

**COMMITTEE OF THE WHOLE
AGENDA
February 6, 2017
1:00 p.m.
Council Chamber**

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

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

Chair: Acting Mayor

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

1:00 p.m.

1.1 Alouette River Management Society (“ARMS”) Annual Report

- Greta Borick-Cunningham, Executive Director

2. PUBLIC WORKS AND DEVELOPMENT SERVICES

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

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

1101 2016-456-AL, 9881 280 Street, Application to Exclude Land from the Agricultural Land Reserve

Staff report dated February 6, 2017 providing options for consideration pertaining to Application 2016-456-AL to exclude approximately 3.9 hectares (9.7 acres) of land from the Agricultural Land Reserve in order to legitimize current property uses described as a home based repair business and truck parking.

1102 2016-464-RZ, 20185 and 20199 McIvor Avenue, RS-1 to RS-1b

Staff report dated February 6, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7308-2017 to rezone from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban [Medium Density] Residential) to permit subdivision into approximately nine RS-1b lots be given first reading and that the applicant provide further information as described on Schedules A and B of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

1103 2016-034-RZ, 12358 216 Street, RS-1 to RS-1b

Staff report dated February 6, 2017 recommending the Maple Ridge Zone Amending Bylaw No. 7247-2016 to rezone from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban [Medium Density] Residential) to permit a future subdivision of approximately two lots be given second reading and be forwarded to Public Hearing.

1104 2015-253-DVP, 23539 Gilker Hill Road

Staff report dated February 6, 2017 recommending that the Corporate Officer be authorized to sign and seal 2015-253-DVP to reduce asphalt width requirements, reduce minimum front and rear yard setbacks, increase maximum building heights for some blocks, reduce the minimum required Usable Open Space per three bedroom unit and increase maximum retaining wall height.

1105 2015-253-DP, 23539 Gilker Hill Road

Staff report dated February 6, 2017 recommending that the Corporate Officer be authorized to sign and seal 2015-253-DP to permit a 43 unit townhouse development consisting of ten buildings, under the RM-1 (Townhouse Residential) zone.

1106 2016-115-DP, 2016-115-DVP, 11909 and 11889 227 Street, PID 009-280-642

Staff report dated February 6, 2017 recommending that the Corporate Officer be authorized to sign and seal 2016-115-DVP to reduce front yard, rear yard, interior side yard and exterior side yard setbacks for specific floors and that the Corporate Officer be authorized to sign and seal 2016-115-DP to permit construction of a six storey mixed-use building with ground floor commercial and 44 residential units under the existing C-3 (Town Centre Commercial) zone.

1107 Award of Contract RFP-EN17-03: Engineering Design Services for 232 Street, Preliminary and Detailed Design (132 Avenue to Silver Valley Road)

Staff report dated February 6, 2017 recommending that Contract RFP-EN17-03: Engineering Design Services for 232 Street Preliminary and Detailed Design (132 Avenue to Silver Valley Road) be awarded to McElhanney Consulting Services Ltd.; that a task-specific project contingency be established and that the Corporate Officer be authorized to execute the contract.

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

1131

4. *COMMUNITY DEVELOPMENT AND RECREATION SERVICES*

1151 Festival Grant Program Recommendations – Intake One

Staff report dated February 6, 2017 recommending that festival support allocations for May 1, 2017 to October 31, 2017 towards community festivals and civic signature events be approved.

1152 Maple Ridge Cemetery Amending Bylaw

Staff report dated February 6, 2017 recommending that Maple Ridge Cemetery Bylaw No. 7260-2016 to update definitions, reflect changes in the Cremation, Interment and Funeral Services Act and changes to the governance model for cemeteries as well as inclusion of expanded services such as double columbaria be given first, second and third readings, and that Maple Ridge Cemetery Bylaw No. 5784-1999 be repealed in its entirety upon adoption of Bylaw No. 7260-2016.

5. *ADMINISTRATION*

1171

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

1181

7. ***OTHER ISSUES***

1191

8. ***ADJOURNMENT***

9. ***COMMUNITY FORUM***

COMMUNITY FORUM

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

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

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

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

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

For more information on these opportunities contact:

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

Checked by: _____
Date: _____

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: February 6, 2017
FILE NO: 2016-456-AL
MEETING: C of W
SUBJECT: Application to Exclude Land from the Agricultural Land Reserve
9881 280 Street

EXECUTIVE SUMMARY:

An application has been received under Section 30 (1) of the Agricultural Land Commission Act to exclude approximately 3.9 hectares (9.7 acres) of land from the Agricultural Land Reserve. The Applicant's submission conforms with the notice of application requirements of the Agricultural Land Commission. The applicant seeks to legitimize the current uses on the subject property, described as a home based repair business and truck parking.

There are numerous challenges to this application ultimately being successful. The uses proposed are industrial and expressly prohibited as home occupation uses. For this reason, legitimizing these uses would require rezoning the subject property, and amending its current Agricultural land use designation. Approval at local, regional, and provincial levels of government would be required.

Over the years, there have been numerous reports for exclusion applications prepared for Council consideration. Typically these reports emphasize the policy context of the Official Community Plan and the implications for supporting agriculture within the community. These considerations continue to be pertinent to this application. However, as specific land uses are proposed with this application, the focus of this report will be the implications and the required process for legitimizing these industrial uses on the subject property.

The recommendations provided in this report are in accordance with previous Council direction. For this reason, specific direction is not provided. However, Council is advised that approving this application to proceed would imply support for rezoning the property, and amending its land use designation. As Metro Vancouver support would also be required, this process would be onerous.

RECOMMENDATION:

The following resolutions are provided for Council's consideration:

- a) That the application not be authorized to go forward to the Agricultural Land Commission;
- b) That the application be authorized to go forward to the Agricultural Land Commission with a summary of Council's comments and the staff report.

DISCUSSION:

a) Background Context:

Applicant: Stephen C Walker
Owner: Stephen C Walker

Legal Description: Lot: 2, Section: 5, Township: 15, Plan: 3949

OCP :
Existing: 81% Agricultural & 19% Rural Residential
Proposed: Industrial required

Zoning:
Existing: RS-3 (One Family Rural Residential)
Proposed: Industrial required

Surrounding Uses

North:	Use:	Farm and Rural Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	80% Agricultural & 20% Rural Residential
South:	Use:	Rural Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	81% Agricultural & 19% Rural Residential
East:	Use:	Vacant recreational
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Park in the Agricultural Land Reserve
West:	Use:	Vacant
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Rural Residential

Existing Use of Property: Farm, rural residential, & non-conforming industrial use
Proposed Use of Property: no change, legitimize non-conformity
Site Area: 3.9 hectares (10 acres)
Access: 280th Street
Servicing: On site services only

Legal Description: Lot: 2, Section: 5, Township: 15, Plan: NWP3949

b) Project Description:

This application for exclusion from the Agricultural Land Reserve is intended to legitimize an existing use that does not comply with permitted uses in the Agricultural Land Reserve or under the subject property's RS-3 One Family Rural Residential zoning. The subject property is being used for vehicle repair and truck parking.

Based on ortho photo records, it is apparent that this use has been in existence since before 2011. A non-farm use application (2012-073-AL) was made previously in support of these uses. At their regular meeting on August 28, 2012, Council denied forwarding the application to the Commission. Council did not support this industrial use in the rural area but recognized that it was the property owner's livelihood. For this reason, Council wanted to give the property owner the opportunity to transition the operation to legal conformity. It appears that this operation has not scaled back since that time. There is no record of a business licence ever being in effect for this use on the subject property.

The Licences, Permits, and Bylaws Department confirms that bylaw enforcement actions are currently being pursued on the subject property, in collaboration with staff from the Agricultural Land Commission.

c) Planning Analysis:

On July 19, 2004, a report for processing exclusion applications was received by Council outlining legal implications and the local government's role in processing applications for exclusion from the Agricultural Land Reserve. Council resolved to consider the following options for referring applications to the Agricultural Land Commission:

- The application be authorized to go forward to the Agricultural Land Commission with no comment.
- The application be authorized to go forward to the Agricultural Land Commission with comments.
- The application be authorized to go forward to the Agricultural Land Commission with a recommendation to exclude the property with or without comments.
- The application be authorized to go forward to the Agricultural Land Commission with a recommendation to not exclude the property with or without comments.
- The application not be authorized to go forward to the Agricultural Land Commission.

This process for decision making for an application for exclusion from the Agricultural Land Reserve was further refined by Council at their February 14, 2005 Workshop. At that time, Council resolved that the process for referring applications for exclusion to the Agricultural Land Commission include the following options:

- That the application not be authorized to go forward to the Agricultural Land Commission;
- That the application be authorized to go forward to the Agricultural Land Commission with a summary of Council's comments and the staff report.

Zoning Bylaw

Should this exclusion application be successful, the existing RS-3 Zoning on the subject property will remain, and the permitted uses under that zone will prevail. Home occupation uses are supported in residential zones, but are limited to avoid potential conflicts with residential uses. Motor vehicle repair is not permitted as a home occupation use in the Zoning Bylaw, and only one vehicle may be used in connection with the home occupation. Both of these limitations would prohibit the current use of the subject property, which involves vehicle and truck repair and the parking of multiple vehicles, including trucks and trailers. For this reason, rezoning to industrial would be required to legitimize this use on the subject property.

Agricultural Land Commission- Home Occupation

ALC Policy L-07 Home Occupation defines home occupation as follows:

home occupation means a use that is accessory to a residential use of a property where a resident carries on a profession or occupation that is clearly incidental to the primary use of the land and, for ALC purposes, is entirely contained within a dwelling or a building accessory to a dwelling for such businesses that require a small area of outside space from time to time.

Commission policy is comparatively liberal in its range of permitted uses as a home occupation, but sets a maximum footprint of 100 square metres, which is twice the size permitted in the Maple Ridge Zoning Bylaw. The footprint occupied by the non-conforming use greatly exceeds the maximum set by Commission policy.

Commercial and Industrial Strategy – Home Based Business

One of the outcomes of the Commercial and Industrial Strategy, endorsed in 2014, was the emphasis on the potential for expanding opportunities for home based business. The Planning Department and the Economic Development Office have been collaborating towards advancing this initiative. A likely recommendation resulting from this work will be an expansion of the space allocation for the home occupation use, particularly in rural areas. However, there will continue to be an emphasis on permitting only those uses with minimal potential for conflicts in residential or agricultural settings. For this reason, unless otherwise directed by Council, vehicle and truck repair will likely remain as a prohibited use in residential zones.

Official Community Plan - Industrial Policies

The Official Community Plan recognizes that additional employment generating industrial lands are needed in the community, and provides locational criteria for assessing site suitability. Towards this purpose, Policy 6-41 states:

The identification of additional employment generating lands is a priority for the District (sic). Maple Ridge will evaluate alternate locations for a large block or blocks of additional employment generating land to support the growth of the employment sector in the future. Local parameters for suitable industrial land may include, but is not limited to:

- a. *land that is relatively flat;*
- b. *land that is conducive to industrial development;*

- c. *land this is contiguous to a full range of municipal services;*
- d. *land that is strategically located near the Regional transportation network.*

As the site is located in an agricultural context, reliant on on-site services, and remote from the Regional Transportation network, the locational criteria for land conversion to industrial uses have not been met. In addition, the employment generating potential of this owner operator business is not likely to provide sufficient economic benefits to justify the redesignation of this land to industrial uses. Based on the policies of the Official Community Plan, this non agricultural use would trigger the need for an agricultural impact assessment by a qualified professional, as the property will continue to be adjacent to agricultural land.

Regional Growth Strategy

The subject property is designated Agriculture in the Regional Growth Strategy, which is under the jurisdiction of Metro Vancouver. In order to convert this land to an Industrial designation, an amendment process would be required. The Regional Growth Strategy identifies this required process as a Type 2 Amendment, requiring a two-thirds weighted majority vote of the Metro Vancouver Board and a regional public hearing.

Interdepartmental Implications

As noted, the current use is not permitted on the subject property, and bylaw enforcement action is being pursued by municipal staff. Although no business license has been issued, it is clear that this use has been in existence for several years. Landscape modifications include a gravel parking lot that is used for parking trucks and heavy machinery. The Building Department confirms that such a use would require the installation of mechanisms in the parking lot to prevent petroleum residues from infiltrating into soils. Such a mechanism would need to be designed and approved by a qualified engineer. The design of a waste water treatment process would also need to be provided. There are no records on file to suggest that this work has been done.

Agricultural Plan

The Maple Ridge Agricultural Plan was endorsed by Council in December 2009. Goal 13 of the Plan, titled Protect and Enhance the Agricultural Context of the Agricultural Land Reserve, states the objective that “land use designations in the Agricultural Land Reserve reflect the primacy of agriculture as the highest and preferred land use.

Recommendation (b) of Goal 13 states:

Create a code of good land stewardship in the Agricultural Land Reserve (abandoned cars, trailers, machinery, trash, obsolete signage, dumped soil) to prevent contamination and visual pollution (batteries, crankcase oil, unproductive fill).

This current land use on the subject property does not reflect this objective.

Citizen Implications.

A number of letters have been received by concerned citizens in response to this application. These will be forwarded to the Commission should this application be successful. The concerns expressed include noise from the movement of trucks to and from the site, the damage done to 280th Street from heavy truck traffic, and the potential for site contamination given the potential for spilling fuels,

oils, and coolant from the equipment on the site. Mapping information, attached as Appendix C, shows site details, fish bearing streams and properties in this vicinity relying on groundwater for their water supply.

CONCLUSION:

In accordance with Council direction for processing exclusion applications, no specific recommendation is provided. However, Council is advised to consider the implications of forwarding this application to the Agricultural Land Commission. If the Commission agreed to the exclusion of this property, the next steps to bring this property into legal conformance would involve rezoning and redesignating this property for industrial uses. An amendment to the Regional Growth Strategy would be required. However, this non-conforming use is at odds with the agricultural context of the subject property. In addition, the locational criteria for conversion to industrial land uses, outlined in the Official Community Plan, have not been met. There are considerable challenges involved in legitimizing this use. The community benefits do not appear sufficient to justify the conversion of this land to industrial uses.

“Original signed by Diana Hall”

**Prepared by: Diana Hall, MCIP, RPP
Planner 2**

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

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

“Original signed by E.C. Swabey”

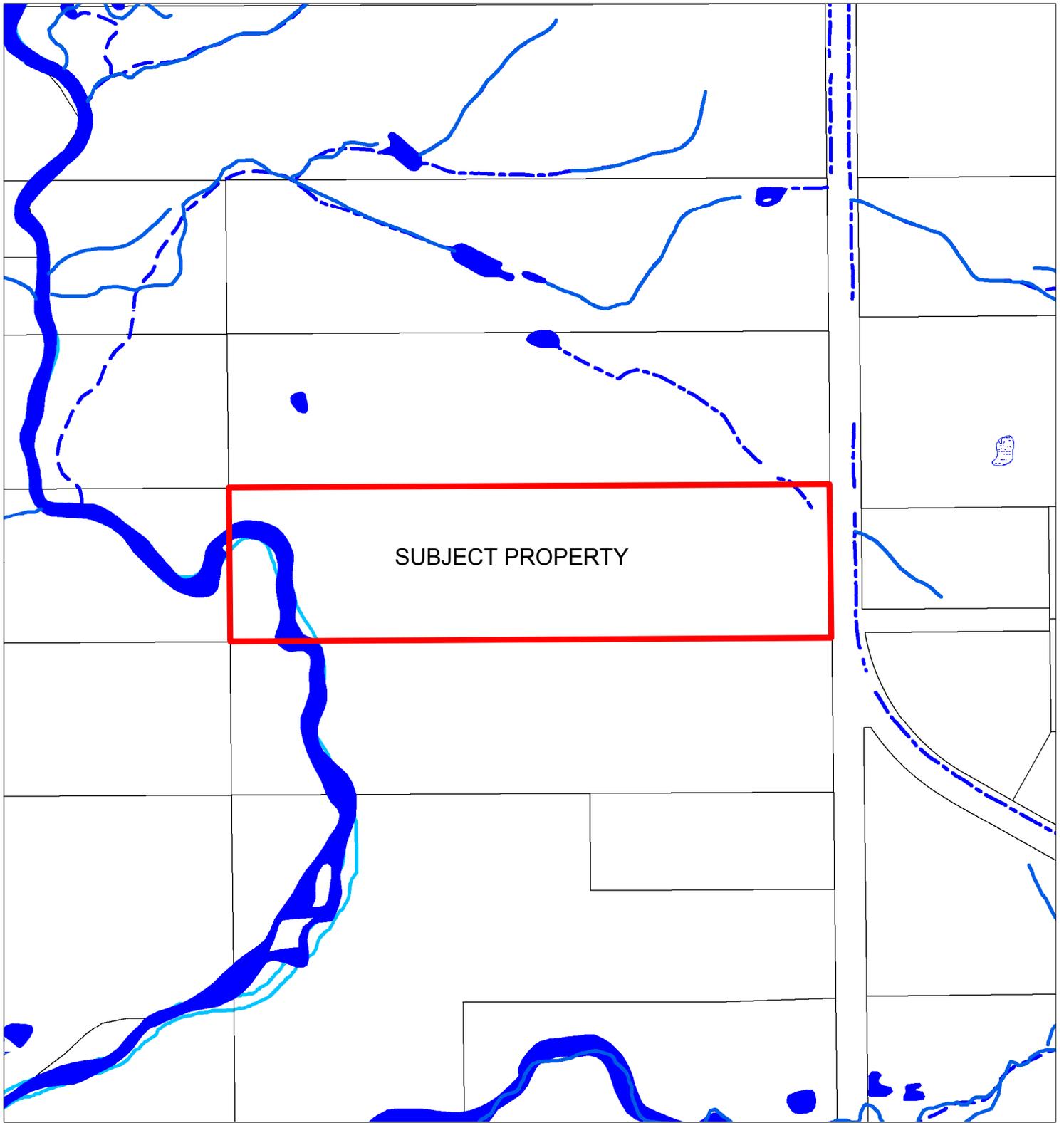
**Concurrence: E.C. Swabey
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject map

Appendix B – Ortho map

Appendix C – Potential contamination / Groundwater wells in the vicinity.



SUBJECT PROPERTY



Scale: 1:3,500

Legend

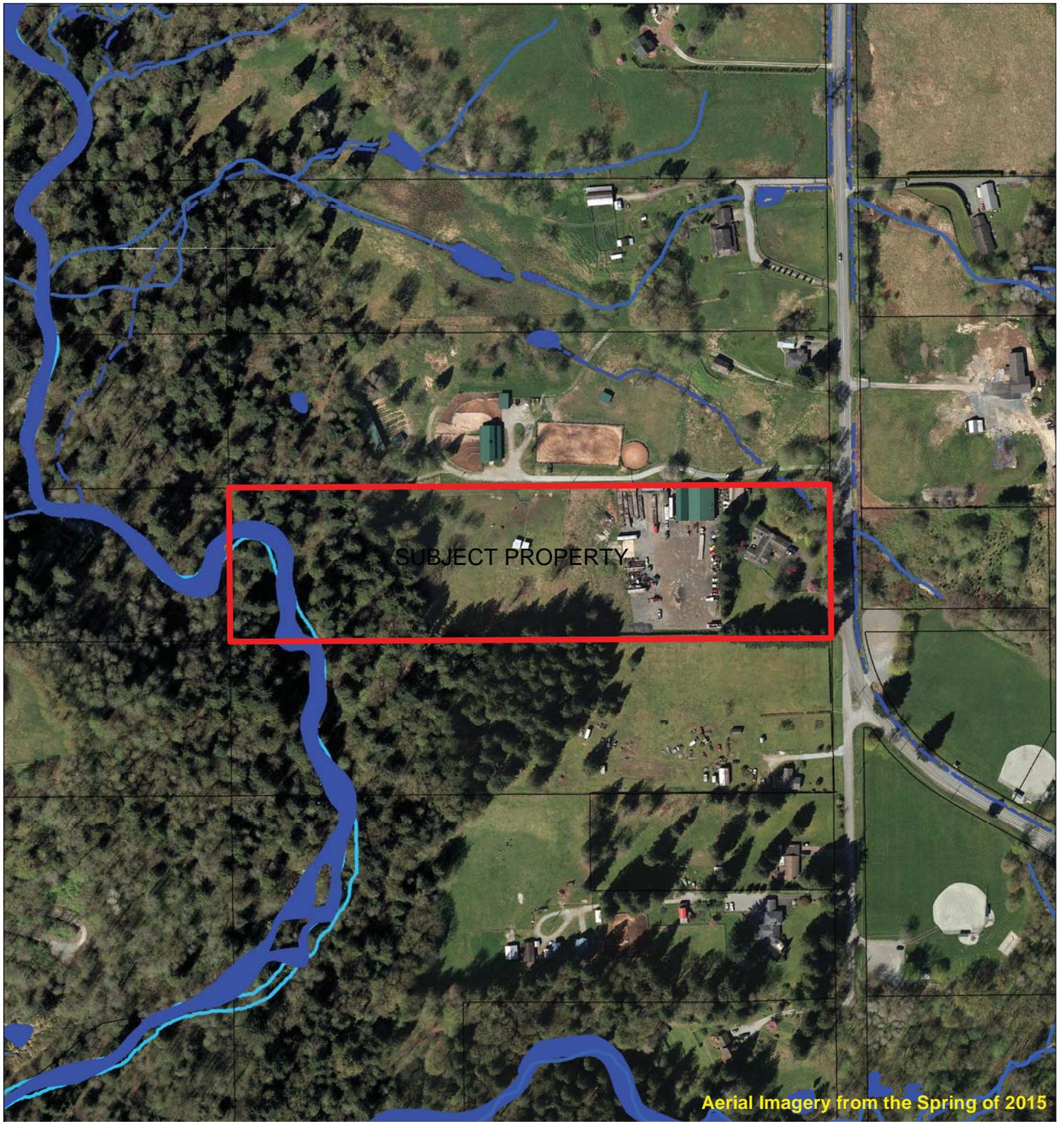
-  Stream
-  Indefinite Creek
-  River
-  Major Rivers & Lakes

9881 280 St



2016-456-AL
DATE: Dec 1, 2016

BY: PC



Aerial Imagery from the Spring of 2015



Scale: 1:3,500

Legend

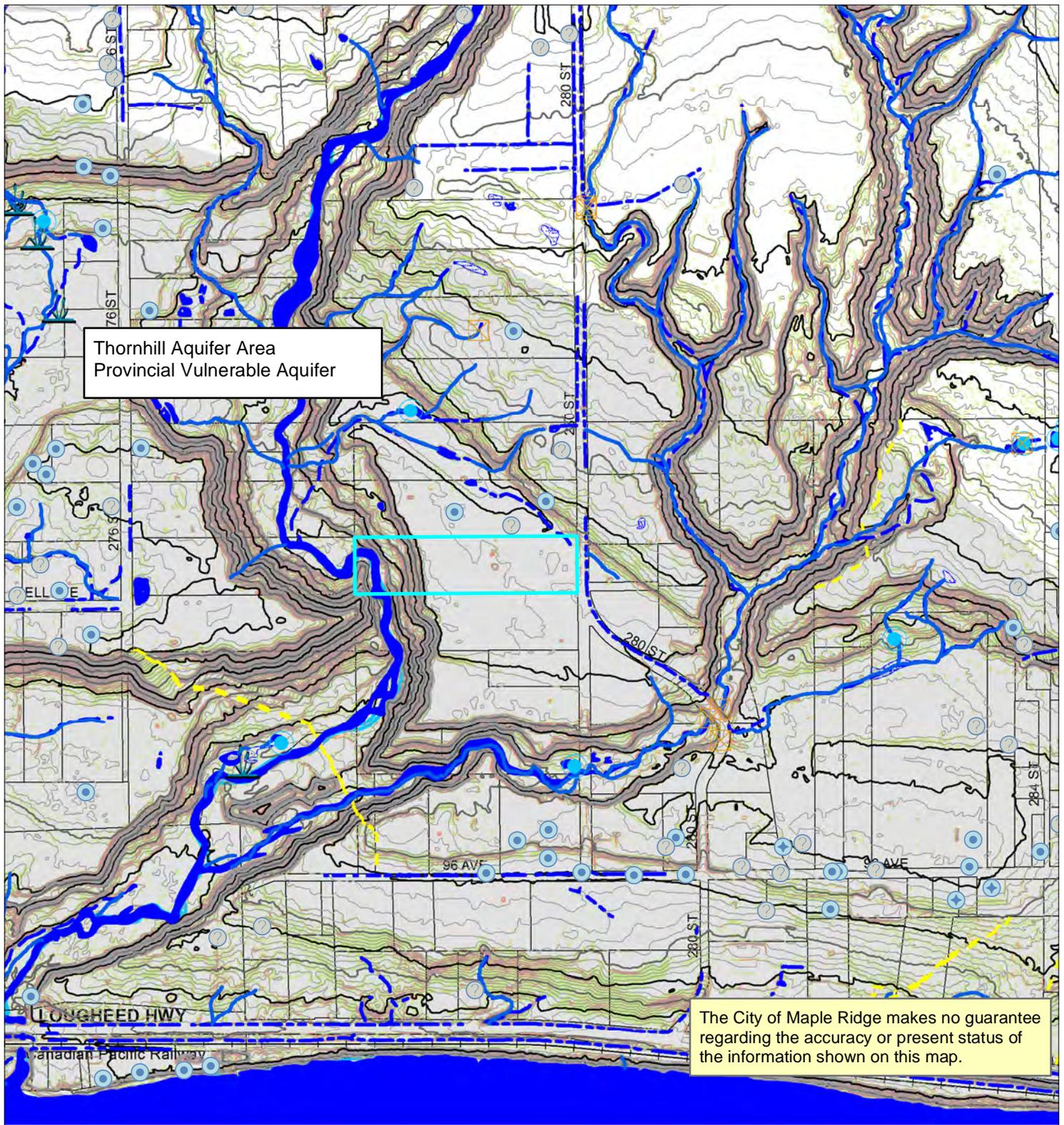
-  Stream
-  Indefinite Creek
-  River
-  Major Rivers & Lakes

