725 110B Avenue  
Maple Ridge, BC V2W 2E2

or to any other address in British Columbia of which the Tenant shall advise the Landlord in writing and any notice to be given by the Tenant to the Landlord shall be well and sufficiently given if delivered or sent by prepaid registered mail to the Landlord addressed to the Landlord as follows:

The City of Maple Ridge  
11995 Haney Place  
Maple Ridge, B.C. V2X 6A9  
Attention: Sr. Recreation Manager (Don Cramb)  
[dcramb@mapleridge.ca](mailto:dcramb@mapleridge.ca) or 604 467-7466

OR

The City of Maple Ridge  
11995 Haney Place  
Maple Ridge, B.C. V2X 6A9  
Attention: Business Operations Manager (Russ Brummer)  
[rbrummer@mapleridge.ca](mailto:rbrummer@mapleridge.ca) or 604 467-7498

18. The Tenant acknowledges that:

- (a) there are no covenants, representations, warranties, agreements or conditions expressed or implied, collateral or otherwise forming part of or in any way affecting or relating to this Lease save as expressly set out herein and that his Lease constitutes the entire agreement between the Landlord and the Tenant and may not be modified except by subsequent agreement in writing executed by the Landlord and the Tenant; and
- (b) the Landlord shall deliver this Lease to the Tenant in registerable form provided that preparation of all necessary plans and explanatory plans to enable this Lease to be put into registerable form shall be at the Tenant's expense.

19. This Lease shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, personal representatives, successors and permitted assigns.

20. References to the Landlord or the Tenant shall be read with such changes in gender as may be appropriate, and, where appropriate, the singular shall mean the plural and vice-versa.

21. The Landlord and the Tenant acknowledge and agree that, by this Article 21, the Tenant is only given the option of renewing the Term for one renewal term of three (3) years and at the expiration of the renewal term there shall be no further right of renewal.

22. It is understood and agreed that nothing contained in this Lease or in any acts of the parties hereto shall be deemed to create any relationship between the parties hereto other than the relationship of Landlord and Tenant.

23. This contract may be terminated by either party on giving 6 months notice in writing to the other and, without limiting the generality of the foregoing:

- (a) the tenant shall vacate the Premises within the notice period, leaving them in the same condition as recorded on initial tenancy; and
- (b) should this contract be terminated for cause the tenant shall vacate the Premises with 30 days notice, leaving them in the same condition as recorded on initial tenancy.



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

C/S

C/S

Authorized Signatory:

13

## SCHEDULE "B"

### Rules and Regulations Referred to in Annexed Lease

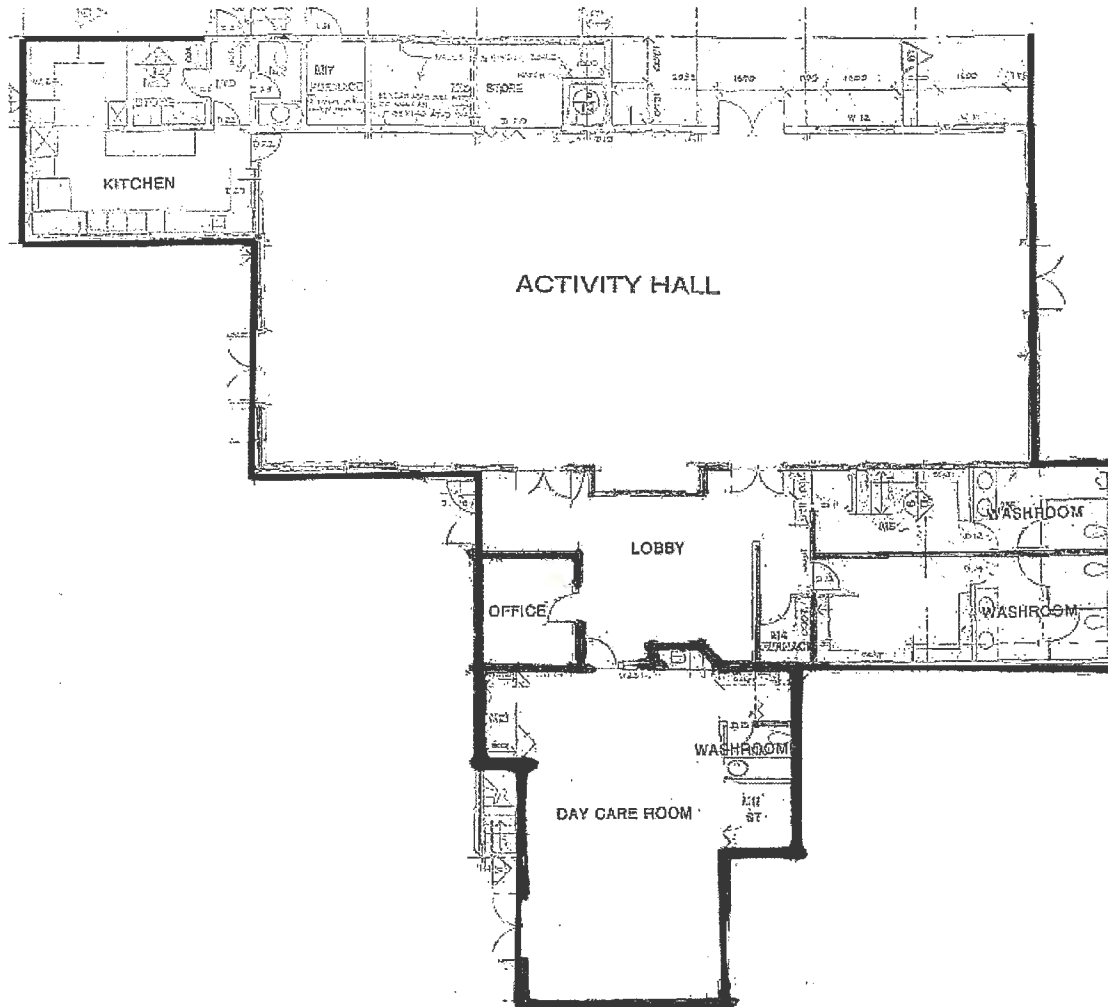
- 1) If required, the Tenant shall vacate the premises during the annual maintenance shutdowns for one or two weeks depending on the maintenance work required. Dates will be coordinated with the tenant in advance.
- 2) If required, the Tenant shall vacate the premises during the renovation period, currently scheduled for 2019. Dates and duration will be coordinated with the Tenant in advance.
- 3) The Tenant shall not perform any acts or carry on any practice which may injure the Premises or be a nuisance to other tenants in the Building or to the owners or occupiers of properties adjacent to the said lands.
- 4) The Tenant shall not burn any trash or garbage in or about the Building, the Premises or anywhere within the confines of the said lands.
- 5) All loading and unloading of merchandise, supplies, materials, garbage, refuse and other chattels shall be made only through or by means of such doorways as the Landlord shall designate in writing from time to time.
- 6) The Tenant shall not bring into the Premises or the Building any equipment, motor or any other thing which might damage the Building or the Premises.
- 7) No large animals shall be allowed or kept in or about the Premises.
- 8) The Tenant shall not be permitted to use or keep in the Building any gasoline, coal oil, propane (including BBQ's) or burning fluid or other inflammable material.
- 9) No one shall use the Premises for sleeping quarters other than naptime as required in the normal operation of a before and after school preschool/daycare service.
- 10) Any hand trunks, carryalls, or similar appliances used in the Building shall be equipped with rubber tires and such other safeguards as the Landlord may require.
- 11) The Landlord agrees that the Tenant may use auxiliary rooms including the lobby, washrooms, activity hall and kitchen facilities:
  - a) Lobby, kitchen, washrooms, main hall - Monday to Friday from 6:00 am to 6:00 pm
  - b) Office - exclusive use
  - c) Playground and playground equipment, Monday to Friday from 6:00 am to 6:00 pm (please note this is not exclusive use, and the public cannot be excluded from using the playground equipment)
  - d) Preschool/Daycare room Monday to Friday from 6:00 am to 6:00 pm (please note all materials and furniture must be stored/moved to allow for small evening and weekend community meetings from time to time with prior notice.
- 12) The Tenant agrees to ensure all facilities and equipment used are clean and tidy after each use.