9881 280 St



2016-456-AL
DATE: Dec 1, 2016

BY: PC



Legend

Groundwater Wells

Well Use Name

- Abandoned
- Commercial and Industrial
- Irrigation
- Observation Well
- Other
- Private Domestic
- Unknown Well Use
- Water Supply System



Wetland



Stream



Aquifer



Scale: 1:9,481

9881 280 St. Groundwater Wells

PLANNING DEPARTMENT



MAPLE RIDGE

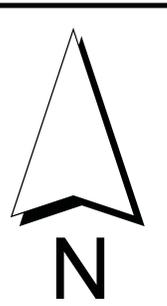
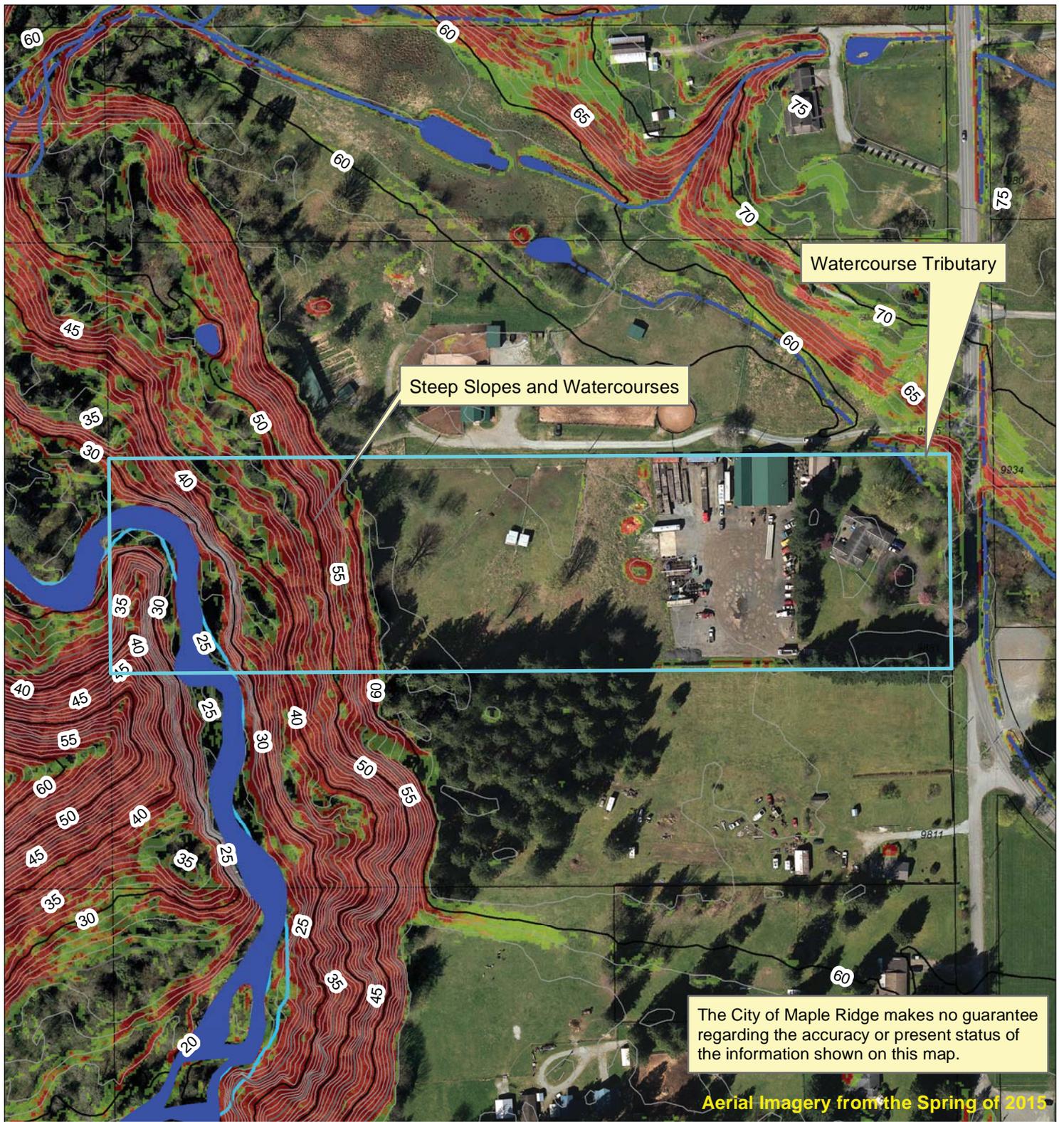
British Columbia

mapleridge.ca

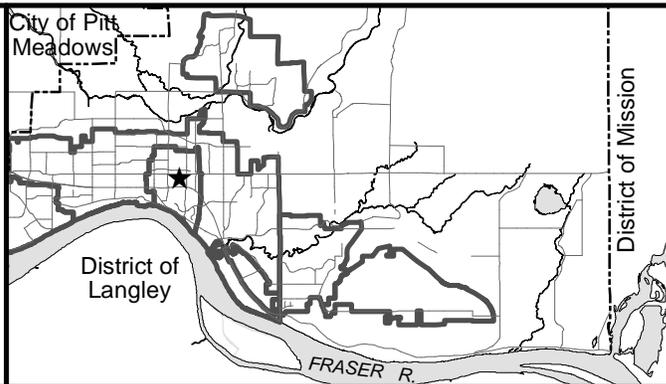
FILE: Untitled

DATE: Jan 31, 2017

BY: RS



Scale: 1:2,500



9881 280 St.
Site Context Map1

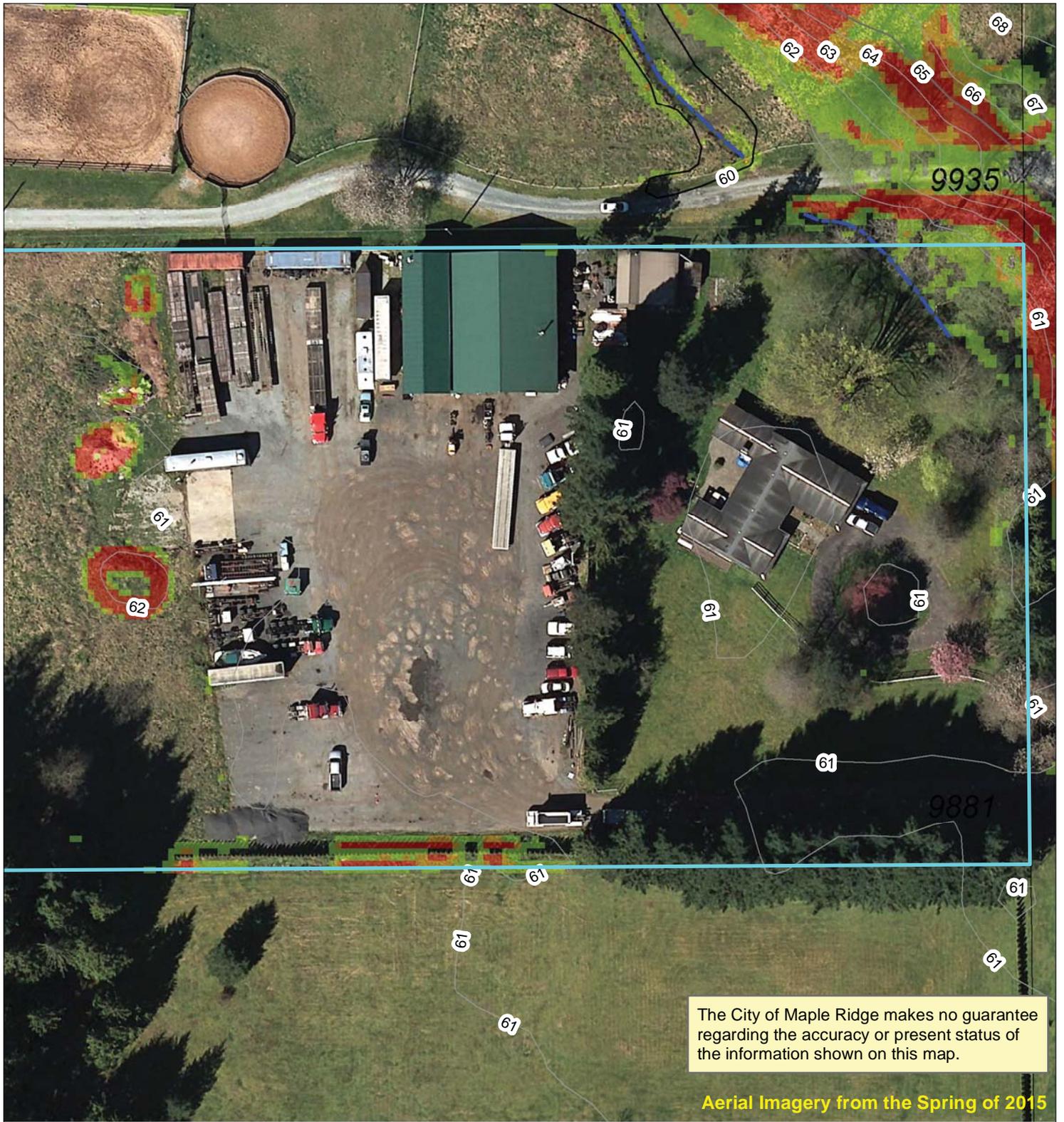
PLANNING DEPARTMENT



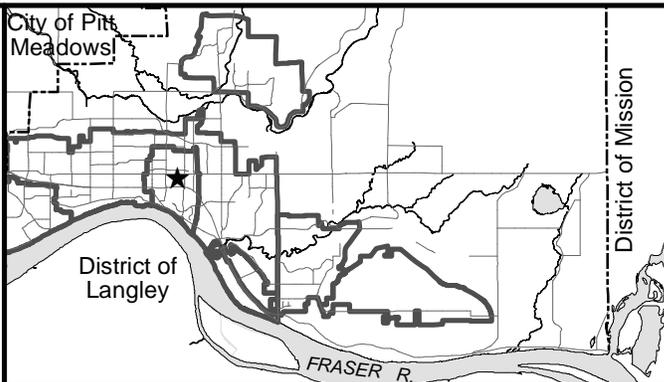
mapleridge.ca

FILE: Untitled
DATE: Jan 31, 2017

BY: RS



Scale: 1:868



9881 280 St. Site Context Map1

PLANNING DEPARTMENT



mapleridge.ca

FILE: Untitled
DATE: Jan 31, 2017

BY: RS

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **First Reading**
Zone Amending Bylaw No.7308-2017
20185 and 20199 Mclvor Avenue

MEETING DATE: February 6, 2017
FILE NO: 2016-464-RZ
MEETING: C of W

EXECUTIVE SUMMARY:

An application has been received to rezone the property located at 20199 Mclvor Avenue, from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (Medium Density) Residential). The second property, located at 20185 Mclvor Avenue, is currently and will remain zoned RS-1b (One Family Urban (Medium Density) Residential). Together, the two subject properties will permit subdivision into approximately nine RS-1b (One Family Urban (Medium Density) Residential) zoned lots. The property located at 20199 Mclvor Avenue was excluded from the Agricultural Land Reserve (ALR) in 2003; however, it is currently designated *Agricultural* on Schedule B of the Official Community Plan (OCP), and will require an amendment to:

- Include the subject property, located at 20199 Mclvor Avenue, within the Urban Area Boundary; and
- Change the land use designation from *Agricultural* to *Urban Residential*.

Pursuant to Council resolution, this application is subject to the Community Amenity Contribution Program. 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 OCP amendments on the City's website, together with an invitation to the public to comment, and;

That Zone Amending Bylaw No. 7308-2017 be given first reading; and

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

DISCUSSION:

a) Background Context:

Applicant: Platinum Projects Ltd.

Legal Descriptions: Lot 102 District Lot 263 Group 1 New Westminster District Plan 50054
Lot 40 District Lot 263 Group 1 New Westminster District Plan BCP30587

OCP:
Existing: Agricultural, Urban Residential
Proposed: Urban Residential

Zoning:
Existing: RS-1b (One Family Urban (Medium Density) Residential) and RS-1 (One Family Urban Residential)
Proposed: RS-1b (One Family Urban (Medium Density) Residential)

Surrounding Uses:

North:	Use:	Agriculture
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Agricultural
South:	Use:	Single Family Residential
	Zone:	RS-1b (One Family Urban (Medium Density) Residential)
	Designation:	Urban Residential
East:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
West:	Use:	Single Family Residential
	Zone:	RS-1b (One Family Urban (Medium Density) Residential)
	Designation:	Urban Residential

Existing Use of Property: Vacant and Single Family Residential
Proposed Use of Property: Single Family Residential
Site Area: 0.54 ha (1.33 acres)
Access: McIvor Avenue and 201 Street
Servicing requirement: Urban Standard

b) Site Characteristics:

The subject properties are a combined 0.54 ha's (1.33 acres) in size and are bound by residential properties to the west, south and east, and Agricultural land to the north. The subject properties are relatively flat with some trees located near the McIvor Street frontage, and along the east and west property boundaries. There is an existing house at 20199 McIvor Avenue that will require removal

as part of final rezoning conditions. The second property at 20185 McIvor Avenue is currently vacant (see Appendix B).

c) Project Description:

The applicant proposes to rezone the property located at 20199 McIvor Avenue, from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (Medium Density) Residential) (see Appendix C). The second property, located at 20185 McIvor Avenue, is already zoned RS-1b (One Family Urban (Medium Density) Residential), and will also form part of this rezoning application, to permit future subdivision into approximately nine single family residential lots (see Appendix D).

The Agricultural Land Commission (ALC) excluded the property located at 20199 McIvor Avenue in 2003 from the ALR. In addition, this property is designated “General Urban” in the Metro Vancouver Regional Growth Strategy; therefore, Regional approvals are not required. The surrounding context of the subject properties to the west, south and east are considered *Urban Residential* in the OCP. The applicant intends to develop the subject properties in accordance with this designation. Lands to the north, designated *Agricultural*, are currently being farmed for pasture grass and hay. An agricultural buffer will be provided between the proposed residential development to the south, and the agricultural lands to the north.

At this time the current application has been assessed to determine its compliance with the OCP and provide a land use assessment only. Detailed review and comments will need to be made 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:

One of the subject properties, located at 20199 McIvor Avenue, is currently designated *Agricultural*; however, the property was excluded from the ALR in 2003. The adopted Metro Vancouver Regional Growth Strategy identifies the subject property as ‘General Urban’ and has been placed within the regions Urban Containment Boundary. The subject property is also within the Greater Vancouver Sewerage and Drainage District’s Fraser Sewer Area, and is permitted to be serviced with the municipal sanitary sewer; therefore, no Regional approvals are required.

The following OCP amendments are required to align the subject property with the Metro Vancouver Regional Growth Strategy:

- To include the subject property, located at 20199 McIvor Avenue, in the Urban Area Boundary; and
- To change the designation from *Agricultural* to *Urban Residential*.

The property located at 20185 McIvor Avenue is designated *Urban Residential* in the OCP. The current zone of RS-1b (One Family Urban (Medium Density) Residential) aligns with this designation and the property will be combined with 20199 McIvor Avenue for future subdivision into nine single family residential lots.

Zoning Bylaw:

The current application proposes to rezone the property located at 20199 McIvor Avenue from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (Medium Density) Residential). The property located at 20185 McIvor Avenue is already zoned RS-1b (One Family Urban (Medium Density) Residential), and will form part of the subject application. The combined properties will then permit future subdivision into approximately nine single family residential lots.

The minimum lot size for the current RS-1 (One Family Urban Residential) zone is 668 m² (7,191 ft²), and the minimum lot size for the proposed RS-1b (One Family Urban (Medium Density) Residential) zone is 557 m² (5,996 ft²). Any variations from the requirements of the proposed zone will require a Development Variance Permit application. Pursuant to Council resolution, this application is subject to the Community Amenity Contribution Program

Advisory Design Panel:

A Form and Character Development Permit is not required because this is a single family project; therefore, this application does not need to be reviewed by the Advisory Design Panel.

Development Information Meeting:

A Development Information Meeting is required for this application as an OCP amendment is required. 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) Licences, Permits & Bylaws Department;
- e) School District;
- f) Ministry of Transportation and Infrastructure; and
- g) 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 OCP 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); and
3. 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 will require an OCP amendment, from *Agricultural* to *Urban Residential*, for the property located at 20199 McIvor Ave, to align with the Metro Vancouver Regional Growth Strategy, and to align with the ALC's decision to exclude the property from the ALR. The proposed zoning to the RS-1b (One Family Urban (Medium Density) Residential) zone complies with the *Urban Residential* designation, and fits with the surrounding neighbourhood. 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.

"Original signed by Adam Rieu"

Prepared by: Adam Rieu
Planning Technician

"Original signed by Christine Carter"

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

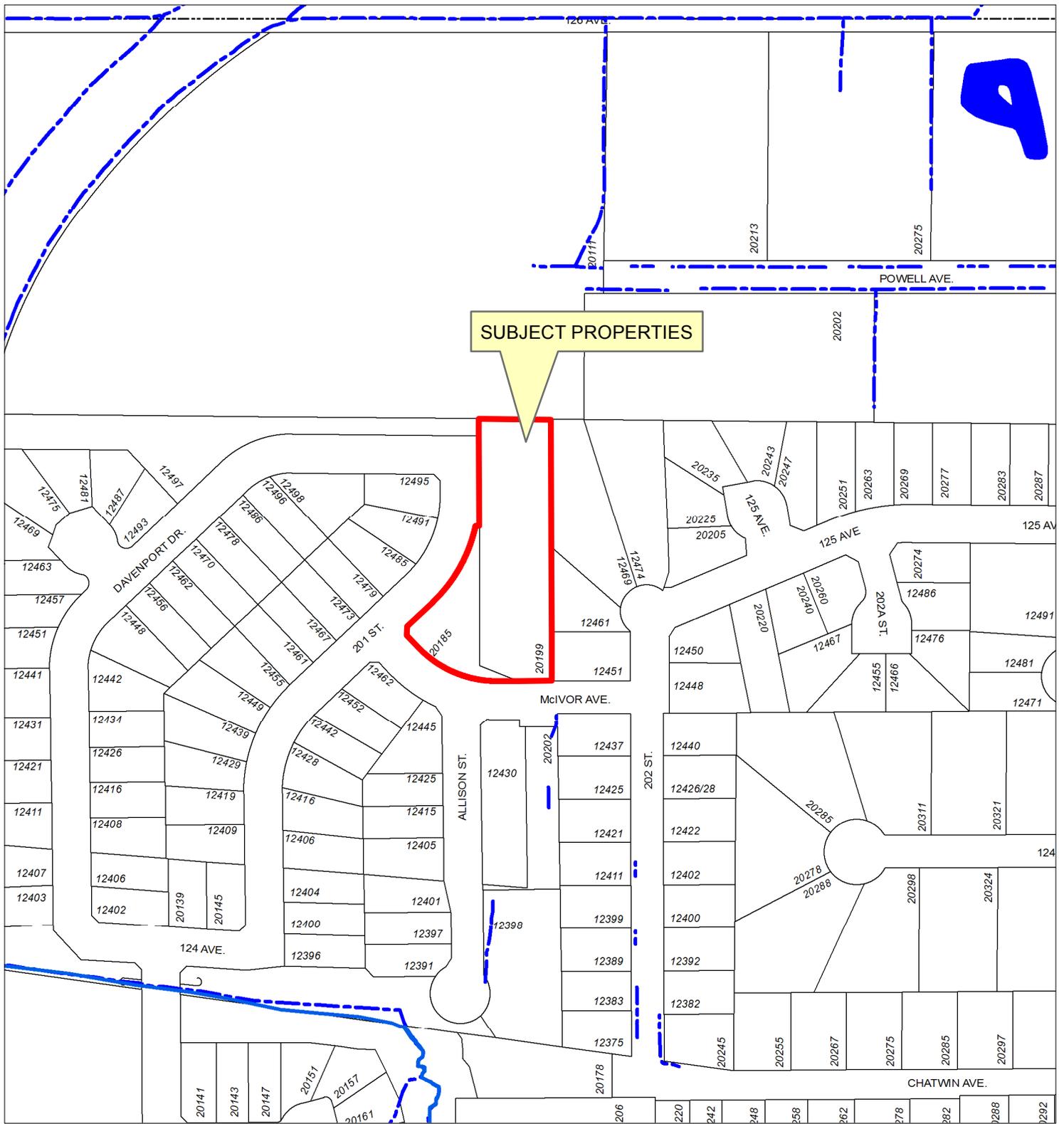
"Original signed by Frank Quinn"

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

"Original signed by E.C. Swabey"

Concurrence: E.C. Swabey
Chief Administrative Officer

The following appendices are attached hereto:
Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7308-2017
Appendix D – Proposed Subdivision Plan