- 13) The Landlord can use this space for community bookings with appropriate notice.
- 14) The Tenant will assist the caretaker by opening doors, gathering mail and relay messages from the hall phone located in the Tenant's office. The tenant will reimburse the Landlord for all long-distance phone charges associated with the telephone located in the office and telephone charges associated with the monitoring of the fire alarm.
- 15) The Tenant has access to the kitchen during the Tenant's normal operating hours, and the Tenant agrees to clean and sanitize the kitchen after each use.
- 16) The Tenant's equipment and supplies must be removed from the activity hall and lobby by 6:00 pm each evening - no equipment or supplies will be stored in the lobby or activity hall at any time without prior arrangement with the resident caretaker. The tenant may store supplies and equipment in the hall storage room not to exceed an area of 54" x 86".
- 17) From time to time (infrequently) the Landlord, with prior notice, may require the main activity hall for short duration rentals Monday to Friday from 6:00 am to 6:00 pm.
- 18) The Tenant must allow emergency and trades people access to the facility during weekday hours as necessary.
- 19) The Tenant must allow public access to outside park and playground facilities.

#### SCHEDULE "C"

PREMISES  
(SKETCH PLAN/PREMISES OUTLINED IN RED)

Hammond Community Centre



1200 *Staff Reports*



## City of Maple Ridge

|                 |                        |                      |                  |
|-----------------|------------------------|----------------------|------------------|
| <b>TO:</b>      | Council                | <b>MEETING DATE:</b> | January 29, 2019 |
| <b>FROM:</b>    | Mayor Michael Morden   | <b>FILE NO:</b>      | 2118129          |
| <b>SUBJECT:</b> | Council Strategic Plan | <b>MEETING:</b>      | Council Meeting  |

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### EXECUTIVE SUMMARY:

From our discussions over the past few weeks, a framework has been drafted that captures the essence of our strategic direction for the next four years. The attached draft Strategic Plan is designed to be a high level guiding document. A more detailed workplan matrix is also being drafted for Council's consideration, and will align with this strategic direction.

I present this draft plan for discussion and feedback. With Council's endorsement, I suggest we hold a public open house to invite feedback from the community before final consideration.

### RECOMMENDATION:

**That the Council Strategic Plan be adopted.**

### CONCLUSION:

Strategic planning is an integral part of our work and I appreciate the contribution that you have made in preparing this draft plan. The Strategic Plan will be supported by our Corporate Values and the Council Code of Conduct which guide our day to day work. Both of these latter documents are attached for reference purposes.

I welcome your comments and recommend we present the draft plan to the public for feedback.



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Submitted by: **Michael Morden**  
Mayor

### Attachments:

- (A) City of Maple Ridge Strategic Plan 2019-2023
- (B) City of Maple Ridge Values
- (C) Council Code of Conduct

## Council Strategic Plan

### STRATEGIC PRIORITIES

#### 1. Community Safety

Ensure that citizens feel safe and are not afraid to engage in their community, that criminal activity is prevented or minimized and that people who need services can access them easily. To this end, ensure that service providers and local first responders understand their roles, responsibilities and resources to deliver effectively on these outcomes.

##### Suggested Action:

- Develop a multi-faceted community safety plan with the community and partners including senior levels of government. The safety plan is to include an actionable implementation plan and accountability mechanisms.
- Advocate for alternative forms of assessing and managing offenders including:
  - Restorative Justice
  - Community Court
  - Panhandling Bylaw
- Improve communications to the community around public safety, including crime prevention information as well as operational successes.

#### 2. Community Pride and Spirit

Engage the public in positive activities as participants and as volunteers, to enhance the vibrancy of the community.

##### Suggested Actions:

- Review the community festivals program and increase the number of festivals in the downtown.
- Implement the Culture Plan.
- Reactivate the Citizen Satisfaction Survey.
- Explore best practices in handling citizen petitions.

### 3. Inter-government Relations

Build strong relationships with the region and other levels of government to set a foundation for problem solving and innovation to achieve defined strategic results.

#### Suggested Actions:

- Formalize connections on a scheduled basis to meet with other governments (neighbouring municipalities; School District No. 42; First Nations; MLAs, MP).
- Advocate for pilot projects that achieve our strategic goals.
- Ensure accountability mechanisms are in place for supportive housing and other services to minimize negative neighbourhood impacts.

### 4. Growth Management

Implement strategic plans related to local infrastructure and the economy including commercial and industrial land base, transportation corridors, transit, neighbourhood plans and key amenities.

#### Suggested Actions:

- Explore funding options around infrastructure – new and existing.
- Promote thoughtful and sustainable development practices that respect the neighbourhood.
- Continue building Open Government platform, e.g. easy access to information on development applications.
- Work with development community to assess timeliness of services.
- Land use, e.g. implementation of Employment lands, growth in the downtown.
- Remain nimble and financially sustainable.
- Work to balance commercial/residential tax base and build business diversity.
- Pursue key amenities that will benefit the community such as post-secondary education and a hotel.
- Review development policy direction in the following areas:
  - Tandem Parking
  - Zoning Bylaw
  - Tree Bylaw
  - Traffic (Bike Lanes)
  - Development & Election Signage
- Continue to support Business Planning to ensure resources are aligned with strategic priorities.

**5. Natural Environment**

Be alert to opportunities to care for the natural environment, to mitigate impacts on wildlife, and to utilize natural assets to grow eco-tourism opportunities.

**Suggested Actions:**

- Pursue restoration works in key areas, e.g. continue the work of the Alouette River Ecosystem Partnership and investigate opportunities along the Fraser Riverfront.
- Continue building relationships with First Nations and enhance awareness of their goals related to the environment, e.g. archaeology impacts.
- Explore approaches that can be used to care for the environment such as a database of green infrastructure, a green infrastructure fund, etc.
- Explore additional eco-tourism opportunities that will develop this sector.

## **City of Maple Ridge Values**

The City follows a principle-based model when responding to the public and when making decisions. The key values that guide this work are described below:

- **Leadership:** To encourage innovation, creativity, and initiative.
- **Service:** To be fair, friendly, and helpful.
- **Reputation:** To stress excellence, integrity, accountability, and honesty.
- **Human Resources:** To recognize that our people are our most valuable resource.
- **Community:** To respect and promote our community.
- **Stewardship:** To consider the long-term consequences of actions, think broadly across issues, disciplines and boundaries and act accordingly.



## **CITY OF MAPLE RIDGE**

### **COUNCIL CODE OF CONDUCT**

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The City of Maple Ridge Council Code of Conduct details the shared expectations for responsible conduct as determined by the City of Maple Ridge Council for the 2018-2022 municipal term. Responsible conduct is grounded in conducting oneself with honesty, integrity, and in a way that furthers the City's ability to provide good governance to the community. Outcomes of responsible conduct include transparency, accountability, effective and efficient decision-making, and a safe and welcoming environment for everyone.

It is each Council member's individual responsibility to uphold both the letter and the spirit of this Code of Conduct in their dealings with other members, staff, and the public.

### **STANDARDS OF CONDUCT FOR WORKING WITH EACH OTHER**

As elected representatives of the City of Maple Ridge, we have a responsibility to listen, to consider, and to communicate respectfully with each other, staff, and members of the public to make decisions that shape our community. By working together with professionalism, respect, and open minds, we can be successful in our role as community leaders, regardless of differences of opinion.

To this end, we commit to:

- Demonstrating respect through:
  - Fostering a safe and welcoming space for debate and decision-making;
  - Professional and respectful verbal and body language;
  - Seeking to understand, and asking questions rather than making assumptions;
  - Arriving prepared for Council meetings and specific agenda items;
  - Approaching issues with an open mind to consider new information;
  - Directing critique at the issue, and not the individual that raises it;
  - Providing direct, honest and timely feedback to questions and concerns; and
  - Being sensitive to others' emotions when they are feeling very passionate about an issue.
- Ensuring commentary at Council meetings remains focused on the issues, avoiding repetition.
- Chairing meetings in a consistent manner that keeps the meeting on task, respects everyone's time, and ensures each member of Council has an equal opportunity to be heard.
- Attending all Council and assigned Committee meetings regularly and punctually, and providing the Chair with as much notice as possible when unable to attend a meeting due to extraordinary circumstances.

- Making a collective effort to ensure a united voice for Council by:
  - Respecting the collective decision of Council when representing Council in other public forums and in intergovernmental relations;
  - Working together for effective governance; and
  - Holding each other accountable for our conduct.

## **STANDARDS OF CONDUCT FOR INTERACTING WITH THE PUBLIC**

As elected officials, our role is to listen to a wide variety of community stakeholders, deliberate as a Council, and make decisions on behalf of the City of Maple Ridge in a manner that is professional, inclusive, and maintains public confidence. Ensuring a fair, consistent, and professional process at Council meetings will support a welcoming environment in which all members of the community feel safe to share their views with Council.

To this end, we commit to:

- Maintaining a safe, professional and welcoming tone at the Council table through:
  - Respectful verbal and body language, making few interjections;
  - Seeking to understand, and asking questions in an inquiring tone;
  - Directing critique at the issue, and not the individual that raises it, understanding that speakers may be representing the view of their organization, not their own;
  - Avoiding repetition or re-stating what was just said;
  - Acknowledging how speakers are feeling, and recognizing the vulnerability that speakers may feel when presenting their issues to Council; and
  - Giving acknowledgement and thanks to members of the public for their contribution to the meeting.
- Fostering public confidence by:
  - Leading by example through respectful and professional conduct and an open mind;
  - Explaining meeting guidelines as appropriate;
  - Ensuring all members of the public are treated in the same manner and in accordance with this Code of Conduct;
  - Ensuring that the public feels heard by avoiding inflammatory comments;
  - Ensuring that Council is heard by those present and watching online by speaking clearly and at a moderate volume;
  - Diffusing elevated situations to promote a safe and respectful environment; and
  - Keeping the meeting on task, listening to all opinions and summarizing what was heard around the table when acting as Chair.

These commitments will be supported by City staff who will:

- Ensure high quality presentations are brought to the Council table;
- Invite members of the public to state their name and municipality of residence before addressing Council; and
- Set speakers up for success by providing them with an orientation to the technology, the Council forum and time limits.



City of Maple Ridge

mapleridge.ca

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Council Matrix – January 29, 2019

**MEETING DATE:** January 29, 2019  
**FILE NO:** 2141951  
**MEETING:** Council Meeting

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**EXECUTIVE SUMMARY:**

The attached report will be discussed at the January 29, 2019 Council Workshop meeting. The Council Matrix supports Council's Strategic Plan, which will be considered for adoption at the January 29, 2019 Council Meeting. If Council is satisfied with the workplan items, the matrix can also be adopted at this same meeting.

**RECOMMENDATION:**

That the staff workplan titled "Council Matrix – January 29, 2019" be adopted.

  
Submitted by: Kelly Swift, MBA  
General Manager Parks, Recreation & Culture

  
Submitted by: Frank Quinn, MBA, P.Eng.  
General Manager Public Works & Development Services

  
Submitted by: Paul Gill, BBA, CPA, CGA  
Chief Administrative Officer

**Attachment:**

- January 29, 2019 Council Workshop report titled "Council Matrix – January 29, 2019"

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Council Matrix – January 29, 2019

**MEETING DATE:** January 29, 2019  
**FILE NO:** 2141690  
**MEETING:** Council Workshop

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**EXECUTIVE SUMMARY:**

Council has drafted a strategic plan as a high-level guiding document. In response, staff have developed a detailed workplan matrix that identifies specific workplan items that align with this plan. The timeline covers the period up to the August 2019 Council break. The Council Matrix does not list all staff workplan items; it captures those more significant items.

The January 29, 2019 Council Matrix represents a snapshot in time. The matrix will evolve along with changing needs. Flexibility in the target meeting dates will be needed as Council business evolves. Issues will emerge over the coming months that will need to be dealt with. Additions to the workplan could impact timelines for remaining items. The matrix also lists a number of items that, due to capacity issues, will be scheduled later in the year. Some of the workplan items are comprehensive such as the Community Safety Plan, and will require subsequent meetings as they progress. For these items, the initiating meeting is shown, and subsequent meetings will be scheduled as appropriate.

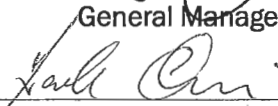
**RECOMMENDATION:**

That the Council Matrix dated January 29, 2019 be forwarded to the January 29, 2019 Council Meeting for adoption.

**CONCLUSION:**

In alignment with direction provided by Council's draft Strategic Plan, a detailed workplan matrix has been developed to guide staff through to the August 2019 Council break.

  
Submitted by: Kelly Swift, MBA  
General Manager Parks, Recreation & Culture

  
Submitted by: Frank Quinn, MBA, P.Eng.  
General Manager Public Works & Development Services

  
Submitted by: Paul Gill, BBA, CPA, CGA  
Chief Administrative Officer

Attachment: Council Matrix dated January 29, 2019



# Council Matrix – January 29, 2019

Page 1

| Matrix Item | Action Item/Report Title   | Target Meeting Date |
|-------------|--|---------------------|
| 001         | Council Code of Conduct  | 14-Jan              |
| 002         | Detached Garden Suites Pilot Project - Phase 2                           | 14-Jan              |
| 003         | Tree Bylaw - appeal re 12238 Creston Street deferred from Dec.11 meeting | 14-Jan              |
| 004         | Sport Network's Sport and Physical Activity Strategy Implementation Plan | 22-Jan              |
| 005         | Albion Flats Overview  | 22-Jan              |
| 006         | Council Strategic Plan   | 29-Jan              |
| 007         | Council Matrix - January 29, 2019  | 29-Jan              |
| 008         | Grant Funding Approach - Overview  | 29-Jan              |
| 009         | Heritage Registry Update   | 29-Jan              |
| 010         | Culture Plan Implementation Schedule                                     | 5-Feb               |
| 011         | Community Safety Plan Process  | 5-Feb               |
| 012         | Leisure Centre Renovation Update (and Tour)                              | 5-Feb               |
| 013         | Community to Community Forum   | 5-Feb               |
| 014         | Transportation Plan Overview   | 12-Feb              |
| 015         | 240 Street Bridge to Silver Valley - alignment and profile               | 12-Feb              |
| 016         | Regulations for the Production & Processing of Cannabis                  | 12-Feb              |
| 017         | Albion Community Centre Phase 1 Contract Award                           | 19-Feb              |
| 018         | Property Assessments Update  | 26-Feb              |
| 019         | Translink - Area Transport Plan Update                                   | 26-Feb              |
| 020         | Lougheed Corridor Study  | 26-Feb              |
| 021         | Citizen Satisfaction Survey discussion                                   | 5-Mar               |
| 022         | New Fee Bylaw for Liquor Licence and Cannabis Applications               | 5-Mar               |
| 023         | Bicycle Plan Update including discussion on bicycles on sidewalks        | 5-Mar               |
| 024         | Overview of Proposed Integrated Court (Community Court)                  | 12-Mar              |
| 025         | Filming Process and Fees   | 12-Mar              |
| 026         | Sign Bylaw Update, including development and election signage            | 12-Mar              |