Scale: 1:2,500

Legend

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

20185 & 20199 McIvor Ave

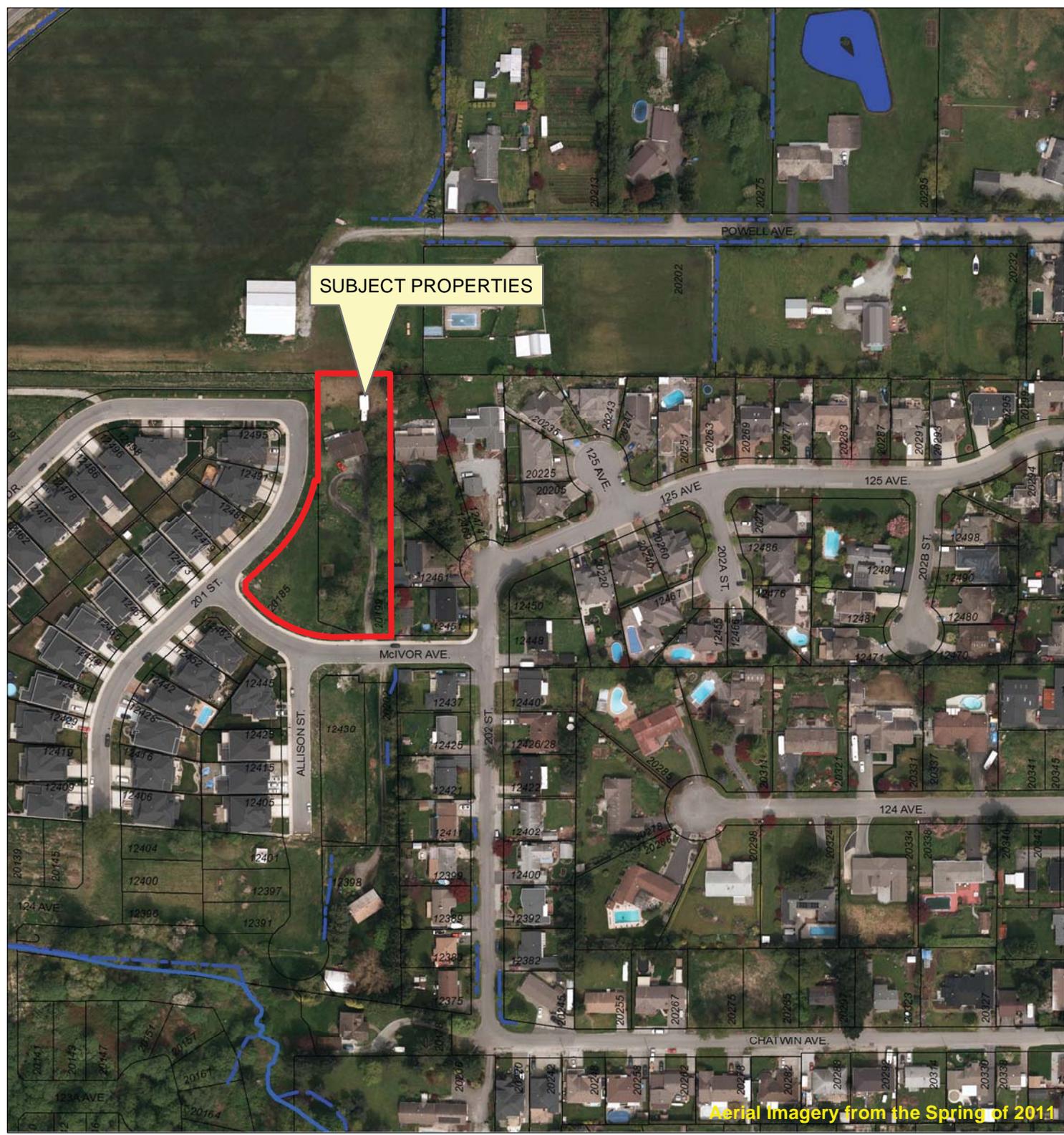
PLANNING DEPARTMENT



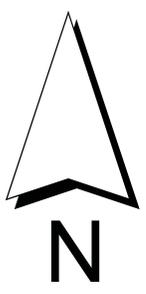
mapleridge.ca

2016-464-RZ
DATE: Dec 16, 2016

BY: JV



Aerial Imagery from the Spring of 2011



Scale: 1:2,500

Legend

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

20185 & 20199 McIvor Ave

PLANNING DEPARTMENT

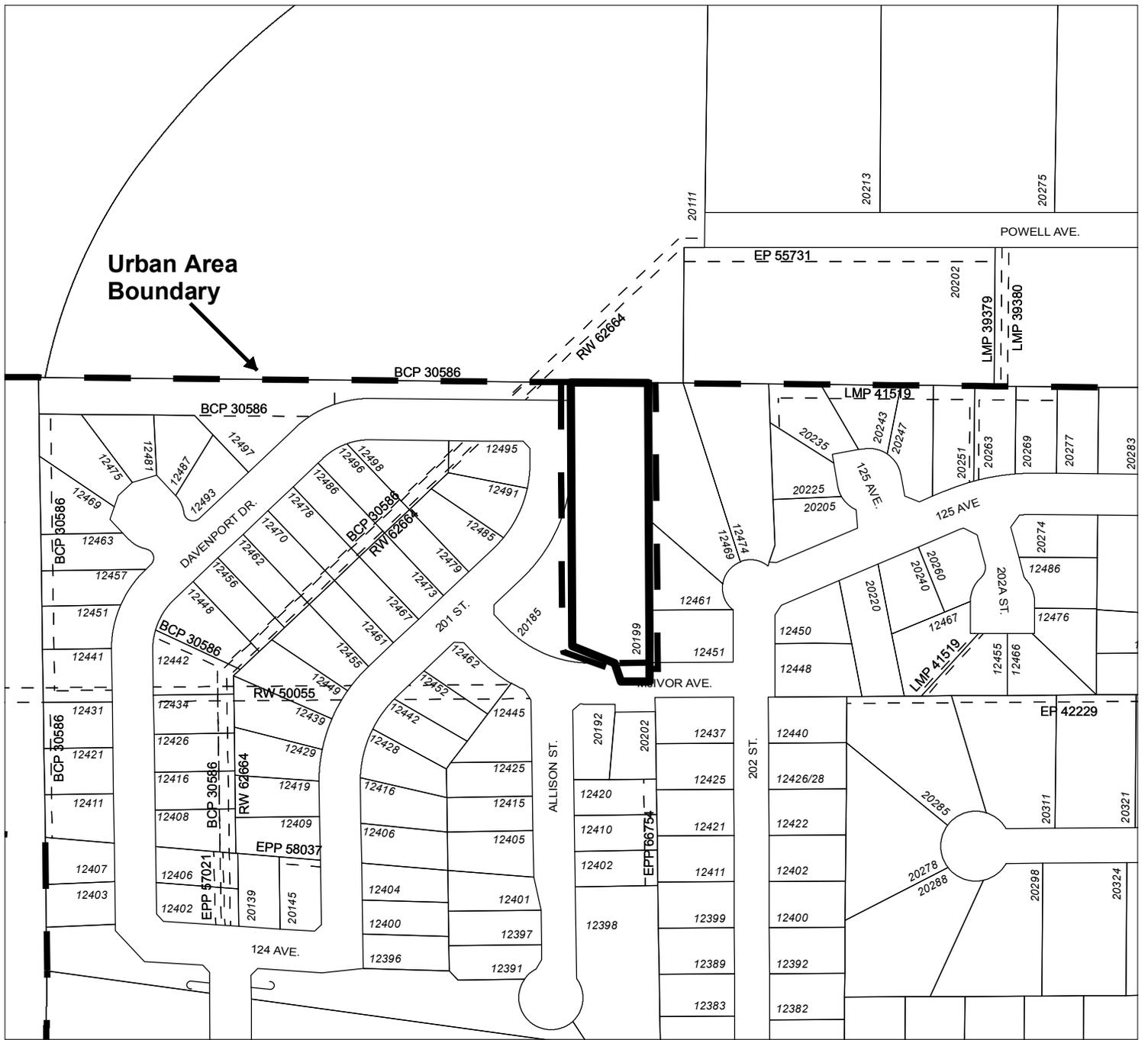


British Columbia

mapleridge.ca

2016-464-RZ
DATE: Dec 16, 2016

BY: JV



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7308-2017

Map No. 1701

From: RS-1 (One Family Urban Residential)

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



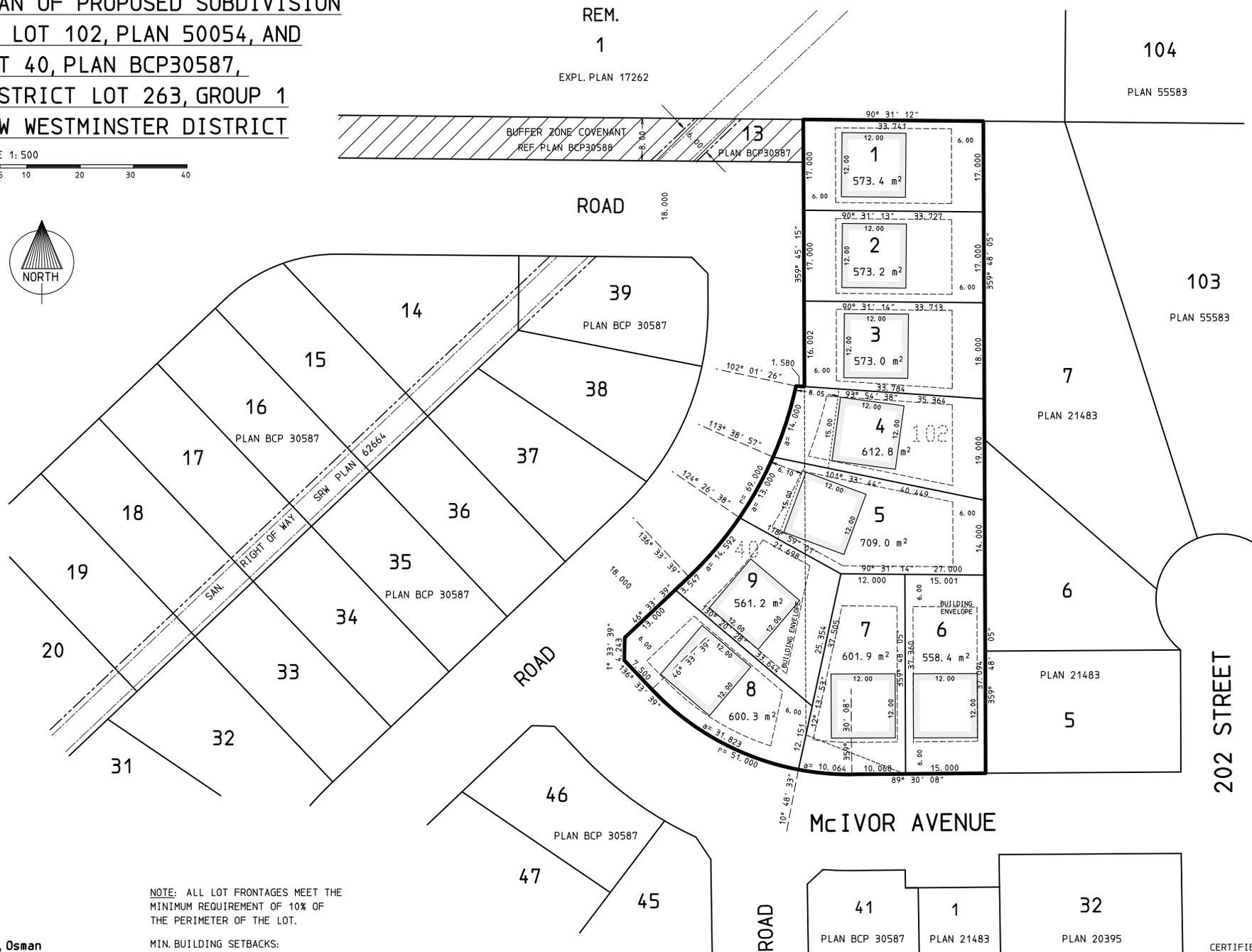
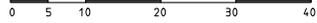
--- Urban Area Boundary



SCALE 1:2,500

**PLAN OF PROPOSED SUBDIVISION
OF LOT 102, PLAN 50054, AND
LOT 40, PLAN BCP30587,
DISTRICT LOT 263, GROUP 1
NEW WESTMINSTER DISTRICT**

SCALE 1:500



NOTE: ALL LOT FRONTAGES MEET THE MINIMUM REQUIREMENT OF 10% OF THE PERIMETER OF THE LOT.

MIN. BUILDING SETBACKS:

FRONT	6.00m
REAR	6.00m
SIDE	1.50m
FLANKING ROAD	3.00m
SRW BOUNDARY	1.50m



Isaak, Osman & Associates
B. C. LAND SURVEYORS
20609 LOGAN AVENUE
LANGLEY B. C. V3A-7R3
TEL: 604-533-2411
FILE: 14327-21. PRO

CERTIFIED CORRECT, DATED THIS 1ST DAY OF SEPTEMBER, 2016



City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: February 6, 2017
FILE NO: 2016-034-RZ
MEETING: C of W
SUBJECT: **Second reading**
Zone Amending Bylaw No. 7247-2016
12358 216 Street

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property located at **12358 216 Street** from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (Medium Density) Residential), to permit a future subdivision of approximately two lots. Council granted first reading to Zone Amending Bylaw No. 7247-2016 on May 24, 2016. The minimum lot size for the current RS-1 (One Family Urban Residential) zone is 668m², and the minimum lot size for the proposed RS-1b (One Family Urban (Medium Density) Residential) zone is 557m².

This application is in compliance with the OCP.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7247-2016 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 Restrictive Covenant for Stormwater Management;
 - ii) Removal of existing building;
 - iii) 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(ies). If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

DISCUSSION:

1) Background Context:

Applicant: Gurlal Rakhra

Legal Description: Lot "B" District Lot 245 Group 1 New Westminster District Plan 74894

OCP:

Existing: Urban Residential

Zoning:

Existing: RS-1 (One Family Urban Residential)

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

Surrounding Uses:

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

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

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

West: Use: Single Family Residential
Zone: RS-1b (One Family Urban (Medium Density) Residential)
Designation: Urban Residential

Existing Use of Property: Residential
Site Area: 0.113 ha (0.28 acres)
Access: 216 Street
Servicing requirement: Urban Standard

2) Project Description:

The current application proposes to rezone the subject property from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (Medium Density) Residential), to permit future development into two Single Family residential lots, not less than 557m². Access for each lot is proposed to be from 216 Street. There is a residential building on the subject property, which will require removal as a condition of rezoning.

3) Planning Analysis:

i) Official Community Plan:

The development site is located within the Urban Area Boundary and is currently designated *Urban Residential*, subject to the *Major Corridor* infill policies of the OCP. These policies require that development be compatible with the surrounding neighbourhood, with particular attention given to site design setbacks and lot configuration with the existing pattern of development in the area. The proposed rezoning to RS-1b (One Family Urban (Medium Density) Residential) is in conformance with the *Urban Residential* designation and infill policies. No OCP amendment will be required for the proposed development.

ii) Zoning Bylaw:

The current application proposes to rezone the subject property, located at 12358 216 Street, from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (Medium Density) Residential) to permit future subdivision into two lots. The minimum lot size for the current RS-1 (One Family Urban Residential) zone is 668 m², and the minimum lot size for the proposed RS-1b (One Family Urban (Medium Density) Residential) zone is 557 m².

Proposed lot 2 does not meet the minimum lot width requirement of 15 metres for the RS-1b (One Family Urban (Medium Density) Residential) zone. Therefore, a Development Variance Permit application to relax the lot width of approximately 0.75 metre will be required. The variance will be subject of a future Council report.

iii) Proposed Variances:

A Development Variance Permit application has been received for this project (2016-034-VP) and involves the following relaxations (see Appendix D):

- *Maple Ridge Zoning Bylaw No. 3510 -1985, Schedule "D", Minimum Lot Area and Dimensions; to reduce the minimum lot width from 15.0m to 14.16m.*

The requested variances will be the subject of a future Council report.

4) Environmental Implications:

The Arborist Report prepared by Arbortech Consulting identifies one tree on site for retention (#979 located in the southern yard, near the proposed property line between lot 1 and 2), and protection of 4 off site trees in the neighbouring eastern and southern property boundary. Tree protection barriers will be a requirement for this site, as outlined in the report. The requirement for replacement trees on site will be a minimum of two trees, not including street trees as identified through the Subdivision Servicing Agreement. Demolishing or clearing of the property cannot happen until the Tree Permit is issued, and Tree Protection Barrier fencing is in place.

CONCLUSION:

As this application is in compliance with the Official Community Plan, it is recommended that second reading be given to Zone Amending Bylaw No. 7247-2016, and that application 2016-034-RZ be forwarded to Public Hearing.

“Original signed by Therese Melser”

Prepared by: Therese Melser
Planning Technician

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

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

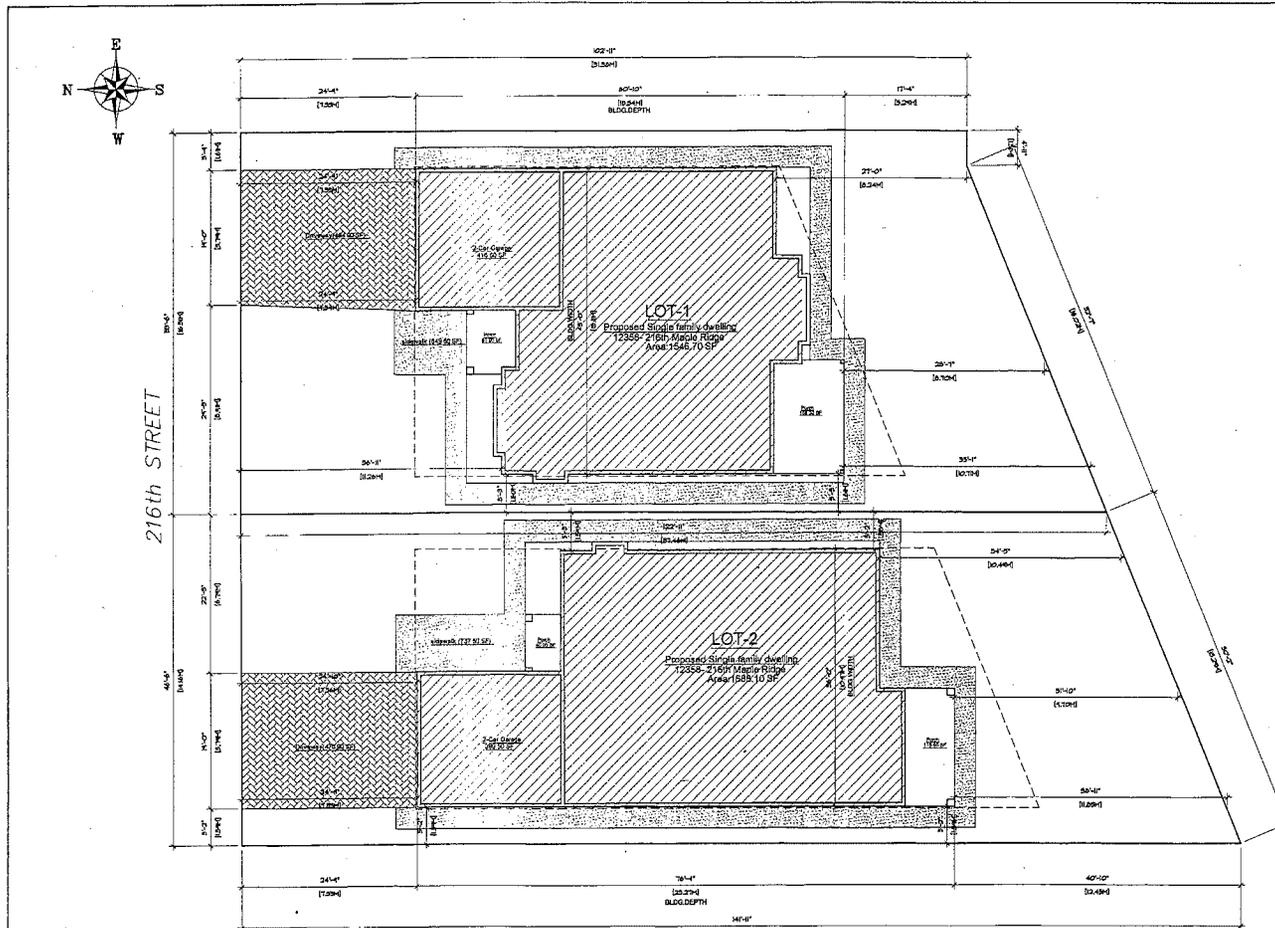
“Original signed by E.C. Swabey”

Concurrence: E.C. Swabey
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7247-2016
- Appendix D – Subdivision Plan

APPENDIX D



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

PROJECT DESCRIPTION:

CIVIC ADDRESS: 12358-216 STREET
MAPLE RIDGE, B.C.
LEGAL ADDRESS: LOT B DISTRICT LOT 245 GROUP 1
NWD PLAN 74581
PID: 007-796-986

LOT-1	
ZONE	RS-1b
SITE SIZE: 5995.50 SQFT	
LOT COVERAGE	TOTAL ALLOWABLE: 5995.50 X 0.40 = 2398.20 SQFT
	BUILDINGS: 5995.50 X 0.30 = 1798.65 SQFT
	PROPOSED: 2170.70 SQFT
	MAIN HOUSE: 1546.70 SQFT
	COVID PORCH: 217.30 SQFT
GARAGE: 406.90 SQFT	

LOT-2	
ZONE	RS-1b
SITE SIZE: 6147.30 SQFT	
LOT COVERAGE	TOTAL ALLOWABLE: 6147.30 X 0.40 = 2458.92 SQFT
	BUILDINGS: 6147.30 X 0.30 = 1844.19 SQFT
	PROPOSED: 2223.16 SQFT
	MAIN HOUSE: 1688.15 SQFT
	COVID PORCH: 151.50 SQFT
GARAGE: 383.50 SQFT	

NOTES:

1. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS.
2. CONTRACTOR SHALL VERIFY ALL ON SITE CONDITIONS PRIOR TO COMMENCEMENT OF THE WORK.
3. ALL WORK SHALL CONFORM TO THE REQUIREMENT OF BRITISH COLUMBIA CODE 2012 EDITION.
4. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENT OF C.S.A. S-809 LATEST EDITION.
5. CONCRETE STRENGTH AT 28 DAYS, MINIMUM 5000 PSI.
6. ALL FRAMING AND HALIBO SHALL CONFORM TO B.C. BUILDING CODE PART 4 AND DESIGN TO C.S.A. LATEST EDITION.
7. ALL FRAMING LAMBERS SHALL BE DOUGLAS FIR #2 OR BETTER.
8. ROOF TRUSSES SHALL BE DESIGNED AND SEALED BY P.E. REGISTERED IN B.C.
9. ALL FLOORING SHALL BE DOUGLAS FIR CONFORM TO C.S.A. 020 LATEST EDITION.
10. OWNER IS TO BE ENTIRELY RESPONSIBLE FOR ALL STRUCTURAL ENGINEERING REQUIREMENT.
11. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE WORK COMMENCED. THERE IS NO RESPONSIBILITY OF THE DESIGNER THE OWNER/CONTRACTOR/BUILDER SHOULD INFORM THE DESIGNER BEFORE COMMENCEMENT OF CONSTRUCTION FOR ANY DISCREPANCY.

THESE PLANS CONFORM TO BCBC 2012

PROPOSED PLANS FOR HOUSE SITUATED
12358 - 216 STREET, MAPLE RIDGE

Builder:

SCALE :AS SHOWN

DATE:AUG.17,2016

SITE PLAN / DETAILS



Designed By:
AMARDEEP DHILLON

Drawn By:
DON DUMANDAN



SPACE SMART HOME DESIGN
8189 MAIN STREET, VANCOUVER BC V5X 3L2

PH.604 720 0825

ashillon50@hotmail.com

ALL DRAWING CONTENTS HEREIN ARE PROPERTY OF SPACE SMART, ALL RIGHTS RESERVED.

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Development Variance Permit
23539 Gilker Hill Road

MEETING DATE: February 6, 2017
FILE NO: 2015-253-DVP
MEETING: CoW

EXECUTIVE SUMMARY:

Development Variance Permit application 2015-253-DVP has been received for the subject property, located at 23539 Gilker Hill Road, in conjunction with a Rezoning, Multi-Family Development, and Watercourse and Natural Features Development Permit application. The requested variances are to:

1. reduce the required asphalt width requirement from 5.8m (19 ft.) to 4.3m (14.1 ft.) to eliminate the parking lane on Gilker Hill Road;
2. reduce the minimum front yard setback for Blocks 1, 2, 3, 4, and 10, from 7.5m (24.6 ft.) down to 4.5m (14.8 ft.) at its shortest distance;
3. reduce the minimum rear yard setback for Blocks 5 and 9, from 7.5m (24.6 ft.) down to 4m (13.1 ft.) at its shortest distance;
4. increase the maximum building height for Blocks 1, 2, 3, 4, 7, 8, 9, and 10 from 11m (36 ft.) up to 11.7m (38.4 ft.) at its tallest point;
5. reduce the minimum required Usable Open Space per three bedroom unit with a minimum dimension of not less than 6m (20 ft.) for Blocks 1, 2, 5, 6, 7, 8, 9, and 10, down to 2.8m (9.2 ft.) for its shortest length; and
6. increase the maximum retaining wall height from 1.2m (4 ft.) to 3.5m (11.5 ft.) at its highest point.

Council will be considering final reading for rezoning application 2015-253-RZ on February 14, 2017.