# Council Matrix – January 29, 2019

Page 2

| Matrix Item | Action Item/Report Title   | Target Meeting Date |
|-------------|--|---------------------|
| 030         | MRSS Track Facility Design Contract Award  | 19-Mar              |
| 031         | 2019 Communications Program  | 19-Mar              |
| 032         | Metro Vancouver Katzie Pump Station Upgrades & North Langley Sewage Treatment Plant Update | 19-Mar              |
| 033         | Property Frontage Upgrades as part of Building Permits - Policy Discussion                 | 19-Mar              |
| 034         | Council Public Interface Program   | 26-Mar              |
| 035         | Civic Core Place Making Event  | 26-Mar              |
| 036         | Fire Department Update   | 26-Mar              |
| 037         | RCMP Update  | 26-Mar              |
| 038         | Youth Strategy Implementation Schedule   | 2-Apr               |
| 039         | Commercial Industrial Strategy - Employment Lands Briefing                                 | 2-Apr               |
| 040         | 128 Ave/232 St Yennadon Lands - Planning Process Report                                    | 2-Apr               |
| 041         | Zoning Bylaw   | 9-Apr               |
| 042         | Tax Rates Bylaw  | 16-Apr              |
| 043         | Financial Plan Amending Bylaw  | 16-Apr              |
| 044         | Social Planning Update   | 16-Apr              |
| 045         | Industrial Park Identification Signs   | 16-Apr              |
| 046         | Translink - B-Line Update  | 16-Apr              |
| 047         | Open Government Portal - Development Tracking  | 16-Apr              |
| 048         | 2019 Community Grants Awards   | 7-May               |
| 049         | Hammond Community Centre Renovation Design Contract Award                                  | 7-May               |
| 050         | Whonnock Community Centre Renovation Design Contract Award                                 | 7-May               |
| 051         | Post-Secondary Task Force Update   | 7-May               |
| 052         | Downtown Festival & Tourism Events Review  | 7-May               |
| 053         | Tandem Parking   | 7-May               |
| 054         | Abernethy Way Extension - Routing options  | 14-May              |
| 055         | Post Disaster Water Supply - briefing  | 14-May              |
| 056         | Water Quality Report   | 14-May              |
| 057         | Recovery House Regulations - 1-year Review   | 14-May              |
| 058         | Kennel Bylaw Amendments  | 21-May              |

# Council Matrix – January 29, 2019

Page 3

| Matrix Item | Action Item/Report Title  | Target Meeting Date |
|-------------|---|---------------------|
| 052         | Downtown Festival & Tourism Events Review   | 7-May               |
| 053         | Tandem Parking  | 7-May               |
| 054         | Abernethy Way Extension - Routing options   | 14-May              |
| 055         | Post Disaster Water Supply - briefing   | 14-May              |
| 056         | Water Quality Report  | 14-May              |
| 057         | Recovery House Regulations - 1-year Review  | 14-May              |
| 058         | Kennel Bylaw Amendments   | 21-May              |
| 059         | Fraser River Escarpment - Review of Existing Data and Policies and recommendations for future | 21-May              |
| 060         | Albion Flats Drainage Review  | 21-May              |
| 061         | Integrated Stormwater Management Plans - briefing   | 21-May              |
| 062         | Capital Plan Update   | 28-May              |
| 063         | Panhandling Bylaw   | 11-Jun              |
| 064         | Fraser Basin Council  | 18-Jun              |
| 065         | Business Licence Bylaw Fee Amendment  | 2-Jul               |
| 066         | Citizen Petitions Best Practices discussion   | 2-Jul               |
| 067         | Business & Industrial Property Tax Comparison   | TBD                 |
| 068         | Aquatic Facilities Planning   | TBD                 |
| 069         | Traffic Calming Policy - Revision   | TBD                 |
| 070         | Driveway Access and Encroachment Policies   | TBD                 |
| 071         | Sanitary Sewer Inflow & Infiltration Reduction Strategy                                       | TBD                 |
| 072         | Incentives for Development  | TBD                 |
| 073         | 2020 – 2024 Financial Plan Summary & Presentation   | TBD                 |
| 074         | Albion Community Centre Award of Tender for Construction Phase 2                              | TBD                 |
| 075         | Lower Hammond Drainage Update   | TBD                 |
| 076         | DCC Bylaw Amendment-minor rate update   | TBD                 |

# Council Matrix – January 29, 2019

Page 4

| Matrix Item | Action Item/Report Title                                       | Target Meeting Date |
|-------------|--|---------------------|
| 087         | Committee Review   | TBD                 |
| 088         | Translink  | TBD                 |
| 089         | GVRD   | TBD                 |
| 090         | Great Canadian Gaming Company                                  | TBD                 |
| 091         | Fraser Valley Regional Library                                 | TBD                 |
| 092         | BC Lottery Corporation   | TBD                 |
| 093         | Growth in the Downtown   | TBD                 |
| 094         | Procurement  | T&D                 |
| 095         | Fees and Charges Update  | T&D                 |
| 096         | Open Government Portal - enhancements for families and seniors | TBD                 |
| 097         | Private Development Public Art Program                         | TBD                 |
| 098         | Implications of Climate Change on Storm Water Management       | TBD                 |
| 099         | Pitt Meadows Dyking  | TBD                 |
| 100         | NE Albion Process Report                                       | TBD                 |
| 101         | Agricultural Land Commission                                   | TBD                 |
| 102         | Council Tour: Detached Garden Suites                           | TBD                 |
| 103         | Soil Depository Bylaw - 1 year update                          | TBD                 |
| 104         | Secondary Suite Expansion Options Research Report              | TBD                 |
| 105         | Residential Tenure Zoning                                      | TBD                 |
| 106         | Port Haney Planning Process                                    | TBD                 |
| 107         | OCP Housekeeping Amendments                                    | TBD                 |
| 108         | Heritage Incentives Discussion Paper                           | TBD                 |
| 109         | Hammond Heritage Revitalization Area Regulatory Options        | TBD                 |
| 110         | Green Infrastructure Policy Options Report                     | TBD                 |
| 111         | Food Hub Workshop Outcomes                                     | TBD                 |
| 112         | Backyard Hens  | TBD                 |
| 113         | Agricultural Development Permit Guidelines                     | TBD                 |
| 114         | Eco-tourism Opportunities                                      | TBD                 |



## City of Maple Ridge

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Maple Ridge nominated for 'Open for Business' award by the BC Small Business Roundtable.

**MEETING DATE:** January 29, 2019  
**FILE NO:** 2140302  
**MEETING:** Council

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### EXECUTIVE SUMMARY:

The City of Maple Ridge has been nominated as one of three finalists for the "Open for Business" award presented by the BC Small Business Roundtable (BCSBR). The award will be presented on February 21, 2019 at the BC Awards Gala which will be held at the Vancouver Trade and Convention Centre.