It is recommended that Development Variance Permit 2015-253-DVP be approved.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2015-253-DVP respecting property located at 23539 Gilker Hill Road.

DISCUSSION:

a) Background Context

Applicant:	Concosts Management Inc.
Legal Description:	Lot 19 Except: Part Subdivided by Plan 39988; Section 16 Township 12, New Westminster District Plan 35398
OCP:	
Existing:	Urban Residential and Conservation
Proposed:	Urban Residential and Conservation
Zoning:	
Existing:	RS-3 (One Family Rural Residential)
Proposed:	RM-1 (Townhouse Residential)
Surrounding Uses:	
North:	Use: Single Family Residential and Agricultural Zone: RS-3 (One Family Rural Residential) Designation: Urban Residential and Conservation
South:	Use: Single Family Residential Zone: RS-3 (One Family Rural Residential) Designation: Urban Residential and Conservation
East:	Use: Single Family Residential and Agricultural Zone: RS-3 (One Family Rural Residential) Designation: Urban Residential and Conservation
West:	Use: Park Land Zone: RS-3 (One Family Rural Residential) Designation: Conservation
Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Multi-Family Townhouses
Site Area:	1.24 ha (3.1 acres)
Access:	Gilker Hill Road
Servicing requirement:	Urban Standard
Concurrent Applications:	2015-253-RZ/DP/WPDP/NFDP

b) Project Description:

The subject property, located at 23539 Gilker Hill Road, is located at the north end of Gilker Hill Road, just before it bends and turns into 236 Street (see Appendices A and B). A tributary to Cottonwood Creek is located in the north-central portion of the property, with steep slopes located on the western side of the property.

The current application proposes to rezone the subject property from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) to permit the development of approximately 43 townhouse units.

c) Variance Analysis:

The Zoning Bylaw and Subdivision and Development Services Bylaw establish general minimum and maximum regulations for multi-family development. A Development Variance Permit allows Council some flexibility in the approval process.

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

1. *Subdivision and Development Services Bylaw No. 4800-1993, Schedule C – Standard Drawings and Specifications*: To reduce the required asphalt width from 5.8m (19 ft.) to 4.3m (14.1 ft) to eliminate the parking lane on Gilker Hill Road.

This reduction in asphalt width is supported as on-street parking is not supported at this location due to the steep grades and road geometry.

2. *Zoning Bylaw No 3510 -1985, Part 6, Section 602, 6. a)*: To reduce the minimum front yard setback from 7.5m (24.6 ft.) to:
 - i. 7.0m (23 ft.) to the building face for Blocks 1, 2, and 3, and for Units 18A3 and 19A in Block 4;
 - ii. 6.0m (19.7 ft.) to the building face for Units 20A and 21A1 in Block 4; and
 - iii. 4.5m (14.8 ft.) to the building face for Unit 43A1 in Block 10.
3. *Zoning Bylaw No 3510 -1985, Part 6, Section 602, 6. a)*: To reduce the minimum rear yard setback from 7.5m (24.6 ft.) to:
 - i. 4.0m (13.1 ft.) to the building face for Unit 22D in Block 5;
 - ii. 4.3m (14.1 ft.) to the building face for Units 23C and 24C in Block 5; and
 - iii. 4.5m (14.8 ft.) to the building face for Unit 37A3 in Block 9.

These setback reductions are supported as the property is restricted by a meandering environmental and geotechnical stability line which narrows the developable area of the property. Block 10 is not adjacent to residential development and the setback reduction for Block 4 is minor in nature and greater than what the setback is proposed to be in the new Zoning Bylaw which is currently under review.

4. *Zoning Bylaw No 3510 -1985, Part 6, Section 602, 7. a)*: To increase the maximum building height from 11.0 m (36 ft.) to:
 - i. 11.7 m (38.4 ft.) for Block 1;
 - ii. 11.5 m (37.7 ft.) for Block 2;
 - iii. 11.4 m (37.4 ft.) for Block 3;
 - iv. 11.3 m (37.0 ft.) for Blocks 4 and 8;
 - v. 11.5 m (37.7 ft.) for Block 7; and
 - vi. 11.2 m (36.7 ft.) for Blocks 9 and 10.

These increases in height are supported as there are steep grades on the property and grade differences between the front and back of each unit. The elevations that back onto the property to the south are not over-height; the height variances are required for the elevations fronting the internal strata road.

5. *Zoning Bylaw No 3510 -1985, Part 6, Section 602, 8. d) and Part 2, Interpretation*: To reduce the minimum required Usable Open Space per 3 bedroom unit from 45 m² (484 ft²), with a minimum dimension of not less than 6 m (19.7 ft.) to:
 - i. 5.8m (19 ft.) for Units 3B and 4B in Block 1, Units 8B, 9B, 10B, and 11B in Block 2, Unit 30B in Block 7, Units 33B, 34B, and 35B in Block 8, Units 38B and 39B in Block 9, and Unit 42B in Block 10;
 - ii. 4.0 m (13.1 ft.) for Unit 22D in Block 5;
 - iii. 4.5 m (14.8 ft.) for Units 23C and 24C in Block 5;
 - iv. 2.8 m (9.2 ft.) for Unit 25D in Block 5;
 - v. 5.8 m (19.0 ft.) for Units 26C1, 27C, and 28C1 in Block 6.

These variances are supported as the shortfall of 16 m² (172 ft²) of Usable Open Space is provided in Community Amenity Space. Overall, the required amount of Community Amenity Space is 231 m² (2,486 ft²) and 437 m² (4,704 ft²) is being provided.

6. *Zoning Bylaw No 3510 -1985*, Part 4, Section 403, (8): To increase the maximum retaining wall height from 1.2 m (4 ft.) to 3.5 m (11.5 ft.) at its highest point.

This increase in retaining wall height is supported due to the high existing grade condition of the neighbouring southern property and the steepness of the property access point. The redi-rock wall construction eliminates the need for geogrid, which would encroach onto the neighbouring southern property. Landscaping will be provided between retaining walls where they are tiered.

d) Citizen/Customer Implications:

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

CONCLUSION:

The proposed variances are supported as there are geotechnical and environmental constraints that limit the developable area of the property.

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2015-253-DVP.

“Original signed by Michelle Baski”

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

“Original signed by Christine Carter”

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

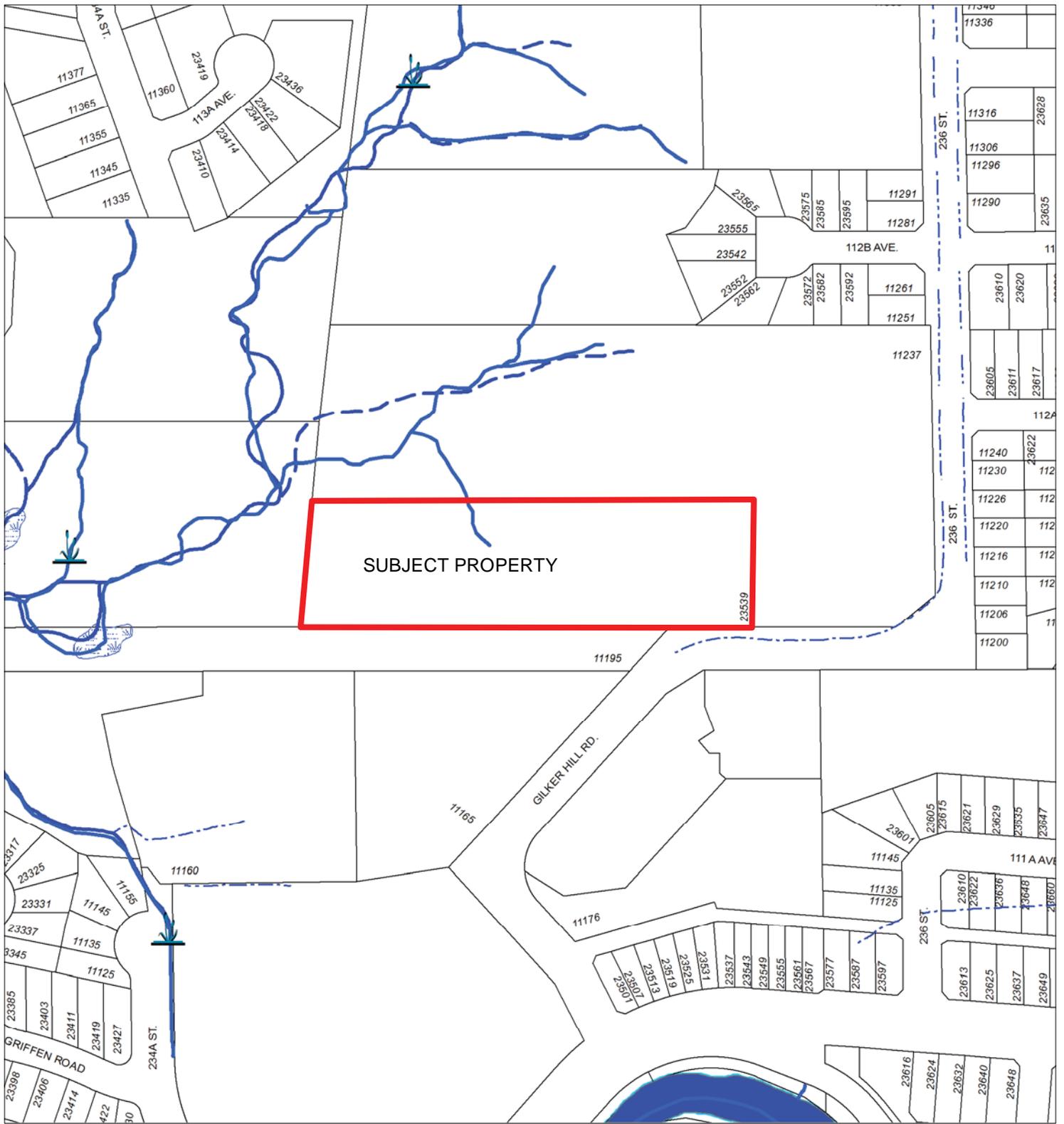
“Original signed by Frank Quinn”

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

“Original signed by E.C. Swabey”

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

The following appendices are attached hereto:
Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Proposed Variances



SUBJECT PROPERTY

Legend

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



Scale: 1:2,500

23539 Gilker Hill Rd

PLANNING DEPARTMENT



British Columbia

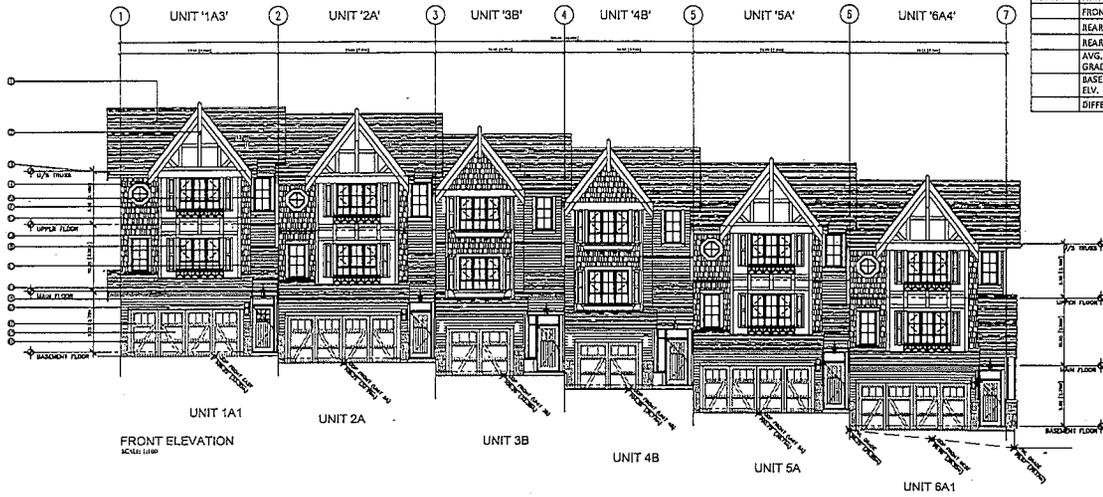
mapleridge.ca

2015-253-RZ

DATE: Aug 21, 2015

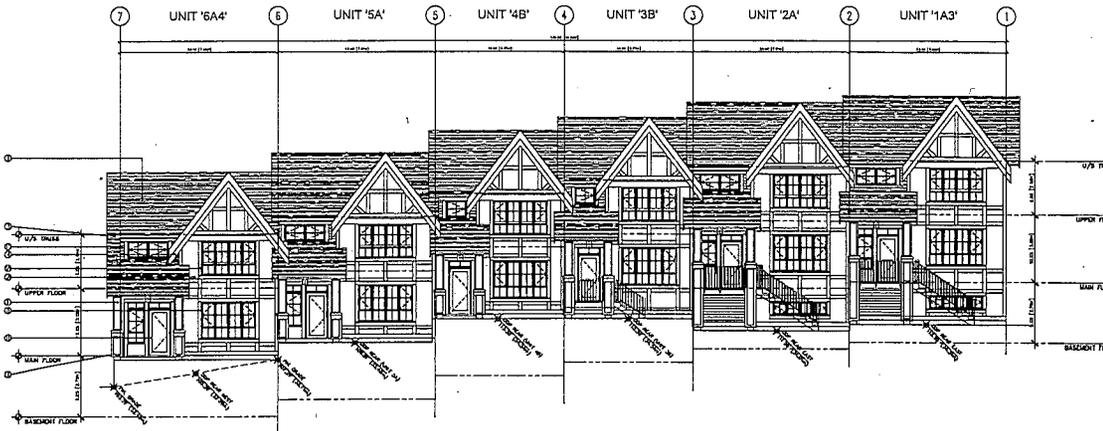
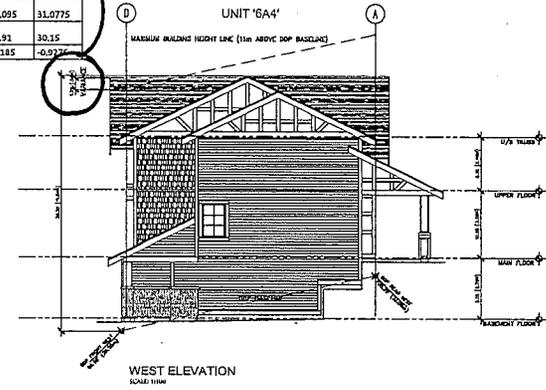
BY: JV

Proposed Variances

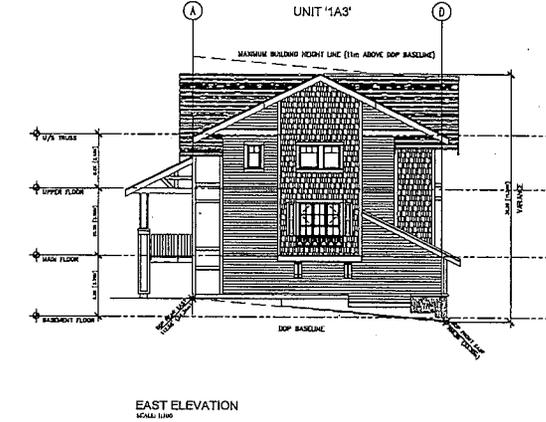


BLOCK/	1A1	2A	3B	4B	5A	6A1
FRONT 1	33.3	32.99	32.38	31.77	30.71	29.17
FRONT 2	33.3	32.99	32.38	31.77	30.71	29.95
REAR 1	34.31	34.01	34.54	34.54	33.48	32.71
REAR 2	34.31	34.01	34.54	34.54	33.48	32.48
AVG. FIN. GRADE	33.805	33.5	33.46	33.155	32.095	31.0775
BASEMENT ELEV.	33.5	33.2	32.59	31.98	30.91	30.15
DIFFERENCE	-0.305	-0.3	-0.87	-1.175	-1.185	-0.9275

increase in height from 11m to 11.7m



- MATERIALS LEGEND**
- ① PROFILED ARCHITECTURAL ASPHALT SHINGLE ROOFING
 - ② STAINED WOOD FINISH
 - ③ ALUMINUM RAILS + GUTTERS
 - ④ PAINTED WOOD FASCIAS
 - ⑤ PAINTED FIBER REINFORCED CEMENT PANELLING 1
 - ⑥ PAINTED FIBER REINFORCED CEMENT PANELLING 2
 - ⑦ PAINTED WOOD + DOOR TRIMS 1
 - ⑧ PAINTED WOOD + DOOR TRIMS 2
 - ⑨ STAINED WOOD SHUTTERS
 - ⑩ VINYL WINDOWS
 - ⑪ ALUMINUM WINDOW BOX / PLANTER
 - ⑫ PAINTED / STAINED FIBERGLASS ENTRY DOOR
 - ⑬ STAINED WOOD POST
 - ⑭ PROFILED HORIZONTAL VINYL SIDING
 - ⑮ SHAKE VINYL SIDING
 - ⑯ DECORATIVE LIGHT FIXTURE
 - ⑰ INSULATED GARAGE DOORS
 - ⑱ CULTURED STONE



Kanaka Hill Proposed Townhouse Development

23539 Gilker Hill Road,
Maple Ridge, B.C.

MARCH 18, 2016

DP-2-1B

SEPARATE
ELEVATIONS
FOR BLOCK 1

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council

FROM: Chief Administrative Officer

SUBJECT: **Multi-Family Residential Development Permit
23539 Gilker Hill Road**

MEETING DATE: February 6, 2017
FILE NO: 2015-253-DP
MEETING: CoW

EXECUTIVE SUMMARY:

A Multi-Family Development Permit application has been received for the subject property, located at 23539 Gilker Hill Road, for a 43 unit townhouse development consisting of ten buildings, under the RM-1 (Townhouse Residential) zone. This application is subject to the Multi-Family Residential Development Permit Area Guidelines, which establish the form and character of multi-family development, with the intent to enhance the existing neighbourhood with compatible housing styles that meet diverse needs and minimize potential conflicts on neighbouring land uses.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2015-253-DP respecting the property located at 23539 Gilker Hill Road.

DISCUSSION:

1. Background Context:

Applicant:	Concosts Management Inc.	
Legal Description:	Lot 19 Except: Part Subdivided by Plan 39988; Section 16 Township 12, New Westminster District Plan 35398	
OCP:	Existing:	Urban Residential and Conservation
	Proposed:	Urban Residential and Conservation
Zoning:	Existing:	RS-3 (One Family Rural Residential)
	Proposed:	RM-1 (Townhouse Residential)
Surrounding Uses:	North:	Use: Single Family Residential and Agricultural Zone: RS-3 (One Family Rural Residential) Designation: Urban Residential and Conservation
	South:	Use: Single Family Residential Zone: RS-3 (One Family Rural Residential) Designation: Urban Residential and Conservation
	East:	Use: Single Family Residential and Agricultural Zone: RS-3 (One Family Rural Residential) Designation: Urban Residential and Conservation
	West:	Use: Park Land Zone: RS-3 (One Family Rural Residential) Designation: Conservation

Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Multi-Family Townhouses
Site Area:	1.24 ha (3.1 acres)
Access:	Gilker Hill Road
Servicing requirement:	Urban Standard

2. Project Description:

The subject property, located at 23539 Gilker Hill Road, is located at the north end of Gilker Hill Road, just before it bends and turns into 236 Street (see Appendices A and B). A tributary to Cottonwood Creek is located in the north-central portion of the property, with steep slopes located on the western side of the property. A significant portion of the property will be dedicated as park for the protection of the watercourse and the steep slopes.

The current application proposes to rezone the subject property from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) to permit the development of approximately 43 townhouse units in ten buildings. The buildings are in clusters of three to six units that have an appearance of rowhouse style residences, each with a direct access to grade at the front and the rear of the unit (see Appendix C). Due to the grading conditions on the property, all the buildings are stepped, further reinforcing the rowhouse look.

There are three unit types of approximately 133 m² (1,434 ft²) to 190 m² (2,051 ft²), all with three bedrooms, a flex room and an open concept great room/kitchen combination. All the units have access to private outdoor space including covered sundecks and patios and fenced rear yards. There are two outdoor amenity areas, one with garden plots and the other with a children's play area.

Double-car garages are provided for 30 of the units, and tandem-style garages are provided for 13 of the units, providing the required 86 residential parking spaces. Eleven visitor parking spaces are provided throughout the site, with two of them sized for disabled parking spaces. Some of the driveway aprons of individual units are also capable of providing additional off-street parking spaces within the development.

3. Planning Analysis:

i. Official Community Plan:

The subject property is located within the Urban Area and is currently designated *Urban Residential* and *Conservation* and is subject to the Major Corridor Infill policies, as it has frontage on a collector standard road. The proposed RM-1 (Townhouse Residential) zone is compatible with the *Urban Residential – Major Corridor Residential* designation; however, an Official Community Plan (OCP) amendment is required to adjust the *Conservation* area around the small tributary to Cottonwood Creek. It should be noted that although some areas are proposed to change designation from *Conservation* to *Urban Residential*, additional lands within the subject property will be placed under a Restrictive Covenant for habitat protection, and will be used for enhanced stormwater management and habitat areas.

A Multi-Family Residential Development Permit is required for all new multi-family development on land designated *Urban Residential* on Schedule B of the OCP. Section 8.7, Multi-Family Development Permit Area Guidelines of the OCP aims to regulate the form and character of development located within this area.

This development respects the key guideline concepts as outlined in this section:

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

"This proposed infill project is complementary to the many new townhouse projects in the area. It respects the existing context (neighbourhood in transition with setbacks, solid fencing, landscaping and compatible massing)."

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

"The proposed rear yard grading adjacent to single family houses is either matching the existing grade or lower. The proposed basements are a minimum of 2 m (6 ft.) lower than the rear yard so the building appear to be two storeys in height."

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

"The development is clustered and designed as a unified form and character, yet has enough variety through material choice and colour to add visual interest."

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

"Extensive landscape planting is provided along entry of the project. The development entry is marked with an entry gate and low stone walls."

ii. Zoning Bylaw:

The subject property is proposed to be rezoned from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) to permit the development of 43 townhouse units. The maximum allowable density of the RM-1 (Townhouse Residential) is a floor space ratio of 0.6 times the net lot area, excluding a maximum of 50 m² of habitable basement area per unit. This development has a floor space ratio of 0.57, so it is within the allowable maximum density.

A Development Variance Permit application has been received for this project and involves the following variances:

1. reduce the required asphalt width from 5.8 m (19 ft.) to 4.3 m (14.1 ft.) to eliminate the parking lane;
2. reduce the minimum front yard setback for Blocks 1, 2, 3, 4, and 10, from 7 m (23 ft.) down to 4.5 m (14.8 ft.) at its shortest distance;
3. reduce the minimum rear yard setback for Blocks 5 and 9, from 6 m (20ft.) down to 4 m (13.1 ft.) at its shortest distance;

4. increase the maximum building height for Blocks 1, 2, 3, 4, 7, 8, 9, and 10 from 11 m (36 ft.) up to 11.7 m (38.4 ft.) at its tallest point;
5. reduce the minimum required Usable Open Space per three bedroom unit with a minimum dimension of not less than 6 m (20 ft.) for Blocks 1, 2, 5, 6, 7, 8, 9, and 10, down to 2.8 m (9.2 ft.) for its shortest length; and
6. increase the maximum retaining wall height from 1.2 m (4 ft.) to 3.5 m (11.5 ft.) at its highest point.

The requested variances to the RM-1 (Townhouse Residential) zone are the subject of a Council report under application 2011-019-DVP.

iii. Off-Street Parking and Loading Bylaw:

The *Off-Street Parking and Loading Bylaw* requires 2 parking spaces per unit and 0.2 spaces per unit to be provided as visitor parking spaces. For 43 units, this amounts to a total of 86 residential parking spaces and 9 visitor parking spaces. Double-car garages are provided for 30 of the units, and tandem-style garages are provided for 13 of the units, providing the required 86 residential parking spaces. Eleven visitor parking spaces are provided throughout the site, with two of them sized for disabled parking spaces. Some of the driveway aprons of individual units are also capable of providing additional off-street parking spaces within the development.

4. Advisory Design Panel:

The Advisory Design Panel (ADP) reviewed the development plans for form and character of the proposed development and the landscaping plans at a meeting held on June 14, 2016. The Panel provided the following resolutions, which have since been resolved, as outlined below by the project architect:

- *Consider removal of front entry exterior hall and enhance entry expression for each unit*
Stone/wood column and beam with elevated roof is provided to highlight each unit entry. The length of entry walkway has been reduced to avoid the long alcove.
- *Consider traffic calming and enhance hardscape elements along main roadway with particular attention to park frontage*
Additional patterning has been provided in the form of a paver crosswalk to the central common amenity area.
- *Consider variation of façades on end units*
Cultured stone, shakes, window boxes and/or larger windows with wood shutters have been added to the end units.
- *Consider the balance of materials from front of building to back*
All building blocks are coordinated to have front and rear façades with similar materials.
- *Consider refinement of grading for play area*
Additional grading has been provided in the playground area.
- *Provide further grading details for overall site plan, including retaining wall information*
Retaining walls are marked with top and bottom of wall elevations and materials identified.

- *Consider accessibility around site, in particular around play area*
Pathway connections for both the top and bottom of the slide areas have been updated to meet accessibility requirements.
- *Consider mailbox location in regards to car access*
Canada Post did not support relocating the mailbox.
- *Consider more interest in rubber surface area of playground*
The playground has been adjusted to allow for more play space. The design intent is that the wood stumps add an additional play feature to the site.
- *Consider further detail in rain garden, incorporating lawn drains*
There is a lawn drain proposed within the rain garden that is adequately sized for the portion of hard surface stormwater runoff being directed to the rain garden feature.
- *Consider removal of the handicap stall to further enhance play area*
A regular sized parking stall was switched with a disabled sized parking stall to provide additional space for the common amenity space.
- *Consider switching amenity areas 3 and 4 and increasing the number of garden plots*
The garden plots are now placed at the south-west amenity space and the Harding swings placed at the north-east amenity space.
- *Provide lighting plan*
A lighting plan has been provided showing pendant lights at each entry and bollard and in-ground up-lighting at the common amenity spaces and project entry.

The ADP concerns have been addressed appropriately and are reflected in the current plans (see Appendices D and E).

5. Environmental Implications:

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

The Environmental and Restoration Management Plan has been reviewed, including the Environmental Habitat Protection and Enhancement proposal, the Arborist Report, the Geotechnical Report, and the Stormwater Management Plan. The geotechnical consultant is to coordinate their recommendations with the environmental consultant, civil engineer, and arborist to ensure the environmental objectives are achieved. Restoration measures with a cost estimate and security deposit are required, including a five-year maintenance period.

It should be noted that although some areas are proposed to change designation from *Conservation* to *Urban Residential*, additional lands within the subject property will be placed under a Restrictive Covenant for habitat protection, and will be used for enhanced stormwater management and habitat areas.

6. Citizen/Customer Implications:

A Development Information Meeting (DIM) was held on September 6, 2016 and Public Hearing was held on November 22, 2016. A summary of the issues raised at the DIM, which were similar to the concerns expressed at the Public Hearing, were summarized in the second reading report, dated October 3, 2016.

7. Financial Implications:

In accordance with Council's Landscape Security Policy, a refundable security equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. Based on an estimated landscape cost of \$564,266.00, the security will be **\$564,266.00**.

CONCLUSION:

As the development proposal complies with the Multi-Family Development Permit Area Guidelines of the OCP for form and character, it is recommended that 2015-253-DP be given favourable consideration.

"Original signed by Michelle Baski"

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

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

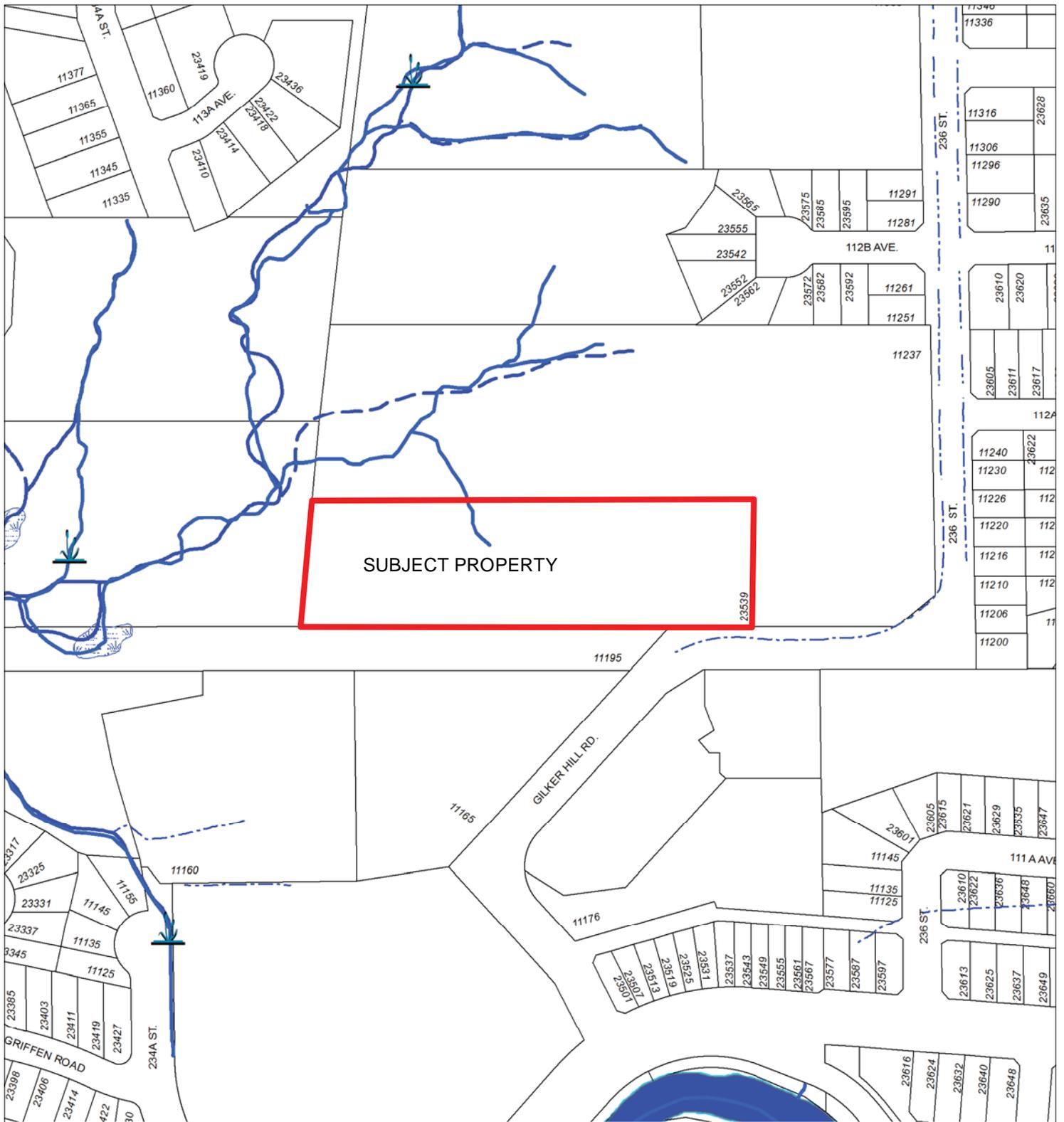
**Approved by: Frank Quinn, MBA, P.Eng.
GM: Public Works & Development Services**

"Original signed by E.C. Swabey"

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

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Photo
- Appendix C – Site Plan
- Appendix D – Building Elevations
- Appendix E – Landscaping Plans



SUBJECT PROPERTY

23539



Scale: 1:2,500

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

23539 Gilker Hill Rd

PLANNING DEPARTMENT



British Columbia
mapleridge.ca

2015-253-RZ
DATE: Aug 21, 2015

BY: JV



SUBJECT PROPERTY

City of Maple Ridge



Scale: 1:2,500

Legend



Wetlands

Streams & Rivers (Topographic)

-  Indefinite Creek Centreline
-  Ditch Centreline
-  River Centreline

Rivers & Lakes (Topographic)

-  Canal
-  Flooded Land
-  Lake/Reservoir
-  Marsh
-  River

23539 Gilker Hill Rd
2011 Image

PLANNING DEPARTMENT

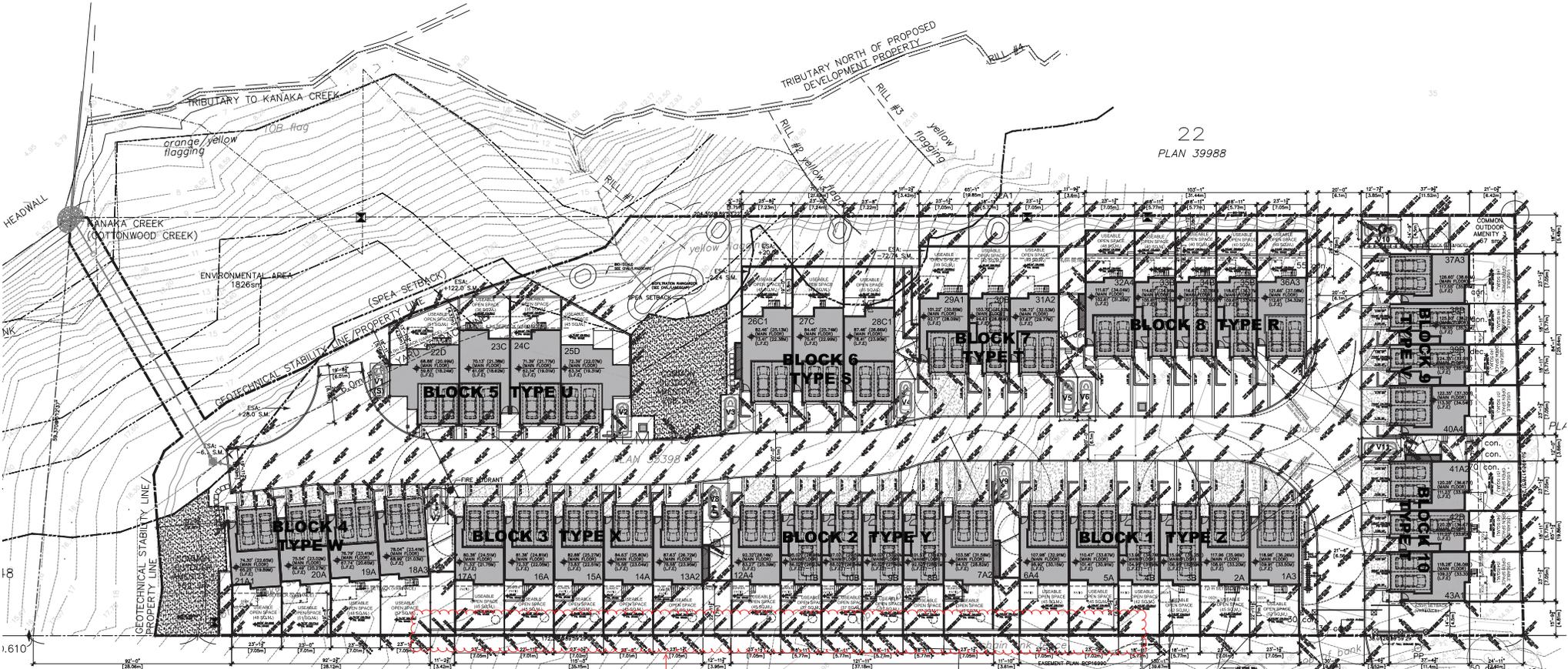


mapleridge.ca

2015-253-RZ
DATE: Aug 26, 2015

BY: JV

22
PLAN 39988



RETAINING WALL LEGEND	
	CONCRETE RETAINING WALL
	ALLAN BLOCK RETAINING WALL
	CULTURED STONE WALL
ABBREVIATIONS	
T.O.W.	TOP OF WALL
B.O.W.	BOTTOM OF WALL

PARCELA A
PLAN LMP26965
PLAN LMP26965

OVER HEIGHT WALL VARYING FROM 4'-0" TO 11'-6" HIGH



Kanaka Hill Proposed Townhouse Development

23539 Gilker Hill Road,
Maple Ridge, B.C.

DP-1.0

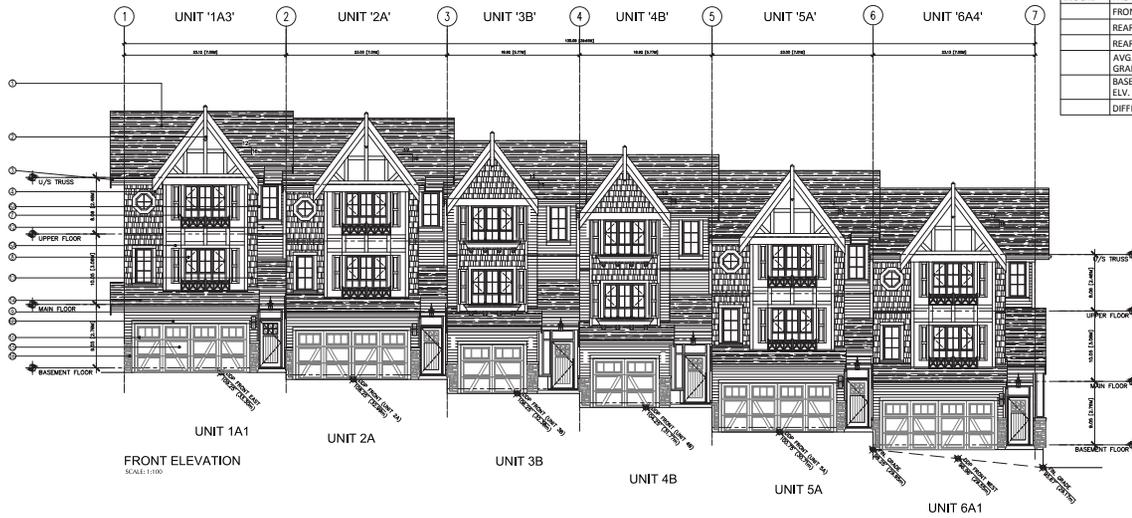
BUILDING ZONING SITE PLAN

SCALE: 1:250

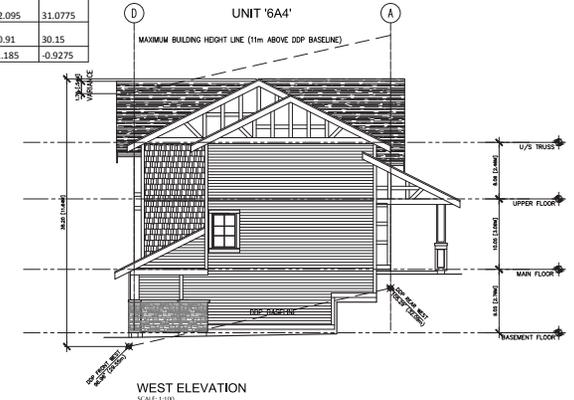
JULY 14, 2016



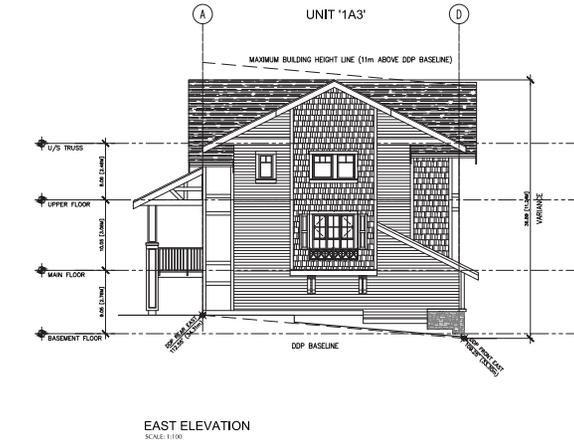
APPENDIX D



BLOCK1		1A1	2A	3B	4B	5A	6A4
	FRONT 1	33.3	32.99	32.38	31.77	30.71	29.17
	FRONT 2	33.3	32.99	32.38	31.77	30.71	29.95
	REAR 1	34.31	34.01	34.54	34.54	33.48	32.71
	REAR 2	34.31	34.01	34.54	34.54	33.48	32.48
	AVG. FIN. GRADE	33.805	33.5	33.46	33.155	32.095	31.0775
	BASEMENT ELV.	33.5	33.2	32.59	31.98	30.91	30.15
	DIFFERENCE	-0.305	-0.3	-0.87	-1.175	-1.185	-0.9275



MATERIALS LEGEND	
①	PROFILED ARCHITECTURAL ASPHALT SHINGLE ROOFING
②	STAINED WOOD FINIAL
③	ALUMINUM RWLS + GUTTERS
④	PAINTED WOOD FASCIA
⑤	PAINTED FIBER REINFORCED CEMENT PANNELLING 1
⑥	PAINTED FIBER REINFORCED CEMENT PANNELLING 2
⑦	PAINTED WOOD + DOOR TRIMS 1
⑧	PAINTED WOOD + DOOR TRIMS 2
⑨	STAINED WOOD SHUTTERS
⑩	VINYL WINDOWS
⑪	ALUMINUM WINDOW BOX / PLANTER
⑫	PAINTED / STAINED FIBERGLASS ENTRY DOOR
⑬	STAINED WOOD POST
⑭	PROFILED HORIZONTAL VINYL SIDING
⑮	SHAKE VINYL SIDING
⑯	DECORATIVE LIGHT FIXTURE
⑰	INSULATED GARAGE DOORS
⑱	CULTURED STONE



Kanaka Hill Proposed Townhouse Development

23539 Gilker Hill Road,
Maple Ridge, B.C.

MARCH 18, 2016

DP-2.1B

BUILDING
ELEVATIONS
TYPE 'Z' (BLOCK 1)
A1-A-B-B-A-A1
SCALE: 1:100

Building Colour Scheme 1



FRONT ELEVATION
SCALE 1:50



BACK ELEVATION
SCALE 1:50

- 1 PROFILED ARCHITECTURAL ASPHALT SHINGLE ROOFING - PARCO FIBERGLASS SHINGLES, COLOUR: WEATHERED WOOD
- 2 PAINTED WOOD TRIMS, FASCIA, SHUTTERS, COLUMNS
- 3 ALUMINUM SMLS + PROFILED GUTTERS AND ALUMINUM WINDOW BOX/PLANTER - CHARCOAL
- 4 PAINTED WOOD FASCIA, TRIMS, AND GARAGE
- 5 FIBER REINFORCED CEMENT PANELING, TRIMS - JAMES HARDIE, NAVAJO BEIGE, JH30-18
- 6 PAINTED WOOD TRIMS 2 - BENJAMIN MOORE, CC-214, ESCARPET
- 7 BENJAMIN MOORE, AF-248, SATCHEL
- 8 BENJAMIN MOORE, CC-120, NOTRE DAME
- 9 FIBER REINFORCED CEMENT PANELING COLUMN BAY - JAMES HARDIE, BONTNEY SAUGE, JH40-26
- 10 PAINTED/STAINED FIBERGLASS ENTRY DOOR - MASONITE/JELOWEN 3 PANEL FIBERGLASS DOOR, STYLE WOOD GRAIN, MIBISON, WITH GLAZED INSERT AND SIDELITES, COLOUR: OAK TONE
- 11 PROFILED HORIZONTAL VINYL SIDING - FOUNDRY #186
- 12 SHAKE VINYL SIDING, FOUNDRY SIDINGS, 7" SPLIT SHAKE, #68
- 13 CULTURED STONE - SAN FRAN CISCO COBBLEFIELD

Kanaka Hill

Proposed Townhouse Development

23539 Gilker Hill Road,
Maple Ridge, B.C.

MARCH 18, 2016

DP-0.14A

EXTERIOR
FINISHES &
COLOURS

Building Colour Scheme 2



FRONT ELEVATION
SCALE 1:50



BACK ELEVATION
SCALE 1:50

- 1 PROFILED ARCHITECTURAL ASPHALT SHINGLE ROOFING - PARCO FIBERGLASS SHINGLES, COLOUR: WEATH-ERED WOOD
- 2 PAINTED WOOD BRACKETS, COLUMNS BENJAMIN MOORE, AF-241, SATCHEL
- 3 ALUMINUM SMLS + PROFILED GUTTERS AND ALUMINUM WINDOW BOX/PLANTER - CHARCOAL
- 4 PAINTED WOOD FASCIAS, TRIMS, AND GARAGE BENJAMIN MOORE, CP-130, NOTRE DAME
- 5 SHAKE VINYL SIDING, FOUNDRY SIDINGS, 7" SPLIT SHAKE, #190
- 6 FIBER REINFORCED CEMENT PANELING COLUMN BASE - JAMES HARDIE, MONTEREY TAQUE JH42-20
- 7 PAINTED WOOD TRIMS 2 - BENJAMIN MOORE, CC-214, ESCARFRET
- 8 PAINTED/STAINED FIBERGLASS ENTRY DOOR - MASONITE/JELLOW 3 PANEL FIBERGLASS DOOR, STYLE WOOD GRAIN, MIBISON, WITH GLAZED INSERT AND SIDELITES, COLOUR: OAK TONE
- 9 PROFILED HORIZONTAL VINYL SIDING - FOUNDRY #048
- 10 PROFILED HORIZONTAL VINYL SIDING - FOUNDRY #248
- 11 CULTURED STONE - SAN FRAN CISCO COBBLEFIELD

Kanaka Hill Proposed Townhouse Development

23539 Gilker Hill Road,
Maple Ridge, B.C.

MARCH 18, 2016

DP-0.14B

EXTERIOR
FINISHES &
COLOURS



Building Colour Scheme 3



FRONT ELEVATION
SCALE 1:50



BACK ELEVATION
SCALE 1:50

- 1 PROFILED ARCHITECTURAL ASPHALT SHINGLE ROOFING - PARCO FIBERGLASS SHINGLES, COLOUR: WEATHERED WOOD
- 2 PAINTED WOOD TRIMS, FASCIAS, SHUTTERS, COLUMNS - BENJAMIN MOORE, AF-248, SATCHEL
- 3 ALUMINUM SMLS + PROFILED GUTTERS AND ALUMINUM WINDOW BOX/PLANTER - CHARCOAL
- 4 PAINTED WOOD FASCIAS, TRIMS, AND GARAGE - BENJAMIN MOORE, CP-120, NOTRE DAME
- 5 FIBER REINFORCED CEMENT PANELING, TRIMS - JAMES HARDIE, KHAKI BROWN JH20-32
- 6 FIBER REINFORCED CEMENT PANELING COLUMN BAY - JAMES HARDIE, BONTREY TAQUE JH42-20
- 7 PAINTED WOOD TRIMS 2 - BENJAMIN MOORE, CC-214, ESCARPET
- 8 PAINTED/STAINED FIBERGLASS ENTRY DOOR - MASONITE/JELOWER 3 PANEL FIBERGLASS DOOR, STYLE WOOD GRAIN, BIRCHON, WITH GLAZED INSERT AND SIDELITES, COLOUR: OAK TONE
- 9 PROFILED HORIZONTAL VINYL SIDING - FOUNDRY #186
- 10 SHAKE VINYL SIDING, FOUNDRY SIDINGS, 7" SPLIT SHAKE, #688
- 11 CULTURED STONE - SAN FRAN CISCO COBBLEFIELD