The Maple Ridge submission featured the collaborative approach developed by the City to make it easier for entrepreneurs to establish and grow business from their homes. The City worked with a task force of local home-based businesses, the Chamber of Commerce and staff from the Economic Development, Planning and Licences and Bylaws departments to review and modernize the zoning regulations and inspection process for home-based businesses. These changes allow home-based businesses to use a larger percentage of floor space for their business, hire more employees, increases the number of clients able to frequent the business, and allow new types of home-based businesses to operate in homes.

The letter notifying the City of having been selected as a finalist for this award along with the City's submission is presented in Appendix A.

The B.C. Small Business Roundtable (BCSBR) recognizes the critical role local government plays in supporting the growth and success of small business by establishing a business friendly culture in the community. The BCSPR facilitates an ongoing dialogue between government and the small business sector to identify key issues and opportunities facing B.C. small businesses, and to develop recommendations and strategies for small business and government to enhance this sector's growth and success.

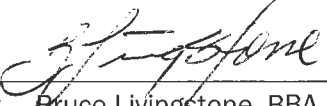
The Open for Business Awards recognize and promote B.C. communities that have implemented leading business friendly policies and initiatives that attract, retain and help small businesses. Winning communities will be permitted to display the Open for Business logo in promotional materials as a testament to the Open for Business culture entrepreneurs and business owners will find in their community.

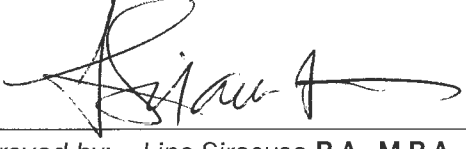
### RECOMMENDATION:


Receive for information only

**CONCLUSION:**

The City of Maple Ridge has been selected as a finalist for the "Open for Business" award by the BC Small Business Roundtable. The winners will be announced at the Small Business BC Awards Gala at the Vancouver Trade and Convention Centre on February 21, 2019.

  
\_\_\_\_\_  
Prepared by: Bruce Livingstone, BBA,  
Business Retention and Expansion Officer

  
\_\_\_\_\_  
Approved by: Lino Siracusa B.A., M.B.A.  
Director Economic Development and Civic Property

  
\_\_\_\_\_  
Concurrence: Paul Gill, BBA, CPA, CGA  
Chief Administrative Officer

**Attachments:**

- (A) Notification Letter
- (B) City of Maple Ridge "Open for Business" Submission



January 21, 2019

Lino Siracusa, Director of Economic Development & Civic Properties  
City of Maple Ridge  
11995 Haney Place  
Maple Ridge, BC V2X 6A9

Dear Mr. Siracusa:

Congratulations on being selected as a finalist in the Large Community Category of the 2019 Open for Business Awards.

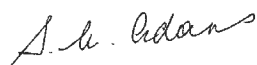
As a finalist, you have demonstrated your community's commitment to fostering small business success by adopting *Open for Business Best Practices*. We were delighted to receive your case study and appreciate your effort to create a submission. Your initiative is an excellent example of how Maple Ridge supports small businesses to grow and thrive in your community.

The BC Small Business Roundtable recognizes the critical role local government plays in supporting the growth and success of small business by establishing a business friendly culture in the community. The purpose of the Open for Business Awards is to inspire communities of all sizes and regions to adopt policy and implement supporting initiatives that support small businesses growth and success, and to recognize communities like yours that have implemented exceptional initiatives that have had a meaningful impact on helping small businesses to succeed.

I look forward to seeing you at the Small Business BC Awards Gala, February 21, 2019 at the Vancouver Convention Centre where the winners will be announced. Please RSVP at your earliest convenience to [aman.ghag@gov.bc.ca](mailto:aman.ghag@gov.bc.ca) as two complimentary tickets have been set aside for representatives from your community.

Congratulations again, and thank you for your efforts toward supporting a growing and thriving small business sector.

Sincerely,



Sue Adams, Chair, Awards Committee  
BC Small Business Roundtable

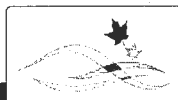
# MAPLE RIDGE

## A home-based business friendly community

Open For Business Nominee – Large Community

Lino Siracusa  
Director of Economic Development & Civic Properties  
607-467-7319  
[lsiracusa@mapleridge.ca](mailto:lsiracusa@mapleridge.ca)

City of Maple Ridge  
11995 Haney Place, Maple Ridge, BC V2X 6A9  
[www.mapleridge.ca](http://www.mapleridge.ca)



MAPLE RIDGE

British Columbia

## Let's Get Started!

Last spring, the City of Maple Ridge became one of the most “home-based business friendly” communities in B.C. by making it easier for new entrepreneurs to establish and grow businesses from their home. The City worked with a task force of local home-based business owners to review and modernise the zoning regulations and inspection processes for home-based businesses. These changes include allowing home-based businesses to use a larger percentage of floor space for their business, hire more employees, increase the number of clients able to frequent the business at home, and to allow new types of home-based businesses such as chiropractors, yoga studios and hair salons in the home.

The City of Maple Ridge believes that home-based businesses play an important role in the local economy by encouraging entrepreneurship and new business formation, supporting economic diversification, and helping reduce the negative environmental, social and financial impacts of commuting.

## Where We Came From

In 2014, the Maple Ridge Council adopted the recommendations of the *Commercial and Industrial Strategy* to expand and diversify our local economy. One of the key points of this strategy was to review and modernize our existing home-based business regulations in order to better facilitate our existing licensed home-based businesses and to provide greater opportunities for enabling home-based businesses in our City.

The Economic Development Committee, which advises Council on matters relating to the economic well-being of Maple Ridge, formed three task forces reflecting the key directions for our local economy: Tourism, Technology and Home-based Business. The Home-based Business Task Force began meeting in the summer of 2016 and identified three components to address: regulations, communications and processes.

Working with the Home-based Business Task Force, City staff undertook a background review, held internal meetings with key departments, and drafted a discussion paper on home-based businesses to identify where potential regulatory revisions might occur. We also conducted a GIS mapping exercise to identify the current numbers and locations of home based businesses in Maple Ridge to produce a summary of business types, sizes and number of employees.

### MOST COMMON TYPES OF HOME BASED BUSINESSES IN MAPLE RIDGE



### MOST COMMON TYPES TO SEE FUTURE GROWTH IN MAPLE RIDGE



In 2018, there were 1,600 licensed home-based businesses in Maple Ridge, which accounted for 35% of all business licences in the City. Employing close to 3,000 people, home-based businesses are a successful and important part of our economy as many of these home-based businesses have the potential to grow into larger operations that can create additional jobs and increase investment in the community.

## **Our Mission: To Develop Business-Friendly Regulations**

As home-based businesses represent a significant portion of our local economy in Maple Ridge, the intent of the review was to modernize and improve our regulations to better support and enable economic opportunities for our home-based businesses while still balancing the needs of the neighbourhoods where they are located. By working with the Home-based Business Task Force, the goal was to develop business-friendly regulations, with input from established home-based business owners, that work for new and existing business owners in order to grow the number of home-based businesses in our City.

“Working from home is becoming more prevalent so I believe we need to be ahead of the curve and have rules and bylaws in place that support this trend.”

## **Getting Down to Business**

City staff and the Home-based Business Task Force developed a set of proposed new regulations for home-based businesses in Maple Ridge which were presented to our residents and our local business community through a comprehensive community engagement program in 2017.