Kanaka Hill Proposed Townhouse Development

23539 Gilker Hill Road,
Maple Ridge, B.C.

MARCH 18, 2015

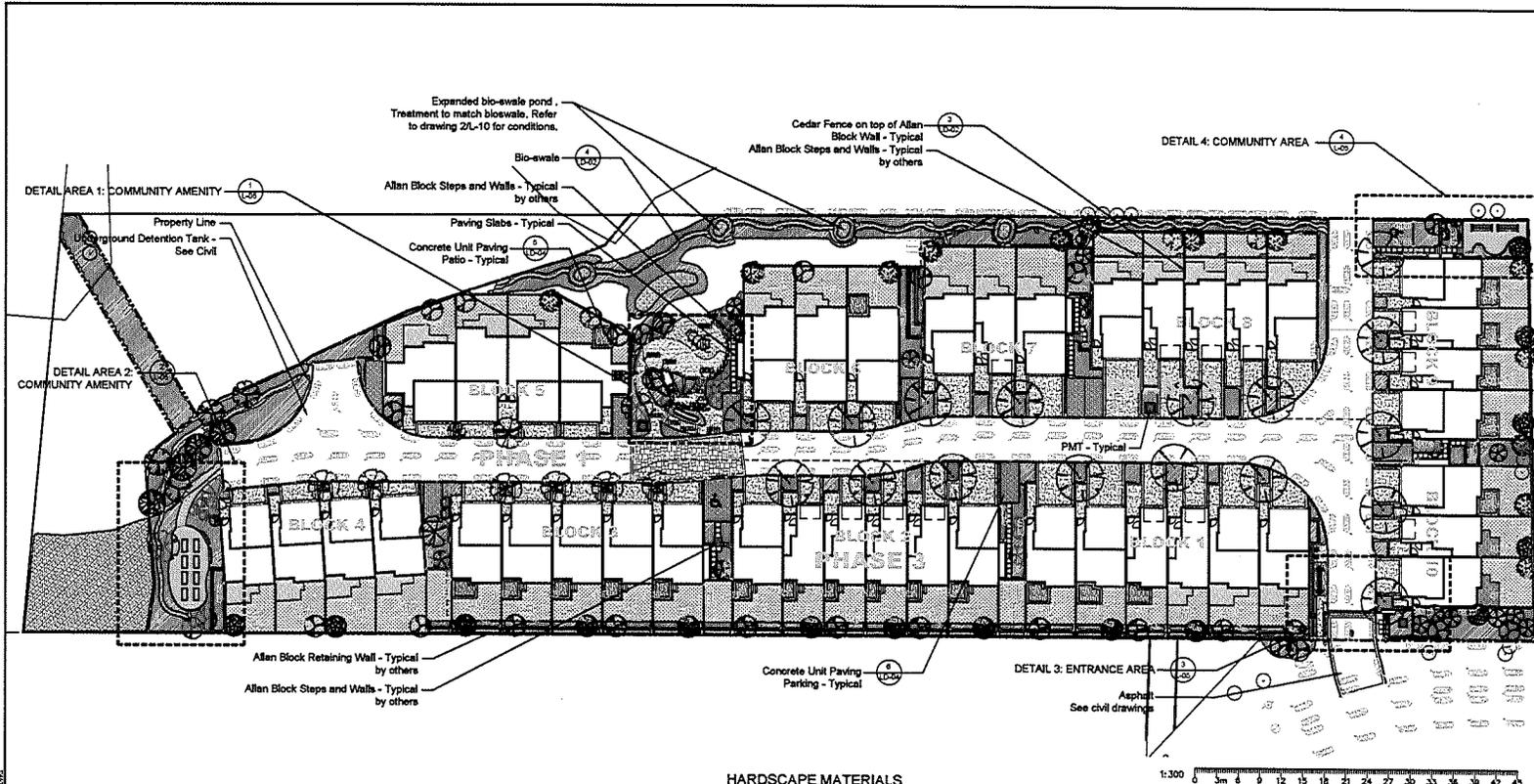
DP-0.14C

EXTERIOR
FINISHES &
COLOURS



APPENDIX E

van der Zalm + associates inc.
 Parks & Recreation • Environmental Consulting
 Urban Design • Landscape Architecture
 Suite 1, 2017 87th Avenue • P. 604.882.0014
 Langley, British Columbia • F. 604.882.0012
 info@vanzalm.ca • www.vanzalm.ca



1:300
 0 3m 6 9 12 15 18 21 24 27 30 33 36 39 42 45

No.	By	Description	Date
7	DJ	Revised for DP	Dec 6, 2016
6	DJ	Revised for DP	Nov 22, 2016
5	DJ	Revised for DP	July 26, 2016
4	DJ	Revised for DP comments	June 22, 2016
3	DJ	Revised for DP	May 18, 2016
2	DJ	Revised for DP	Mar 28, 2016
1	DJ	Issued for Development Permit	Oct 30, 2015

REVISIONS TABLE FOR DRAWINGS	
© Copyright reserved. The drawing and design is the property of van der Zalm + Associates Inc. and may not be reproduced or used for other projects without permission.	

Project:
KANAKA HILL TOWNHOMES

Location:
23839 GILKER HILL ROAD - MAPLE RIDGE, B.C.

Drawn: PC DJ	Stamp:
Checked: DJ	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: 1:300	DATE PLOTTED: 2016.12.06 10:52 AM PLOTTER: HP DesignJet T1100PS PLOT DEVICE: HP DesignJet T1100PS

Drawing Title: **OVERALL SITE PLAN**

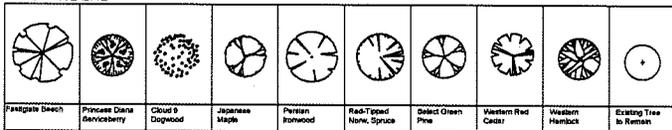


VDZ Project #: **DP2015-27**

Drawing #: **L-04**

L-04 OVERALL SITE PLAN (GENERAL) - KANAKA HILL TOWNHOMES (RESIDENTIAL) - OVERALL SITE PLAN.DWG

TREE LEGEND



TREES SCHEDULE

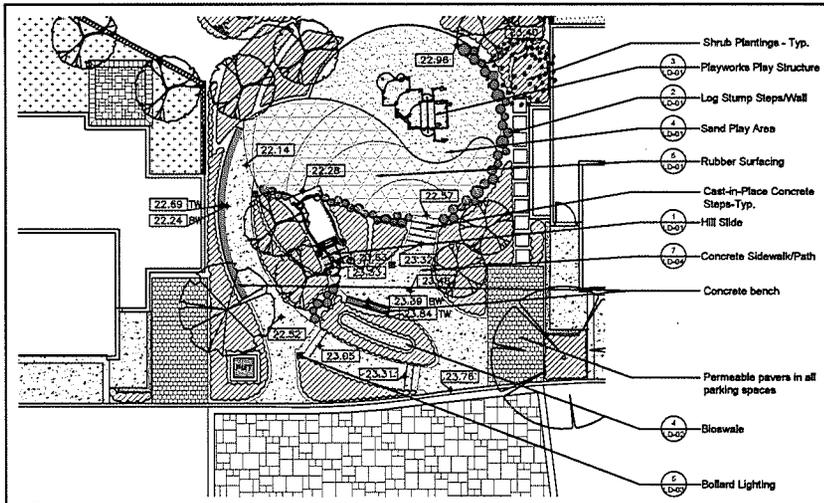
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES					
AP	11	<i>Fagus sylvatica</i> 'Sawyer'	Fastgaiter Beech	5cm cal.	see det plan
AD	15	<i>Amelanchier x grandiflora</i> 'Princess Diana'	Princess Diana Serviceberry	5cm cal.	see det plan
CP	14	<i>Cornus florida</i> 'Cloud 9'	Cloud 9 Dogwood	5cm cal.	see det plan
AP	33	<i>Acer palmatum</i>	Japanese Maple	5cm cal.	see det plan
CK	17	<i>Parrotia persica</i>	Persian Ironwood	5cm cal.	see det plan
CONIFEROUS TREES					
PA	9	<i>Picea abies</i> 'Rubra Spruce'	Red-Tipped Norway Spruce	3m high	see det plan
PN	18	<i>Pinus nigra</i> 'Select Green'	Select Green Pine	3m high	see det plan
TP	4	<i>Taxus sibirica</i>	Siberian Red Cedar	3m high	see det plan
TH	4	<i>Taxus heterophylla</i>	Western Hemlock	3m high	see det plan

HARDSCAPE MATERIALS

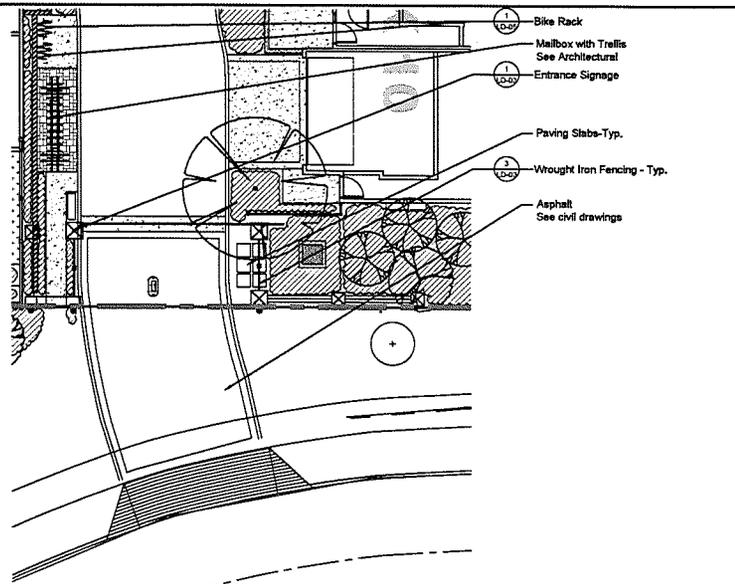
KEY	REF.	DESCRIPTION
	7 LD-04	CONCRETE SLAB
	5 LD-04	CONCRETE UNIT PAVING PATIO Type: Roman Material: Redstone Soldier Course Size: 20x4 3/4 x 40 Color: Charcoal Patio Size: 10x10
	6 LD-04	CONCRETE UNIT PAVING VEHICULAR Type: Roman Material: Redstone Soldier Course Size: 20x4 3/4 x 40 Color: Charcoal
	6 LD-04	CONCRETE UNIT PAVING PARKING Type: Roman Material: Redstone Soldier Course Size: 20x4 3/4 x 40 Color: Charcoal
	4 LD-01	SAND SAFETY SURFACE
	2 LD-02	CRUSHED GRANITE PATHWAY Material: Crushed Granite Color: Grey
	7 LD-02	BIO-SWALE - TYP.

		RIVER ROCKS WITH LANDSCAPE FABRIC AND TIMBER EDGE
		PAVING SLABS
	4 LD-03	GARDEN PLOTS
	5 LD-03	SOLLARD LIGHTING (S)
	5 LD-03	UP-LIGHTING (S)
		SOC See Critical Landscape Notes for Specifications
		SHRUB PLANTING

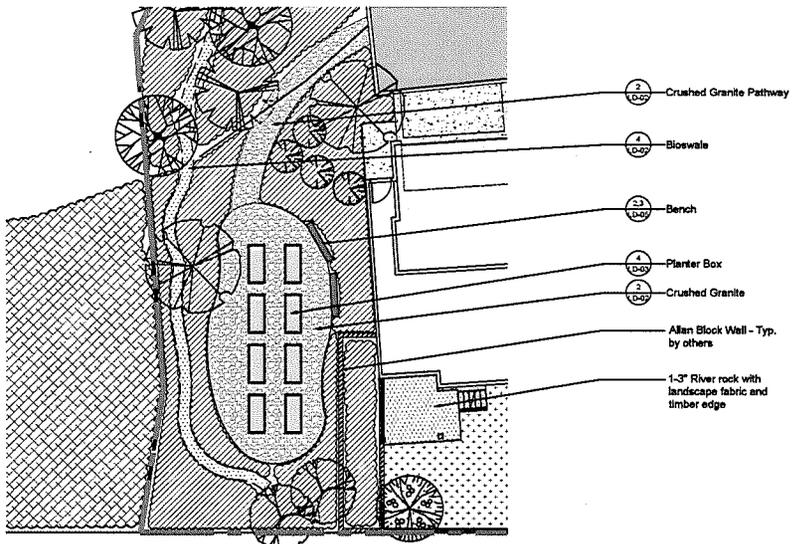
Note:
 1. Allan block steps / walls by Architect / Civil
 2. Concrete retaining walls by others. Except where noted.



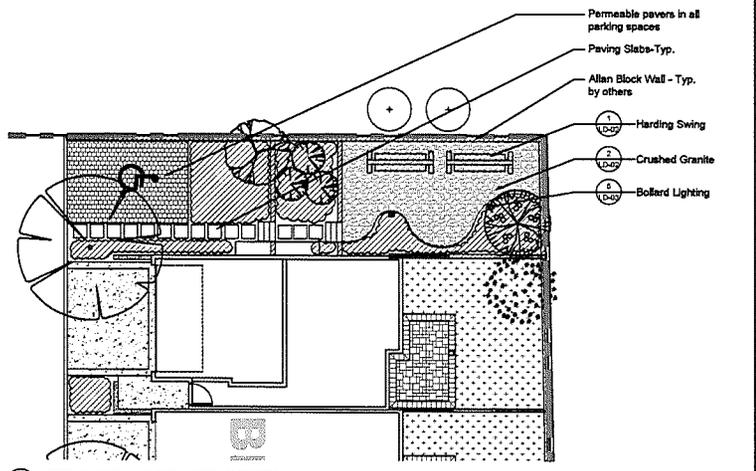
1 DETAIL AREA 1: COMMUNITY AMENITY
 Scale 1:100



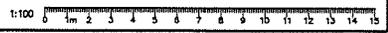
3 DETAIL AREA 3: COMMUNITY AMENITY
 Scale 1:100



2 DETAIL AREA 2: COMMUNITY AMENITY
 Scale 1:100



4 DETAIL AREA 4: COMMUNITY AMENITY
 Scale 1:100



van der Zalm + associates inc.
 Urban Design + Landscape Architecture
 Suite 1, 2077 85th Avenue
 Langley, British Columbia
 V1M 2M6



No.	By	Description	Date
7	DJ	Revised for DP	Dec. 6, 2016
8	DJ	Revised for DP	Nov. 23, 2016
9	DJ	Revised for DP	July 20, 2016
4	DJ	Revised for DP siteplans	June 22, 2016
3	DJ	Revised for DP	May 14, 2016
2	DJ	Revised for DP	Nov. 23, 2015
1	DJ	Issued for Development Permit	Oct. 30, 2015

REVISION TABLE FOR DRAWINGS
 © Copyright reserved. This drawing and design are the property of van der Zalm + associates inc. and may not be reproduced or used for other projects without permission.

Project:
 KANAKA HILL TOWNHOMES
 Location:
 23539 GILKER HILL ROAD
 MAPLE RIDGE, B.C.

Drawn: PC DJ	Stamp:
Checked: DJ	
Approved: MVZ	Original Sheet Size: 24"x36"
Scale: 1:100	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. THE CONSULTANT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS ON THE SITE. THE CONSULTANT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS ON THE SITE. THE CONSULTANT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS ON THE SITE.

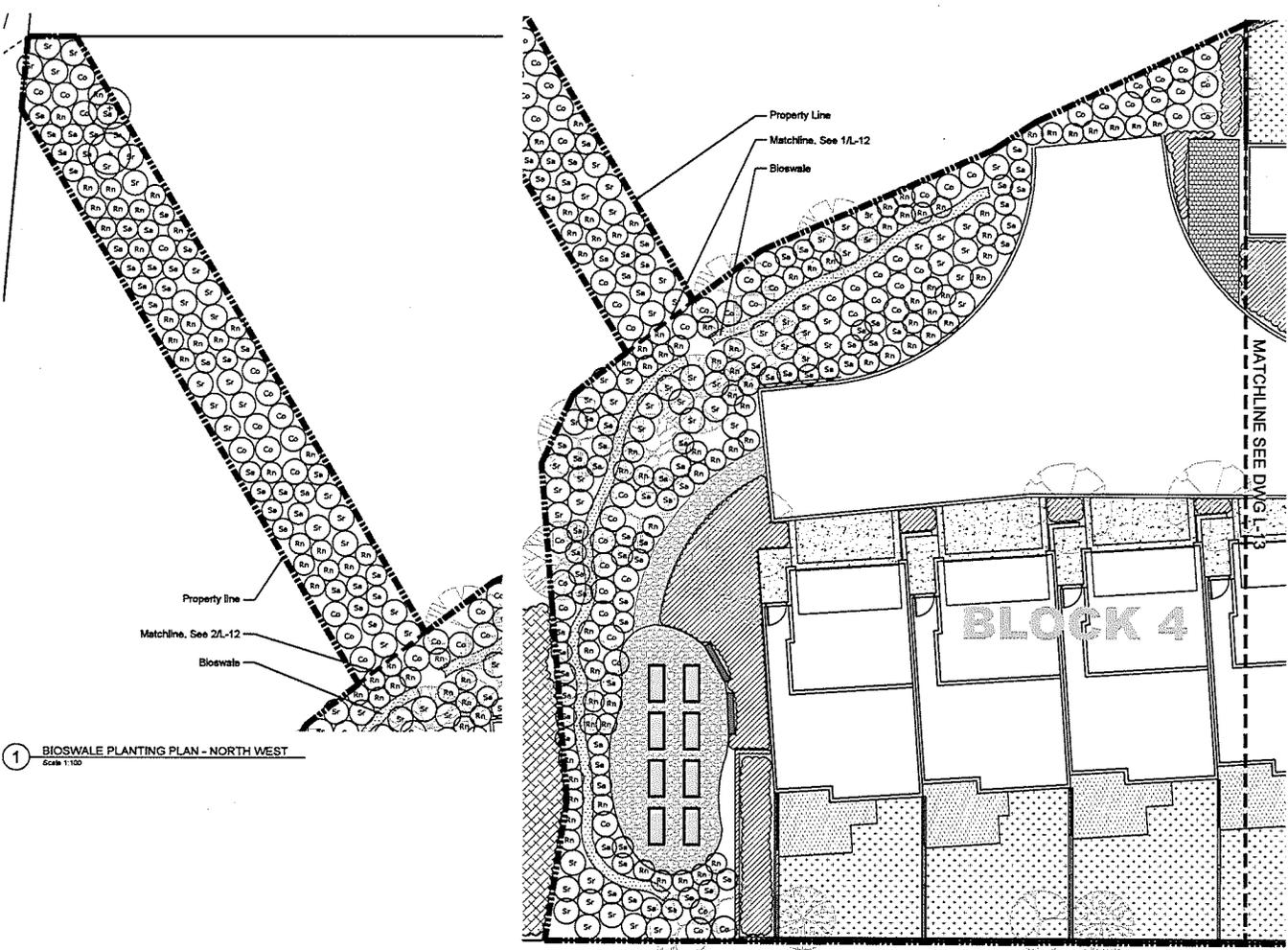
Drawing Title: SITE DETAIL AREAS



Drawing #:
DP2015-27

Drawing #:
L-05

PROVISIONAL LAYOUT OF THE PROJECT IS FOR INFORMATION PURPOSES ONLY. THE CONSULTANT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS ON THE SITE.



1 BIOSWALE PLANTING PLAN - NORTH WEST
 Scale 1:100

2 BIOSWALE PLANTING PLAN - SOUTH WEST
 Scale 1:100

Key Map (not to scale)



No.	By	Description	Date
7	DJ	Prepared for GP	Dec. 6, 2016
6	DJ	Revised for GP	Nov. 23, 2016
5	DJ	Revised for GP	July 29, 2016
4	DJ	Revised for GP comments	June 23, 2016
3	DJ	Revised for GP	May 16, 2016
2	DJ	Revised for GP	Mar 22, 2016
1	DJ	Issued for Development Permit	Oct 30, 2015

REVISIONS TABLE FOR DRAWINGS
 If Copyright reserved, this drawing and design is the property of van der Zalm + associates inc. and may not be replicated or used for other projects without permission.

Project:
KANAKA HILL TOWNHOMES

Location:
 23539 GILKER HILL ROAD
 MAPLE RIDGE, B.C.

Drawn:
 PC
 DJ

Checked:
 DJ

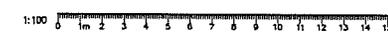
Approved:
 MVDZ

Original Sheet Size:
 24"x36"

Scale:
 1:100

Bioswale Plant List

BIOSWALE					
Ca	122	Cornus saricosa	Red Cedar Dogwood	40 PSI	1200mm o.c.
Rh	296	Rosa rugosa	Norway Spruce	40 PSI	1000mm o.c.
Sa	120	Sambucus racemosa var. arbuscula	Red Elderberry	40 PSI	1000mm o.c.
Sr	140	Symphoricarpos alba	Snowberry	40 PSI	1200mm o.c.



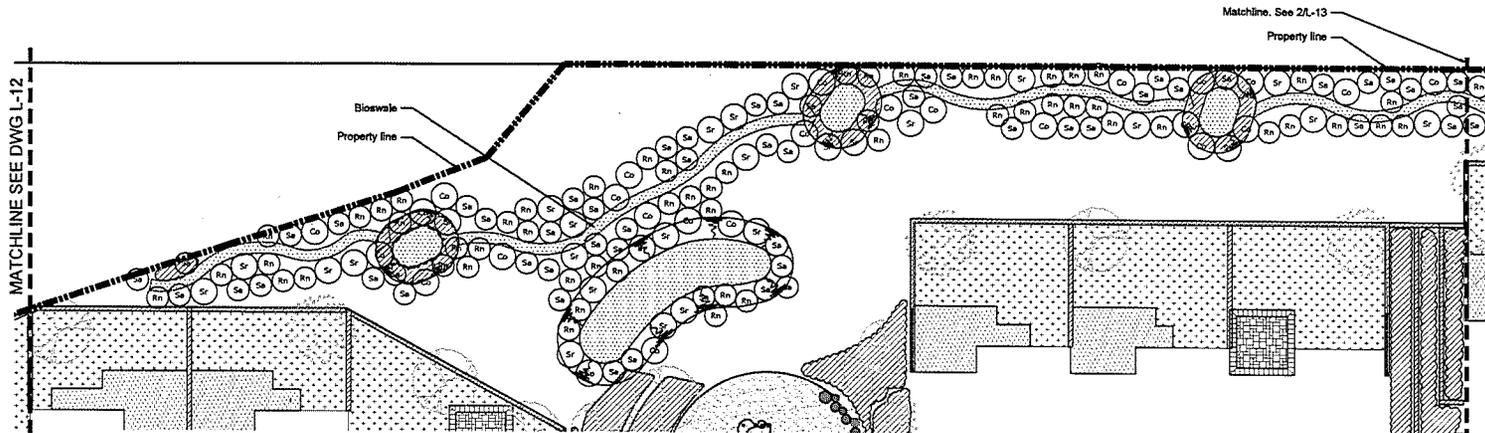
Drawing Title: BIOSWALE PLANTING PLAN - WEST



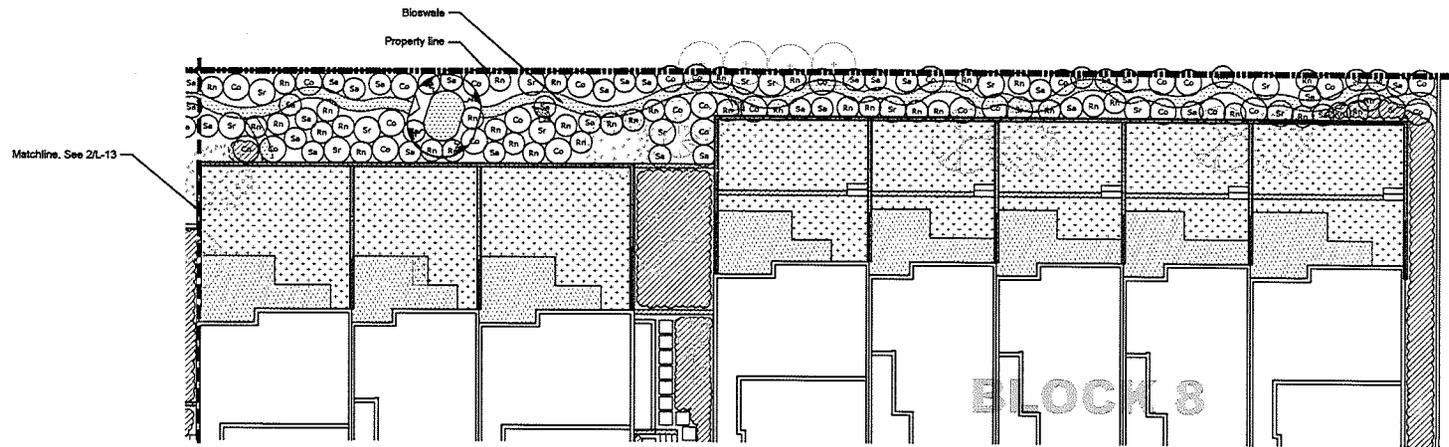
VZ Project #: DP2015-27

Drawing #: L-12

VAN DER ZALM + ASSOCIATES INC. 2017 6TH AVENUE VANCOUVER, BC V6C 2K4 TEL: 604.682.2821 FAX: 604.682.2824



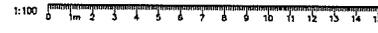
1 BIOSWALE PLANTING PLAN - CENTRE
Scale 1:100



1 BIOSWALE PLANTING PLAN - EAST
Scale 1:100

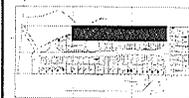
Bioswale Plant List

Code	Plant Name	Plant Name	Plant Name	Plant Name	Plant Name
Co	122	Cornus sericea	Red Cedar Dogwood	R3 Pot	1500mm o.d.
Rh	199	Rosa multiflora	Noisette Rose	R3 Pot	1500mm o.d.
Sa	120	Sambucus racemosa var. nigrescens	Red Elderberry	R3 Pot	1500mm o.d.
Sr	195	Syringa carolinensis	Spicebush	R3 Pot	1200mm o.d.



van der Zalm + associates inc.
 Parks & Recreation - Environmental Consulting
 Urban Design - Landscape Architecture
 June 1, 2017 10:00 AM
 4380 Gilker Hill Road
 Maple Ridge, BC V2X 2S7
 Tel: 604.273.4444
 Fax: 604.273.4444
 www.vdz.com

Key Map (N75)



No.	By	Description	Date
1	DJ	Issued for Development Permit	Oct 20, 2015
2	DJ	Revised for DP	Mar 28, 2016
3	DJ	Revised for DP	May 16, 2016
4	DJ	Response to DP comments	June 23, 2016
5	DJ	Revised for DP	July 20, 2016
6	DJ	Revised for DP	Nov. 23, 2016
7	DJ	Revised for DP	Dec. 6, 2016

REVISIONS TABLE FOR DRAWINGS
 © Copyright reserved. This drawing and design is the property of van der Zalm + associates inc. and may not be reproduced or used for other projects without permission.