### **Business Outreach Initiatives**

The Home-based Business Task Force wanted to ensure that local businesses were consulted about the proposed changes to the home-based business regulations. Outreach initiatives included:

- “Coffee Chats with City Staff” which provided tailored feedback from City staff on how the proposed regulatory changes may impact an existing business or how they might enable a new home based business. These “Coffee Chats” were designed with existing business owners and aspiring entrepreneurs in mind.
- Presentations to several local business groups, including Women’s AM and Babes in Business, to increase awareness of the home-based business update process as well as answer any questions on how the updates may impact existing businesses. The City’s attendance was promoted through the local newspaper and social media.
- A Networking Event, hosted by the Home-based Business Task Force, connected like-minded small business owners. This event was promoted through the local newspaper, social media, a targeted home-based business mail-out, as well as posters and post-cards promoted around the City.



### **Engaging with our Residents**

City staff attended local events, like the local Farmers Market, with an information booth looking for input on the proposed home-based business regulatory changes as well as to answer any questions about starting a business in Maple Ridge. The City’s attendance at the local events was advertised through the project website and flyers available at various front counters at City Hall.

The City also hosted an Open House for residents to learn about the proposed changes and to provide their input. Notification and advertising for the event was done through newspaper advertisements, a listing on the City’s website, social media channels, flyers at various front counters at City Hall, and the use of approximately 1,500 mailed letters to all licensed home-based businesses. Following the event, the information boards were made available on the City’s website and have been included in this package.



### Seeking Community Input

A community-wide survey was used to assess comfort levels with the proposed updates to the home-based business regulations. Paper copies of the survey were available at all outreach events as well as at City Hall and on the project's website. At the time, the Home-based Business Update Survey had one of the highest response rates for a community survey ever conducted by the City.

### Staying Connected

We developed a Home-based Business E-Newsletter and used it to provide further information and updates about the engagement process and results to interested members of the public and business community.

### Paying It Forward

As a volunteer-led initiative with the Home-based Business Task Force, the review and modernization work required very few additional financial and staff resources to accomplish its objectives. The community engagement process, which required a modest budget to cover staff time and advertising costs, was covered from existing operational budgets.

Recognizing the timeliness and importance of the initiative, several community organizations donated time and resources to support the project: the *Maple Ridge – Pitt Meadows News* donated advertising space to promote several of the outreach initiatives; community groups waived participation fees to have City staff present and answer questions at their events; and members of the Home-based Business Task Force generously donated several prizes for a City-run sweepstakes draw as an added incentive to encourage survey responses.

## What We Found

Home-based businesses are a significant component of the City's business landscape. Many residents indicated that it was timely to review and modernize the home-based business regulations, citing the changing nature of business and household needs. Members of our local business groups also expressed enthusiasm for the proposed changes to the regulations and were pleased to see the City emphasizing the importance of local business development.

The City's goal is to support growth in the home-based business sector by allowing new types of home-based businesses to operate and grow by allowing them to increase their floor space, hire more employees, increase the number of clients able to frequent the business at home, and to provide additional flexibility for businesses operating on larger properties. Ultimately, a four-pronged set of regulations for home-based businesses were developed: one for multi-unit dwellings, one for one-family and two-family residential zoned lots less than 1,200m<sup>2</sup> (0.3 ac), another for one-family and two-family residential zoned lots greater than 1,200m<sup>2</sup> (0.3 ac); and one for larger properties (1+ acres) recognizing that there may be opportunities on larger properties to accommodate certain uses that may not be permitted under the general home-based business regulations (e.g. wellness centers, yoga/spa retreats, bed and breakfast operations, local agri-tourism opportunities and intimate wedding or private chapel services).

“ To permit clients to visit home-based businesses would greatly help small home businesses grow and allow for a much greater feeling of community in Maple Ridge. Making these visits for clients official would be extremely beneficial due to the lack of commercial locations for small businesses and current economic climate. ”



At the same time, the Licences and Permits Department implemented a more streamlined process for inspecting and licensing home-based businesses. This included having set appointment times, a more limited scope of inspection, and a focus on educating on home based businesses on how to avoid potential conflicts with their residential neighbours.

“ Zoning that supports home-based businesses supports our ambitions to be an innovative and entrepreneurial hub where we can live and work in the same community. ”

Our Economic Development and Civic Property Department supports and encourages home-based business expansion within the City as they are considered an essential step in creating economic opportunities within the community and finds this a great example of a successful business retention and expansion initiative that focuses on helping businesses grow and expand.

### What We Heard

Going out to public, including the local business community, revealed the importance of updating the home-based business zoning regulations and the

“ My full support to creating more jobs in Maple Ridge. ”

desire to explore a full range of possible home-based business uses. Community members recognized the benefits of supporting local job growth within the City and widely support the new directions. The community engagement process also provided an opportunity for staff to meet with local business owners and aspiring entrepreneurs to discuss how the City can help them going forward.

### Lessons Learned

Home-based businesses act as incubators for new business ideas and they allow the owners greater flexibility to look after family members and participate in the community. Encouraging more home-based businesses helps address the lack of available employment land, the high costs of real estate, and encourages a more sustainable and diversified local economy. This is especially true as new technologies and innovations are allowing a far greater range of work to be done remotely from home office settings.

The Home-based Business Task Force was one of the first of the new task forces formed and was able to successfully prove the value of this approach by helping develop and promote the updated home-based business regulations. The task force not only provided invaluable insight and guidance throughout the process, they also provided the legitimacy and transparency that ensured the Council's confidence in the regulatory update.

### What's Next

Our conversations with the community revealed some of the other potential challenges that home-based businesses face as they try to grow including internet bandwidth limitations, difficulties finding local employees and the lack of local networking and promotional opportunities for small and home-based businesses. Community comments also called for the expansion of the Inter-municipal Business Licensing program as business owners would like to see the program expanded from construction-related operations to a wider range of business types. While outside the scope of the home-based business update, which focused on regulatory amendments, it does identify areas for future review.



## **Summary**

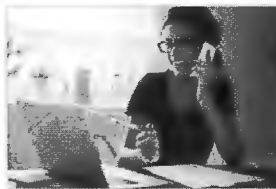
Home-based businesses play a critical role in Maple Ridge's economy. They represent one-third of all licensed businesses in the City, and many of these businesses have the potential to grow into larger businesses. By making it easier for home-based businesses to operate, the modernized regulations and inspection process encourages entrepreneurship and new business formation, supports economic diversification, and helps reduce the negative environmental, social and financial impacts of commuting.

The Home-based Business Task Force is an excellent example of a municipal government working with local business owners to modernize regulations and streamline processes that impact small businesses. As a result of this project, Maple Ridge is now one of the most "home-based business friendly" communities in B.C.

**{ MAPLE  
RIDGE }** **We see you in our future**

# WELCOME

## To the City of Maple Ridge Home Based Business Update Open House



### Thank you for attending this Open House. At today's event you can:

- **Explore the boards:** There are 10 boards and we encourage you to review them all to learn more about the proposed Home Based Business Update.
- **Ask questions:** City Staff and members of the Home Based Business Task Force are here tonight to answer any questions you may have.
- **Fill out a survey!** Paper surveys are available today. They are also available online at [www.mapleridge.ca/1137](http://www.mapleridge.ca/1137).
- **Sign-up** for the Home Based Business E-Newsletter.
- **Set-up** a time for a Coffee Chat with City Staff.

Already a home based business owner or know that you plan to operate a home based business?

Attend the Home Based Business Networking Event on  
September 22, 2017  
hosted by the Home Based Business Task Force.

Interested in having a City Staff Member present on the Home Based Business Update at your local business event?

Let a City Staff Member know!



MAPLE RIDGE

British Columbia

# Home Based Business Update

## WHAT IS A HOME BASED BUSINESS?

Home based businesses are where a resident or home owner carries on a commercial enterprise in their home.

## WHY ARE WE HERE?

Your City Council wants to hear from you about the proposed changes to the home based business regulations.