Project:
KANAKA HILL TOWNHOMES
 Location:
22539 GILKER HILL ROAD
MAPLE RIDGE, B.C.

Drawn:
PC
DJ
 Checked:
DJ
 Approved:
MVCZ
 Original Sheet Size:
24"x36"

Scale:
1:100
 (Note: A detailed note regarding scale and drawing standards is present but partially illegible.)



Drawing Title: BIOSWALE PLANTING PLAN - CENTRE & EAST



DP2015-27

Drawing #: L-13

BIO SWALE PLANTING PLAN - CENTRE & EAST

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: February 6, 2017
FILE NO: 2016-115-DP, 2016-115-DVP
MEETING: C of W
**SUBJECT: Development Variance Permit and Development Permit
11909 and 11889 227 Street; PID 009-280-642**

EXECUTIVE SUMMARY:

A Town Centre Development Variance Permit application and a Development Permit application have been received for the subject properties, located at 11909 and 11889 227 Street and PID 009-280-642, to construct a six storey mixed-use building with ground floor commercial and 44 residential units under the existing C-3 (Town Centre Commercial) zone. This application is subject to the the Town Centre Development Permit – Civic Core Guidelines as outlined in the Town Centre Area Plan of the Official Community Plan (OCP). The applicant is seeking the following variances:

- To reduce the front yard setback on third, fourth, and fifth floors from 7.5 m to 1.2 m at the building face and to 0.6 m at the column face, with no no further siting exceptions.
- To reduce the front yard setback variance to 0.1 m on the sixth floor at the overhang face, with no further siting exceptions.
- To reduce the rear yard setback on the third through sixth floors from 7.5 m to 6.3 m at the building face, with no further siting exceptions.
- To reduce the interior side yard setback on the fourth through sixth floors from 4.5 m to 0 m at the building face, with no further siting exceptions.
- To reduce the exterior side yard setback on the fourth through sixth floors from 4.5 m to 2.0 m at the building face and 1.1 m to the furthest projection, with no further siting exceptions.

The proposed building is Phase 1 of a five phase redevelopment of the city block bound by 227 Street to the east, 119 Avenue to the north, Selkirk Avenue to the south and 226 Street to the west. Similar variances can be expected in each of the four future phases.

RECOMMENDATION:

1. That the Corporate Officer be authorized to sign and seal 2016-115-DVP respecting properties located at 11909 and 11889 227 Street; and PID 009-280-642;
2. and further that, the Corporate Officer be authorized to sign and seal 2016-115-DP.

DISCUSSION:

a) Background Context:

Applicant: Falcon Village Joint Venture
Owner: City of Maple Ridge

Legal Descriptions: Lots A, B and C District Lot 401, New Westminster District Plan NWP22418

OCP:
 Existing: Town Centre Commercial
 Zoning:
 Existing: C-3 (Town Centre Commercial)

Surrounding Uses:

North:	Use:	Grocery Store
	Zone:	C-3 (Town Centre Commercial)
	Designation:	Town Centre Commercial
South:	Use:	Vacant
	Zone:	C-3 (Town Centre Commercial)
	Designation:	Town Centre Commercial
East:	Use:	Office, Automotive Repair Shop
	Zone:	C-3 (Town Centre Commercial) , M-2 (General Industrial)
	Designation:	Town Centre Commercial
West:	Use:	Vacant
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Medium and High-Rise Apartment

Existing Use of Properties: Vacant
 Proposed Use of Properties: Multi-Family
 Site Area: 0.2 ha (0.5 acres)
 Access: Lane via 227 Street
 Servicing: Urban Standard

b) Project Description:

Context:

The subject properties are part of a neighbourhood block of land bordered by 227 Street to the east, 226 Street to the west, 119 Avenue to the north and Selkirk Avenue to the south. The majority of the land in this block is vacant and currently owned by the City of Maple Ridge. Two mixed use buildings have recently been constructed along 226 Street, with ground floor commercial units and three storeys of residential apartments above. An existing lane is located through the block with an east-west orientation. The underground parking structures for the existing buildings are accessed from the lane, and the same arrangement is proposed for the subject development.

Proposal:

The applicant, Falcon Village Joint Venture, entered into an agreement to purchase and develop the remaining vacant lots in this block. Under the subject application, the developer proposes to construct a 6 storey mixed use building with ground floor commercial units, four storeys of residential units above, and an indoor and outdoor amenity space on the sixth floor. An underground parking structure will be accessed via an east-west lane perpendicular to 227 Street. The project includes 44 residential units and eight commercial units. The majority of the units (36) are two bedroom units, with the remaining units containing a mix of one and three bedroom units.

The entire block is slated for re-development by the same developer; however, only the north-east corner is the subject of this application. The overall site design includes 5 and 6 storey buildings fronting all four streets in a quadrangle. The central portion of the block will have a semi-public outdoor space for use by the commercial tenants, residents of the block, and the community as a whole. Some surface parking is currently provided for commercial and residential visitors, and this design will be mirrored on the east side for buildings fronting 227 Street. The central courtyard will include public art space, seating areas, green space, and water features that will have stormwater management functionality.

The proposed building design takes its design cues from the existing buildings fronting 226 Street, through the use of brick work and the arcade sheltering a portion of the sidewalk. The building corner at 227 Street and 119 Avenue is chamfered to create a design focal point, with brick work extending all the way up to the top floor.

Eight commercial units are proposed on the ground floor. Four units will front 227 Street, three units will front 119 Avenue, and the last commercial unit fronts the corner of 227 Street and 119 Avenue. Six of the commercial units will have access doors from the main road frontage, as well as onto the interior frontage where at grade parking and patio space is located.

Parking:

Ten at grade parking space are provided to the rear of the building, with all remaining parking spaces provided underground in this phase of development. The first level of underground parking will span the currently vacant properties in this block, including underneath the lane. For the Phase 1 building, a second level of underground parking is proposed. The next phase of development to the west will include a surface parking area for commercial and residential visitors. The subject application qualifies for the reduced parking standards of the Central Business District. Under the reduced parking standard ratio, the proposed building requires 54 parking spaces and the developer has allocated 80 parking spaces in total.

c) Requested Variances and Analysis:

A Development Variance Permit application has been received for this project, and involves the following relaxations:

i) *Maple Ridge Zoning Bylaw No. 3510 -1985, Part 7 COMMERCIAL ZONES 703 TOWN CENTRE COMMERCIAL C-3 8) SITING a)* to reduce the front yard on the third, fourth, and fifth floors from 7.5 m to 1.2 m at the building face and to 0.6 m at the column face, with no further siting exceptions; and to further reduce the front yard setback variance to 0.1 m on the sixth floor at the overhang face, with no further siting exceptions.

The reduced siting of the upper floors will alter the massing of the overall building. Rather than create a prominent tiered building form, the setbacks for each storey will create a more uniform building massing. This variance is not anticipated to negatively impact the pedestrian realm on the ground floor, and is consistent with the draft Zoning Bylaw changes and historical development patterns for quadrangle structures.

ii) *Maple Ridge Zoning Bylaw No. 3510 -1985, Part 7 COMMERCIAL ZONES 703 TOWN CENTRE COMMERCIAL C-3 8) SITING a)* to reduce the rear yard setback on the third through sixth floors from 7.5 m to 6.3 m at the building face, with no further siting exceptions.

A minor setback variance is required for the rear property line where the building abuts the access lane. The reduced distance will not impede vehicular circulation in and out of parking areas.

iii) *Maple Ridge Zoning Bylaw No. 3510 -1985, Part 7 COMMERCIAL ZONES 703 TOWN CENTRE COMMERCIAL C-3 8) SITING b)* to reduce the distance from the side lot lines on the fourth through sixth floors from 4.5 m to 0 m with no further siting exceptions.

A future mixed use building is proposed to abut directly onto the interior side lot line in a subsequent phase of development (Phase 2). As a result, the 0 m setback for the subject building will appear to be contiguous with Phase 2 and create a more attractive and uniform development overall.

iv) *Maple Ridge Zoning Bylaw No. 3510 -1985, Part 7 COMMERCIAL ZONES 703 TOWN CENTRE COMMERCIAL C-3 8) SITING b)* to reduce the exterior side yard setback on the fourth through sixth floors from 4.5 m to 2.0 m at the building face and 1.1 m to the furthest projection, with no further siting exceptions.

Similar to the front yard setback, the building has been designed without a smaller amount of tiered building massing than the C-3 (Town Centre Commercial) zone permits. As the building height does not exceed five storeys, the untiered building massing is not anticipated to impact the pedestrian realm at street level, and is consistent with proposed Zoning Bylaw changes and historical development patterns for quadrangle structures.

d) Planning Analysis:

Official Community Plan:

The subject properties are designated *Town Centre Commercial* and are located in the Town Centre Area Plan.

e) Development Permit:

The development permit application made to the City prompting this referral to the ADP is subject to the Key Guidelines and the Design Guidelines of Section 8.11 Town Centre Development Permit.

Key Guidelines:

The following is a brief description and assessment of the proposal's compliance with the applicable Key Development Permit Guidelines:

1. *Promote the Civic Core as the "heart" of the Town Centre.*

The subject development is part of a larger multi-phased re-development that will revitalize the largely vacant city block between the Town Centre's two main malls, Haney Place and Valley Fair. The building has been designed to foster a vibrant urban environment by providing sensitive design to both street frontages, as well as a future central gathering space that will accommodate a range of activities.

2. *Create a pedestrian-oriented, boutique style shopping district.*

Ground floor commercial units sited at 0 m setbacks to the front and exterior side of the property lines create an inviting pedestrian realm. Arcade features consistent with existing buildings on this block provide weather protection for pedestrians and outdoor seating opportunities.

3. *Reference traditional architectural styles.*

The building's architectural style reflects existing buildings in the Town Centre with the prominent use of bricks as a construction material. Building materials include brick, which references the Town Centre's existing buildings and heritage. Additionally, the design echoes recently constructed buildings on the opposite side of the subject city block.

4. *Capitalize on important views.*

Residential corner units are oriented to the north-east for mountain view opportunities.

5. *Enhance existing and cultural activities and public open space*

The first phase of development will include a portion of public open space surrounding the ground floor commercial units that will form part of a larger central space.

6. *Provide climate appropriate landscaping and green features*

A rooftop indoor and outdoor amenity space has been included in the design with appropriate landscaping for the enjoyment of the building occupants.

7. *Maintain street interconnectivity*

Careful thought has been provided to street interconnectivity, with the creation of a predominantly pedestrian east-west lane design.

f) 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 May 10, 2016 (see Appendix E and F). Following presentations by the project Architect and Landscape Architect, the ADP made the following resolution that:

- *Consider CEPTED for the first floor and after hour safety, including the covered parking area;* A CEPTED report is being drafted by Liahona Security and will be provided when available.
- *Consider relocating or adjusting the storage area on the parkade level for safer egress;* The entrance to the parkade storage has been relocated to provide safer egress.
- *Consider how the second floor privacy screens are laid out for safety and security;* Privacy screens have been added to the second floor patios.
- *Show CRU signage style and locations, placement on façade, hung under canopy and/or incorporated into storefront;* Signage for the CRU's will be a combination of 3D signs on the brick facade and hanging signs within the colonnade.
- *Consider a variety of brick patterns or colour on the frontage for added visual interest;* 3 stack soldier coarse bricks have been added to the corner element to provide further interest. Extensive brick patterns are currently shown along the entire length of the colonnade and color variation is used at the residential entry.

- *Consider Courtyard access through to the lobby, with suitable surface treatment through the parking area;*
Courtyard access has been added to the lobby which will be available to all visitors during normal office hours via automatic electronic door locks.
- *Require further information on the first floor finishes and open space design;*
First floor finishes have been added to the landscape drawings.
- *Consider a corner building element similar to lobby entrance to be located at the corner of the building;*
The corner element has had new brick patterns, lights and concrete detail elements added for interest.
- *Consider material for parking area with higher visual interest and snow removal from parking areas;*
Parking paving patterns have been added to the landscape drawings, little snow will need to be removed from the parking area given the 2nd floor patio overhanging the parking area.
- *Consider reducing the parapet height on the second floor to allow for better sightlines from units while seated;*
The parapet height of the second floor has been reduced and glass railings added.
- *Consider occupancy limits for rooftop patio;*
The roof top patio will be limited to 60 persons and 150m² per building code.
- *Consider wider breezeway connections in future phases;*
The proposed breezeway starts at 22'-0" wide and narrows to 14'-8" before returning back to 22'-0" wide.
- *Consider additional breezeway in Phase 1 between the parking area and CRU front entrances;*
An additional breezeway was considered and decided against as it would not add a connection more than parking and would in turn reduce the significance of the proposed breezeway in the next phase.
- *Show overhead security gates/door in parkade and commercial loading;*
Overhead security door has been added to Parkade Level 1.
- *Consider addition landscaping finishes on 119 Avenue and 227 Street and a corner plaza;*
Landscaping finishes added to 119 Avenue and 227 street.
- *Consider additional variety for landscape finishes on the exterior frontages;*
Additional variety of landscape finishes added to the exterior frontages.
- *Consider less smaller and more larger planters on the rooftop patio;*
Larger planters added to the rooftop patio.
- *Consider architectural precast concrete planter on roof top for large tree;*
Larger concrete planters added to the rooftop patio to allow for larger tree planting.

- *Support the Courtyard and associated amenities as a pedestrian focus and no through traffic;*
The central lane portion will be restricted to non vehicular traffic to further enhance the pedestrian experience in the central courtyard.
- *Submit further details for completing the landscaping components;*
Additional landscape drawings have been provided.
- *Provide additional details for sections and façade treatment on lane.*
3D views added and details added to the lane facade of the building.

g) Financial Implications:

In accordance with Council’s Landscape Security Policy, a refundable security equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. Based on an estimated landscape cost of \$108,700.71, the security will be \$108, 700.71.

CONCLUSION:

A Town Centre Development Variance Permit application and a Development Permit application have been received for the subject properties, located at 11909 and 11889 227 Street and PID 009-280-642, to construct a six storey mixed-use building with ground floor commercial and 44 residential units under the existing C-3 (Town Centre Commercial) zone. This application is subject to the the Town Centre Development Permit – Civic Core Guidelines as outlined in the Town Centre Area Plan of the Official Community Plan (OCP). It is recommended that the Corporate Officer be authorized to sign and seal applications 2016-115-DVP and 2016-115-DP.

“Original signed by Amelia Bowden”

Prepared by: Amelia Bowden, M.Urb
Planner 1

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

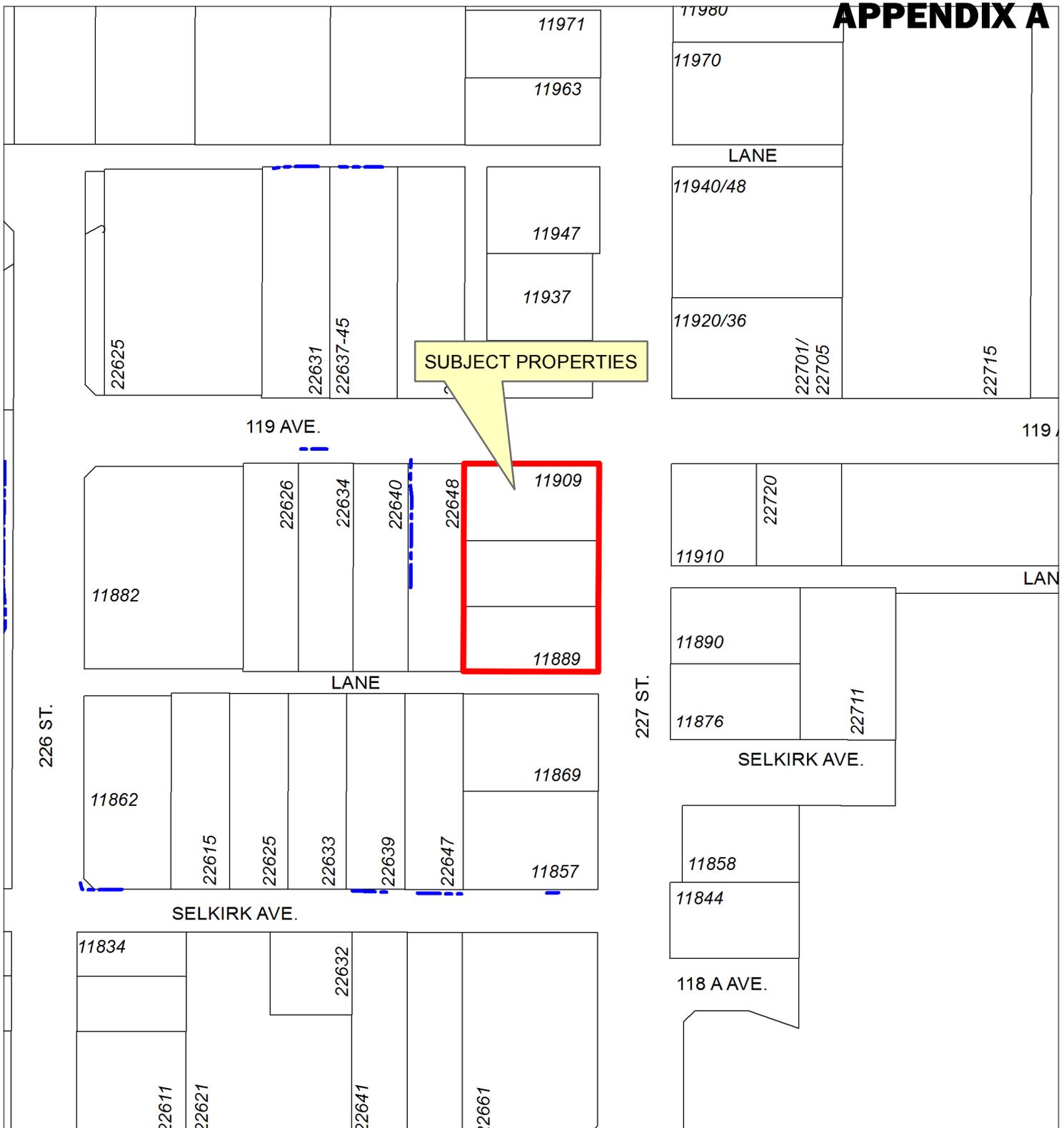
Approved by: Frank Quinn, MBA, P.Eng
GM: Public Works & Development Services

“Original signed by E.C. Swabey”

Concurrence: E.C. Swabey
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Site Plan
- Appendix D – Building Elevations
- Appendix E – Landscape Plan



Scale: 1:1,500

Legend

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

11889 & 11909 & Lot B - 227 Street

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

2016-115-DP
DATE: Apr 18, 2016

BY: JV



Aerial Imagery from the Spring of 2011



Scale: 1:1,500

Legend

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

11889/11909 227 STREET
PID 009-280-642

PLANNING DEPARTMENT

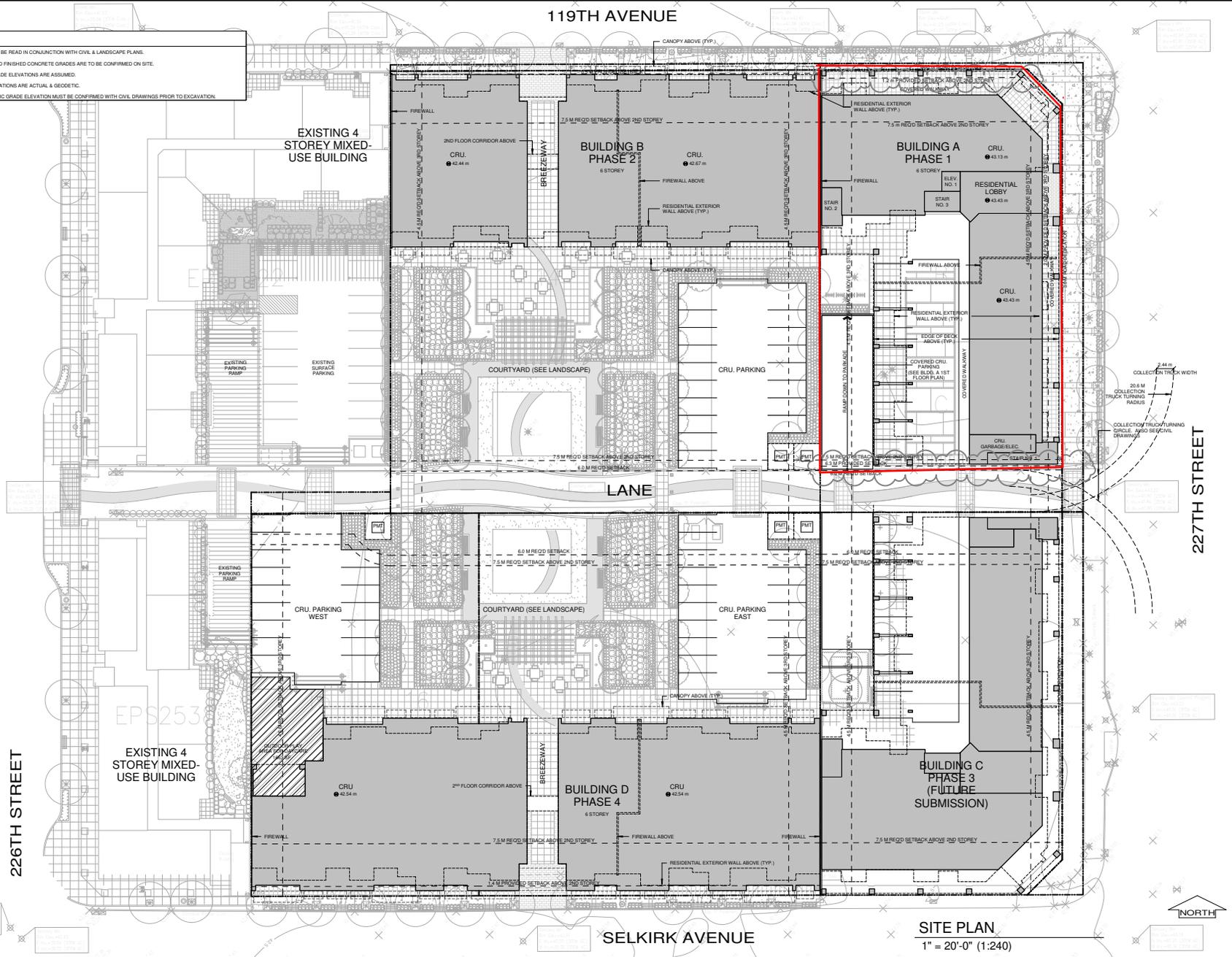


2016-115-DP
DATE: Feb 1, 2017

BY: JV



- NOTES**
1. THIS SITE PLAN IS TO BE READ IN CONJUNCTION WITH CIVIL & LANDSCAPE PLANS.
 2. ALL TOP OF WALL AND FINISHED CONCRETE GRADES ARE TO BE CONFIRMED ON SITE.
 3. IMPERIAL FLOOR GRADE ELEVATIONS ARE ASSUMED.
 4. METRIC GRADE ELEVATIONS ARE ACTUAL & GEODETIC.
 5. MAIN FLOOR GEODETIC GRADE ELEVATION MUST BE CONFIRMED WITH CIVIL DRAWINGS PRIOR TO EXCAVATION.