## WHY UPDATE THE HOME BASED BUSINESS ZONING REGULATIONS?

- The City is implementing a *Commercial & Industrial Strategy* recommendation.
- Recognizing that there will be changes to the way we work over the next 30 years, the City wants to modernize the regulations to provide greater opportunities for home based businesses in Maple Ridge.

## WHAT DO THE UPDATES COVER?

A number of new directions are being proposed which include expanding:

- How lot size relates to home based business size;
- The number of employees allowed at a home based business;
- The number of daily visits that can be accommodated as a home based business; and
- The type of activities permitted.

Please see boards 4 through 9 for more information.

### DON'T FORGET TO FILL OUT A SURVEY!

Surveys are available today  
in print or online.

**Fill out a survey by  
September 29, 2017  
for a chance to win a  
sweepstakes prize!**

Details available online  
[www.mapleridge.ca/1137](http://www.mapleridge.ca/1137)



WE  
ARE  
HERE

HBB Policy  
+ Best Practice  
Research

Establish HBB  
Task Force  
+ Identify Issues

Prepare  
Draft HBB  
Regulations

Discuss  
with Wider  
Community

Amend  
Zoning  
Bylaw



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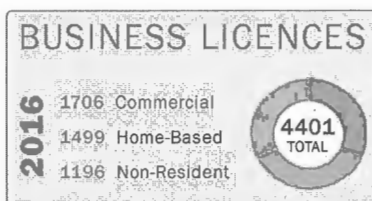
British Columbia



# Home Based Business in Maple Ridge

## HOME BASED BUSINESSES ARE AN IMPORTANT PART OF OUR ECONOMY

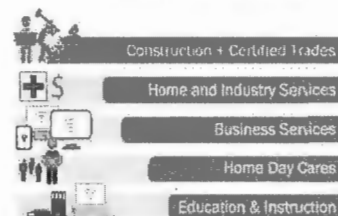
- There are approximately 1,500 licensed home based businesses in Maple Ridge.
- They account for roughly 33% of all business licences issued by the City.
- Home based businesses represent close to 3,000 people who either own or who are employed by a licensed home based business.



## HOME BASED BUSINESSES AFFECT A NEIGHBOURHOOD

- Common issues associated with home based businesses in Maple Ridge include outdoor storage, traffic, parking and noise.
- A key focus of the proposed update is to balance residential character with economic opportunities for residents wishing to operate small scale businesses.
- The intention of the proposed update is to have regulations flexible enough to accommodate changing business needs while respecting the residential feel of the neighbourhood.

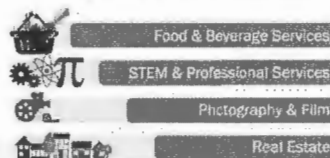
### MOST COMMON TYPES OF HOME BASED BUSINESSES IN MAPLE RIDGE



## MAPLE RIDGE + METRO VANCOUVER

- According to the City's *Commercial & Industrial Strategy*, Maple Ridge residents have one of the longest average commutes in the Metro Vancouver region.
- Approximately 35% of current residents work in Maple Ridge.
- Home based businesses offer an opportunity to allow more residents to work from home.

### HOME BASED BUSINESS TYPES TO SEE FUTURE GROWTH IN MAPLE RIDGE



MAPLE RIDGE

British Columbia



# General Regulations

## HOW TO ENSURE MY HOME BASED BUSINESS WILL NOT DISTURB MY NEIGHBOURS?

The Home Based Business Update proposes a number of requirements:

Be entirely contained within a dwelling unit or accessory building.

Not involve unenclosed outdoor storage.

Not involve the salvage, repair or maintenance of motor vehicles (including their engines or parts).

Not involve activities that emit odors, noxious or toxic matter.

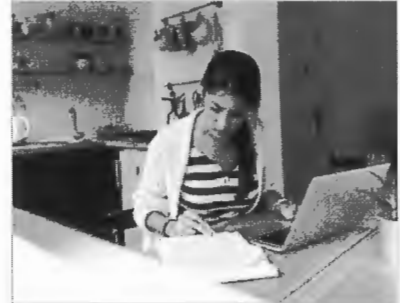
Not involve activities that result in traffic congestion.

Not involve the use of equipment that is not ordinarily found in the home for household, office or hobby purposes.

Not involve orchestra and band training or public assembly uses.

Be permitted 1 sign but otherwise there should be no external indication that the building is being used for a non-residential purpose.

Comply with other City Bylaws, including but not limited to, the Noise Control Bylaw and the Animal Control & Licensing Bylaw.



MAPLE RIDGE

British Columbia

# Location & Size

## WHERE CAN I OPERATE MY HOME BASED BUSINESS?

- Currently, home based businesses are only permitted to operate from a dwelling unit.
  - Suburban, Rural and Agricultural (RS-2, RS-3 and A) zones are currently permitted a home based business in an accessory building.
- The proposed update would permit a home based business to take place in **both** the main dwelling unit that makes up the home as well as in a secondary suite or detached garden suite **and** in an accessory building in all residential zones.
- A home based business can continue to operate in a multi-family unit (e.g. apartment or townhouse).



### WHAT DO THOSE TERMS MEAN?

**Dwelling Unit:** one or more rooms used for the residential accommodation of a family.

**Secondary Suite:** a dwelling unit contained within the same building as the one family residential unit.

**Detached Garden Suite:** a detached self-contained dwelling unit in the rear yard (also known as a laneway or carriage house).

**Accessory Building:** a building or structure incidental to the principal one family dwelling unit such as a detached garage, shed, boat house, pool house, etc.

**Gross Floor Area:** the total area of all the floors of all dwelling unit's on a lot.

## HOW MUCH SPACE CAN MY HOME BASED BUSINESS USE?

- Today, home based businesses are permitted up to 20% of the residential floor area, up to 50m<sup>2</sup> or 538 sq ft.
- The proposed update would allow a home based business:
  - On smaller lots (multi-family units and single family lots less than 1,200 m<sup>2</sup> or 0.3 acres) up to 30% of the gross floor area to a maximum of 50m<sup>2</sup> or 538 sq ft.  
*also called Type 1 Home Based Businesses*
  - On larger lots (single family lots over 1,200m<sup>2</sup> or 0.3 acres) up to 45% of the gross floor area, to a maximum of 100m<sup>2</sup> or 1,076 sq ft.  
*also called Type 2 Home Based Businesses*
- Each dwelling unit on a lot is entitled to the same amount of space for a home based business.
- Family Daycares (8 or less children in care) which are licensed under the *Community Care and Assisted Living Act* are exempt from these size limitations.



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# Daily Visits

## HOW MANY CLIENT VISITS CAN I HAVE PER DAY?

- Today, a home based business cannot receive daily visits by clients. The one exception is for Tutoring & Lessons which allows six people per day up to two sessions per day.
- With the intent of creating greater flexibility for home based businesses, the proposed update would allow daily visits by clients, by appointment, for all permitted home based business uses:
  - Up to 10 clients per day for Type 1 Home Based Businesses
  - Up to 16 clients per day for Type 2 Home Based Businesses
- Appointments are recognized as opportunities to provide services, commission work, or to take possession of previously purchased materials.



## HOW MANY CLIENTS CAN I HAVE AT ONE TIME?

- The proposed update would allow a home based business:
  - Up to 5 clients at any one time for Type 1 Home Based Businesses\*
  - Up to 8 clients at any one time for Type 2 Home Based Businesses\*

*\* Subject to the daily client visit limit.*

## HOW MANY EMPLOYEES CAN I HAVE?

- Currently, home based businesses are allowed one employee.
- The proposed update would allow a home based business:
  - Up to 2 employees for Type 1 Home Based Businesses\*
  - Up to 3 employees for Type 2 Home Based Businesses\*

*\* Subject to parking requirements*

## WHAT ARE MY PARKING REQUIREMENTS?

- All employee parking must be provided on-site.

### TYPE 1 & 2 HOME BASED BUSINESSES

You may notice the reference to 'Type 1' and 'Type 2':

- Type 1 includes home based businesses on single family lots less than 1,200m<sup>2</sup> (0.3 acres) as well as multi-family units.
- Type 2 includes home based businesses on single family lots over 1,200m<sup>2</sup> (0.3 acres).
- Only includes lots within a Residential zone.



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# Types of Activities

## PERMITTED USES

The Home Based Business Update proposes that the following types of activities be permitted as home based business uses:

### Health Services

- Allows health professionals that are subject to a College or Association that has been delegated the authority, under provincial legislation, to govern the practice of their members.
- Includes chiropractors, registered massage therapists (RMTs), physicians, traditional Chinese medicine practitioners, amongst others.



### Personal Services

- Includes services involving hair, skin, nails and personal wellness.
- Body modification services (e.g. tattooing, piercing and microblading) would not be permitted as a home based business.
- Requires an initial inspection by Fraser Health at the home bases business address.

### Animal Services

- Permits dog walking, pet sitting, training, animal spas and therapy services.
- Mobile-based operations permitted for Type 1 and Type 2. On-site operations only permitted for Type 2 Home Based Businesses.
- Commercial kennels, breeding, dog boarding and dog daycares would not be permitted as a home based business use.



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# Types of Activities

## PERMITTED USES

The Home Based Business Update proposes that the following types of activities be permitted as home based business uses:

### Office and Business Services

- Includes business support services, such as administrative and office functions.

### Professional Services

- Covers professionals where the member is required to be licensed or certified by a self-regulating professional authority.
- Includes accountants, architects, engineers, financial consultants, lawyers, notary publics, planners, and real estate agents, amongst others.



### Home Craft

- Covers the small scale production of goods, including art, photography, jewelry, food\*, bath & beauty products, clothing, and toys.

### Tutoring & Lessons

- Includes academic tutoring and music lessons.
- Expanded interpretation would include non-academic uses, such as yoga.

### Sales

- Permit off-site, online and mobile-based sales but does not include general retail sales.

### Family Daycares

- Includes daycares with 8 or less children in care\*.

\* Subject to Fraser Health Regulations & Inspection



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# Additional Home Based Businesses



## TYPE 3 HOME BASED BUSINESS

- There may be opportunities on properties 1 acre or larger to accommodate additional uses that are not permitted under the other two proposed categories of home based businesses. These would be *called Type 3 Home Based Businesses*

- Possible Type 3 uses include:

- Retreats - Spa or Yoga services
- Agri-Tourism - Farm Cycle Tours or Farm-to-Table opportunities
- Small Events & Celebrations - Intimate Wedding or Private Chapel Services
- Outdoor Tourism - Recreational opportunities
- Drop-in Retail - Artisanal and Antique sales
- Interested in others? Let us know by filling out a survey!

- Two possible ways of permitting a Type 3 Home Based Business:

- As an outright use; or
- Require the property to be rezoned.

## OUTRIGHT USE

- A Type 3 Home Based Business use would be permitted on every residential lot 1 acre or more.
- No opportunity for public comment would be provided.
- A regular business licence would be required, as it is with the other types of home based businesses.

## REZONING

- Require a rezoning to permit Type 3 Home Based Businesses to operate from the home.
- Require interested business operators and/or land owners to go through the rezoning process, which includes a public hearing.
- If approved, a business licence could then be issued, subject to other necessary approvals.

Share your thoughts on the proposed Type 3 Home Based Business by filling out a survey!



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# Home Based Business Regulations (2018)

## General Regulations

| PARAMETER                           | TYPE 1<br>(MULTI-FAMILY)   | TYPE 2<br>(LOT SIZE UNDER 1,200 M <sup>2</sup> )                  | TYPE 3<br>(LOT SIZE OVER 1,200 M <sup>2</sup> )                   |
|-------------------------------------|--|---|---|
| Location                            | Per Dwelling Unit  | Per Dwelling Unit & Accessory Building                            | Per Dwelling Unit & Accessory Building                            |
| Size<br>(based on gross floor area) | 30%<br>up to 50m <sup>2</sup><br>(538 ft <sup>2</sup> )  | 30%<br>up to 50m <sup>2</sup><br>(538 ft <sup>2</sup> )           | 45%<br>up to 100m <sup>2</sup><br>(1,076 ft <sup>2</sup> )        |
| Daily Visits<br>(by appointment)    | Not permitted  | 10 clients per day  | 16 clients per day  |
| Group Sessions                      | Restricted to <i>Tutoring &amp; Lessons</i> ;<br>capped at 2 sessions; maximum<br>of 6 clients per day | Capped at 6 clients at one-time;<br>maximum of 10 clients per day | Capped at 8 clients at one-time;<br>maximum of 16 clients per day |
| Non-resident Employees<br>(on-site) | 1<br>subject to on-site parking  | 2<br>subject to on-site parking                                   | 3<br>subject to on-site parking                                   |
| Signage                             | subject to Sign Bylaw  | subject to Sign Bylaw   | subject to Sign Bylaw   |

## Permitted Uses

| PARAMETER             | TYPE 1<br>(MULTI-FAMILY)                                | TYPE 2<br>(LOT SIZE UNDER 1,200 M <sup>2</sup> ) | TYPE 3<br>(LOT SIZE OVER 1,200 M <sup>2</sup> ) |
|-----------------------|---|--|---|
| Office                | Permitted   | Permitted  | Permitted                                       |
| Business Services     | Permitted   | Permitted  | Permitted                                       |
| Professional Services | Permitted   | Permitted  | Permitted                                       |
| Health Services       | Permitted, limited to off-site or<br>mobile-based only. | Permitted  | Permitted                                       |
| Personal Services     | Permitted, limited to off-site or<br>mobile-based only. | Permitted  | Permitted                                       |
| Animal Services       | Permitted, limited to off-site or<br>mobile-based only. | Permitted, limited                               | Permitted                                       |
| Homecraft             | Permitted   | Permitted  | Permitted                                       |
| Tutoring & Lessons    | Permitted   | Permitted  | Permitted                                       |
| Sales                 | Not permitted   | Permitted, restricted                            | Permitted, restricted                           |

## Type 4 Home Occupations

Recognizing there may be opportunities on larger properties (e.g. one or more acres) to accommodate larger or more intensive home occupation uses, Type 4 Home Occupations are proposed via a text amendment process. A text amendment of the Zoning Bylaw permits each application to be permitted on a case-by-case basis and would result in site-specific requirements (e.g. servicing, screening, and on-site parking) that would address possible neighbourhood impacts as well as permit the opportunity for public comment on each application through the public hearing process.



MAPLE RIDGE

British Columbia

# THANK YOU

**For taking the time to look over the proposed updates to the  
home based business regulations.**



## WE WANT TO HEAR FROM YOU!

**Please take the opportunity to provide your thoughts and comments  
through our survey available today or online at:**

**[WWW.MAPLERIDGE.CA/1137](http://WWW.MAPLERIDGE.CA/1137)**

**Survey closes September 29, 2017**

### STAY IN TOUCH

**P:** (604) 467-7493

**W:** [www.mapleridge.ca/1137](http://www.mapleridge.ca/1137)

**E:** [employmentlands@mapleridge.ca](mailto:employmentlands@mapleridge.ca)



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