SITE PLAN
1" = 20'-0" (1:240)

No.	Description	Date
7a	ISSUED FOR DEVELOPMENT PERMIT	JAN. 20, 2017
3d	ISSUED FOR ADP	JAN. 20, 2017
4b	ISSUED FOR ADP	JAN. 20, 2017
6a	ISSUED FOR COORDINATION	JAN. 13, 2017
6a	ISSUED FOR DEVELOPMENT PERMIT	DEC. 20, 2016
20	ISSUED FOR DEVELOPMENT PERMIT	DEC. 19, 2016
3b	ISSUED FOR DEVELOPMENT PERMIT	DEC. 19, 2016
15	ISSUED FOR CLIENT REVIEW	DEC. 16, 2016
20	ISSUED FOR CLIENT REVIEW	DEC. 16, 2016
4a	ISSUED FOR COORDINATION	NOV. 26, 2016
10	ISSUED FOR CLIENT REVIEW	NOV. 22, 2016
3a	ISSUED FOR COORDINATION	NOV. 3, 2016
2a	ISSUED FOR COORDINATION	OCT. 6, 2016
1a	ISSUED FOR DEVELOPMENT PERMIT	DEC. 12, 2015

THIS DRAWING IS THE PROPERTY OF POINTS WEST ARCHITECTURE, AND MAY NOT BE REPRODUCED, COPIED, OR REPRODUCED IN ANY WAY WITHOUT EXPRESS WRITTEN PERMISSION.

CONSULTANT:

points west
ARCHITECTURE

203 - 2190 V. Railway St.
Abbotsford, B.C.
V2S 2E2

PHONE: 604-864-8505
FAX: 604-864-8506
E: info@pointswestarch.com

PROJECT:
BRICKWATER VILLAGE

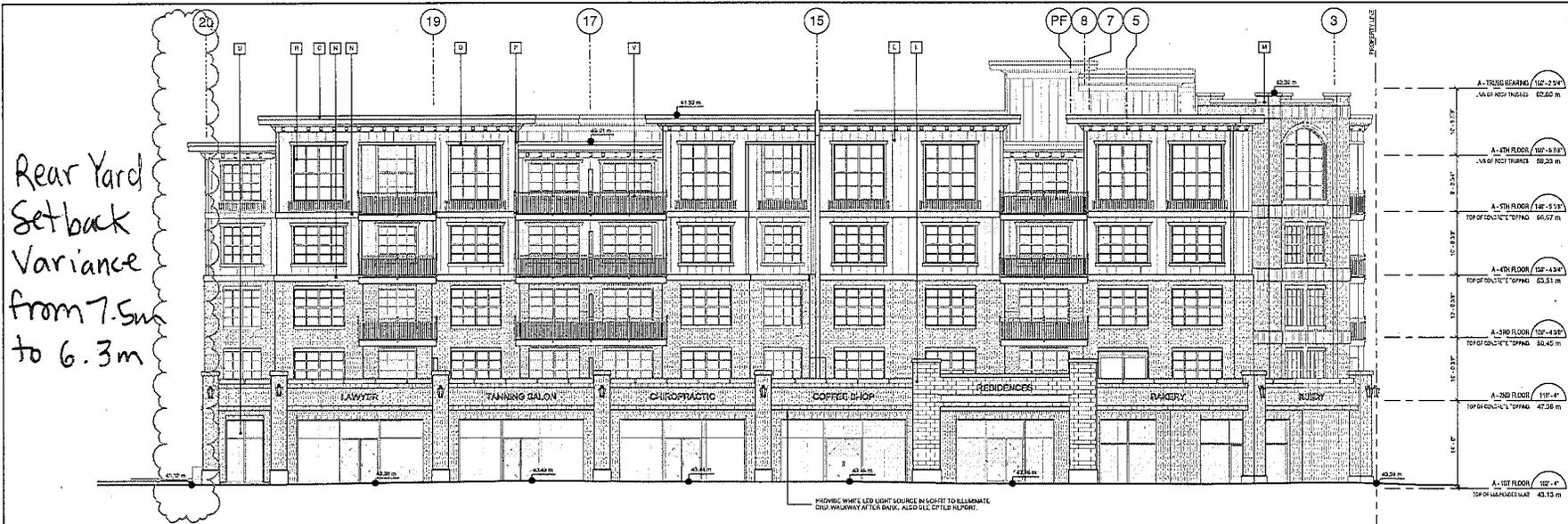
MAPLE RIDGE

DATE: APRIL 2016
SCALE: As indicated
DRAWN: WF ZE AF HB TF

DRAWING TITLE:
SITE PLAN

JOB NO:
1509
1604
1608
1609

SHEET NO:
DP1.2



EAST ELEVATION
1/8" = 1'-0" (1:96)

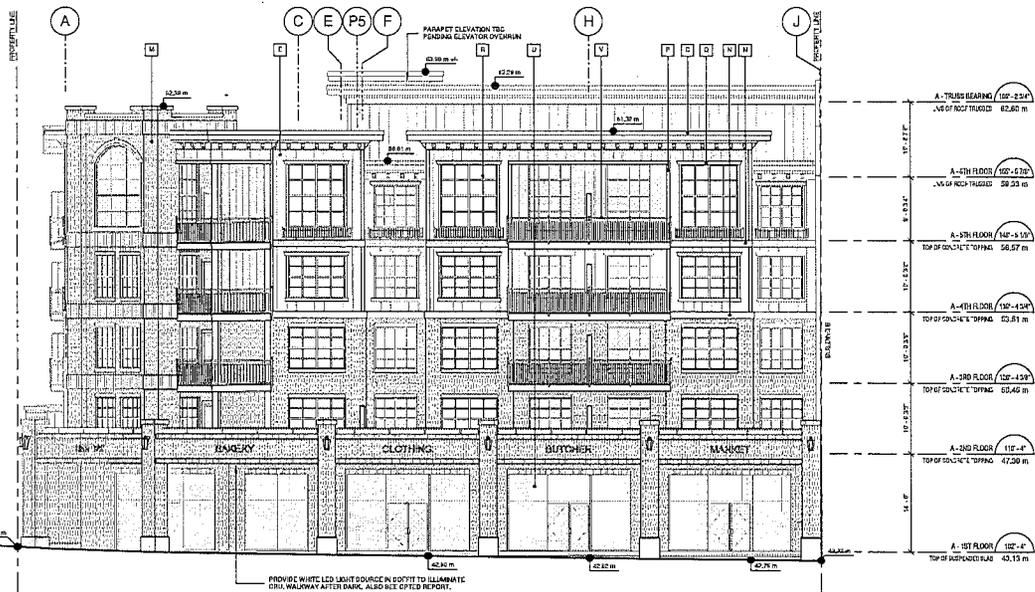
BUILDING FINISHES - BUILDING A

- C - FASCIA - PAINTED 1x6 TRIM ON 2x12 FASCIA BOARD
COLOUR TO MATCH BENJAMIN MOORE 2154-19 WEDGWOOD IRON
- E - WALL - PAINTED CEMENTITIOUS BOARD AND BATTEN SIDING
COLOUR TO MATCH JAMES HARDIE COBBLE STONE
- L - WALL - CAST CONCRETE STONE
ARCHITECTURE RENAISSANCE SANDBLASTED WHEAT
- M - WALL - BRICK VENEER
MUTUAL MATERIALS CLASSIC USED
- N - TRIM - PAINTED 2x12 MUDRACK & FLASHING (TYPICAL)
COLOUR AT 4TH FLOOR AND AT ALL DECK EDGES TO MATCH BENJAMIN MOORE 2154-19 WEDGWOOD IRON
COLOUR AT 5TH FLOOR TO MATCH JAMES HARDIE COBBLE STONE
- P - TRIM - PAINTED 2x6 CORNER TRIM
COLOUR TO MATCH JAMES HARDIE COBBLE STONE
- Q - TRIM - PAINTED 2x6 WINDOW TRIM
COLOUR TO MATCH BENJAMIN MOORE 06-36 GRAY MIST
- R - GLAZING - VINYL FRAME WINDOW UNIT
FRAME COLOUR TO BE FACTORY BLACK
- U - GLAZING - PREFABRICATED STOREFRONT
FRAME COLOUR TO BE FACTORY BLACK
- V - MISC - METAL GUARD
COLOUR TO BE FACTORY BLACK

NOTES

1. IMPERIAL FLOOR GRADE ELEVATIONS ARE ASSUMED
2. METRIC GRADE ELEVATIONS ARE ACTUAL AND GEODETIC
3. MAIN FLOOR GEODETIC GRADE ELEVATIONS MUST BE CONFIRMED WITH CIVIL DRAWINGS PRIOR TO EXCAVATION

Exterior
Side Yard
Setback
Variance
from 4.5m
to 2m



NORTH ELEVATION
1/8" = 1'-0" (1:96)

74. REVISIONS FOR DEVELOPMENT PERMIT	JAN 20, 2017
75. ISSUED FOR COORDINATION	JAN 13, 2017
76. REVISIONS FOR DEVELOPMENT PERMIT	DEC 10, 2016
44. ISSUED FOR COORDINATION	NOV 25, 2016
72. ISSUED FOR COORDINATION	NOV 3, 2016
73. ISSUED FOR COORDINATION	OCT 6, 2016
71. ISSUED FOR DEVELOPMENT PERMIT	DEC 12, 2015

REVISIONS:

No.	Description	Date

THIS DRAWING IS THE PROPERTY OF POINTS WEST ARCHITECTURE, AND MAY NOT BE USED, REPRODUCED, OR REPRODUCED IN ANY WAY WITHOUT EXPRESS WRITTEN PERMISSION.

CONSULTANT:

400-793-0100 (V) / 400-793-0101 (F)
 600-666-8899 (P)
 100-1000 (E)
 100-1000 (F)

PROJECT:
BRICKWATER VILLAGE PHASE 1, BLDG A, 44 UNITS

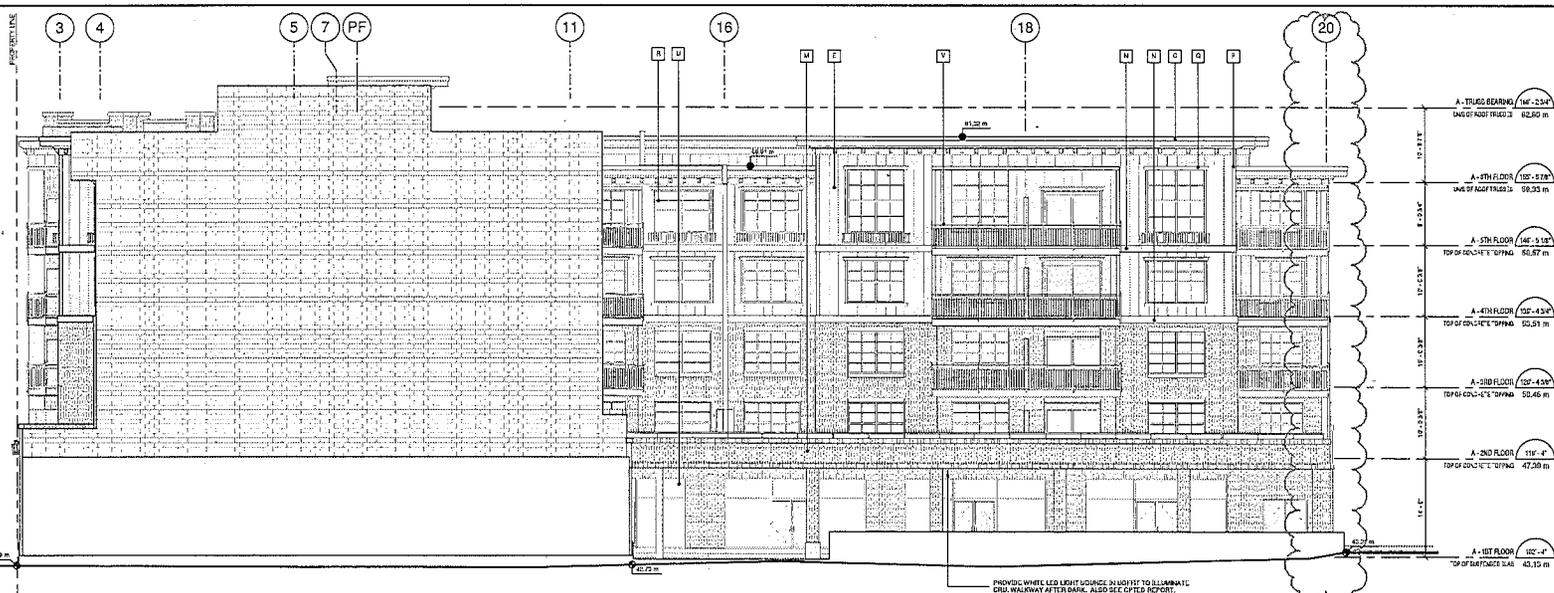
MAPLE RIDGE

DATE:	APRIL 2016
SCALE:	As Indicated
DRAWN:	WTF TF HB AQ

DRAWING TITLE:
ELEVATIONS

JOB NO: 1509	SHEET NO: DP3.1a
------------------------	----------------------------

Front Yard
Setback
Variance
from 7.5m
to 1.2m

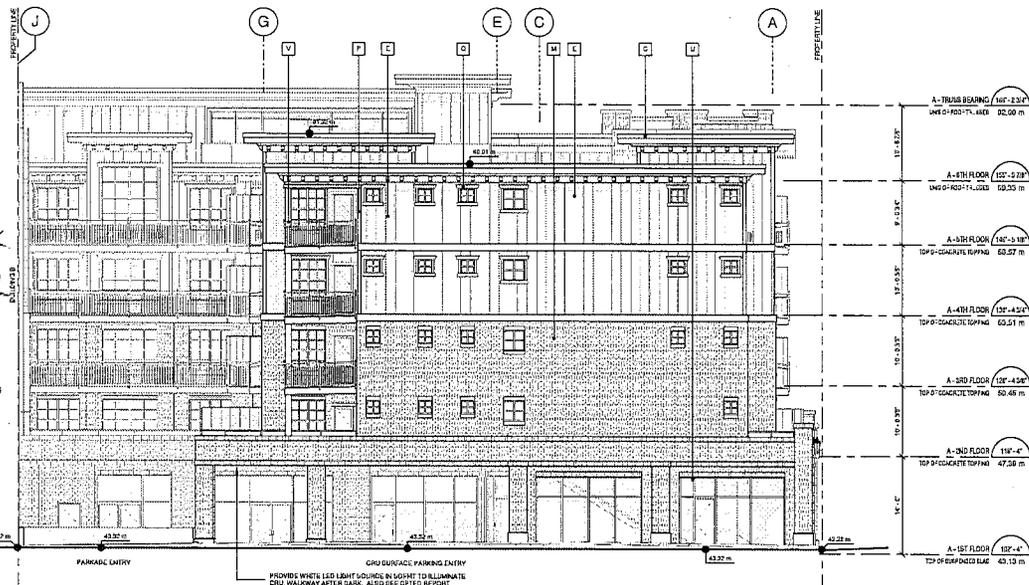


WEST ELEVATION
1/8" = 1'-0" (1:96)

- BUILDING FINISHES - BUILDING A**
- C - FASCIA - PAINTED 1x6 TRIM ON DXT2 FASCIA BOARD
COLOUR TO MATCH BENJAMIN MOORE 2124-10 WROUGHT IRON
 - E - WALL - PAINTED CEMENTITIOUS BOARD AND SATTEN SIDING
COLOUR TO MATCH JAMES HARDIE COBBLE STONE
 - L - WALL - CAST CONCRETE STONE
ARRIBRAFT RENAISSANCE SANDBLASTED WHEAT
 - M - WALL - BRICK VENEER
VIRTUAL MATERIALS CLASSIC USED
 - N - TRIM - PAINTED 3x12 WIDING & FLASHING (TYPICAL)
COLOUR AT 4TH FLOOR AND AT ALL DECK EDGES TO MATCH BENJAMIN MOORE 2124-10 WROUGHT IRON
COLOUR AT 5TH FLOOR TO MATCH JAMES HARDIE COBBLE STONE
 - P - TRIM - PAINTED 2x6 CORNER TRIM
COLOUR TO MATCH JAMES HARDIE COBBLE STONE
 - Q - TRIM - PAINTED 2x6 WINDOW TRIM
COLOUR TO MATCH BENJAMIN MOORE 00-06 GRAY MIST
 - R - GLAZING - VINYL FRAME WINDOW UNIT
FRAME COLOUR TO BE FACTORY BLACK
 - U - GLAZING - PREFABRICATED GROUND FRONT
FRAME COLOUR TO BE FACTORY BLACK
 - V - MISC - METAL GUARD
COLOUR TO BE FACTORY BLACK

- NOTES**
1. IMPERIAL FLOOR GRADE ELEVATIONS ARE ASSUMED
 2. METRIC GRADE ELEVATIONS ARE ACTUAL AND GEOMETRIC
 3. MAIN FLOOR GEODETIC GRADE ELEVATIONS MUST BE CONFIRMED WITH CIVIL DRAWINGS PRIOR TO EXCAVATION

Interior
Yard
Setback
Variance
from
4.5m to
0m



SOUTH ELEVATION
1/8" = 1'-0" (1:96)

No.	Description	Date
74	ISSUED FOR DEVELOPMENT PERMIT	JAN 22, 2019
84	ISSUED FOR COORDINATION	JAN 13, 2019
85	ISSUED FOR DEVELOPMENT PERMIT	DEC 20, 2018
86	ISSUED FOR COORDINATION	NOV 23, 2018
87	ISSUED FOR COORDINATION	NOV 3, 2018
88	ISSUED FOR COORDINATION	OCT 4, 2018
14	ISSUED FOR DEVELOPMENT PERMIT	DEC 12, 2015

REVISIONS:

THIS DRAWING IS THE PROPERTY OF POINTS WEST ARCHITECTURE AND MAY NOT BE REPRODUCED OR REPRODUCED IN ANY WAY WITHOUT EXPRESS WRITTEN PERMISSION.

CONSULTANT:

200 - 6780 Vt. Highway, St. John's, NL, A1B 2X2
 PHONE: 609-966-9999
 FAX: 609-966-9998
 WWW.POINTSWESTARCHITECTURE.COM

PROJECT:
BRICKWATER VILLAGE PHASE 1, BLDG A, 44 UNITS

MAPLE RIDGE

DATE:	APRIL 2018
SCALE:	As Indicated
DRAWN:	WV TF HB AQ

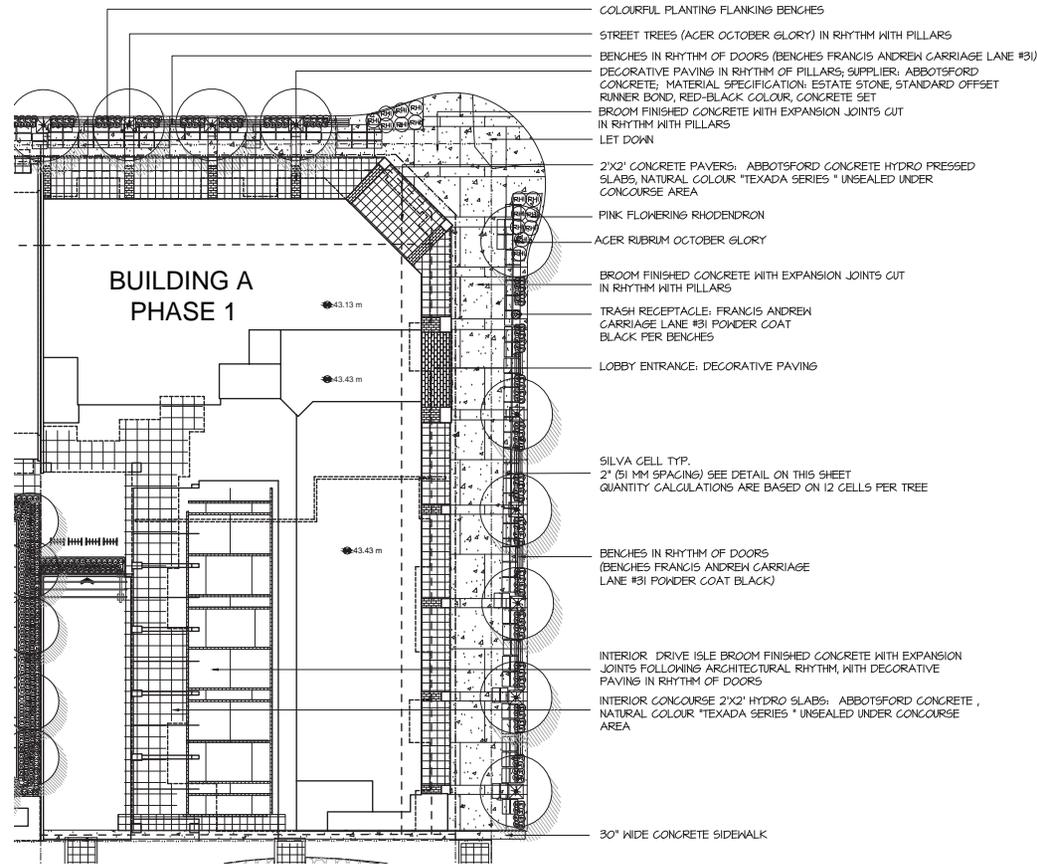
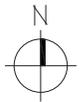
DRAWING TITLE:
ELEVATIONS

JOB NO:	SHEET NO:
1509	DP3.2a

©Copyright reserved. This drawing and design is the property of M2 landscape architects and may not be reproduced or used for other projects without their permission.



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



PLANT SCHEDULE				M2 JOB NUMBER: 16017
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	10	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	6CM CAL; 2M STD; B4B
SHRUB	15	RHODODENDRON 'BOW BELLS'	RHODODENDRON, PINK	#2 POT; 20CM
GRASS	76	PERNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
PERENNIAL	76	NEPETA X VERANICA 'DROPMORE'	CATMINT	15CM POT

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

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

NO.	DATE	REVISION DESCRIPTION	DR.
1	16/02/2016	ISSUE FOR PERMITS	TK
2	16/02/2016	PER CLIENT COMMENTS	EB
3	16/02/2016	PER MOST RECENT ARCH FILE	EB
4	16/02/2016	PER NEW SITE PLAN	DM
5	16/02/2016	PER FIRST ADP COMMENTS	TK
6	16/02/2016	PER NEW SITE PLAN FROM ARCHIT	TK

PROJECT:
BRICKWATER VILLAGE
MAPLE RIDGE

DRAWING TITLE:
**OFF-SITE
PHASE 1**

DATE: FEB 5TH 2016 DRAWING NUMBER:
SCALE: 1/8"=1'-0"
DRAWN: TK
DESIGN: TK
CHK'D: MM
M2LA PROJECT NUMBER: **L11a**
OF 17
JOB NO 16017

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	M2 JOB NUMBER: 16017	PLANTED SIZE / REMARKS
TREE	6	CORNUS KOUSA 'CHINENSIS'	CHINESE DOGWOOD		25M HT, STD FORM, B4B
GRASS	3	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER REED GRASS		#2 POT
PERENNIAL	24	RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDSTURM'	RUDBECKIA		#1 POT

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

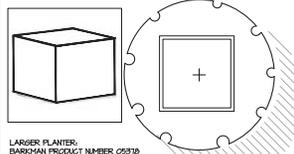
ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



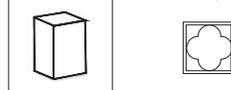
GRASSES AND PERENNIALS



FLOWERING DOGWOOD



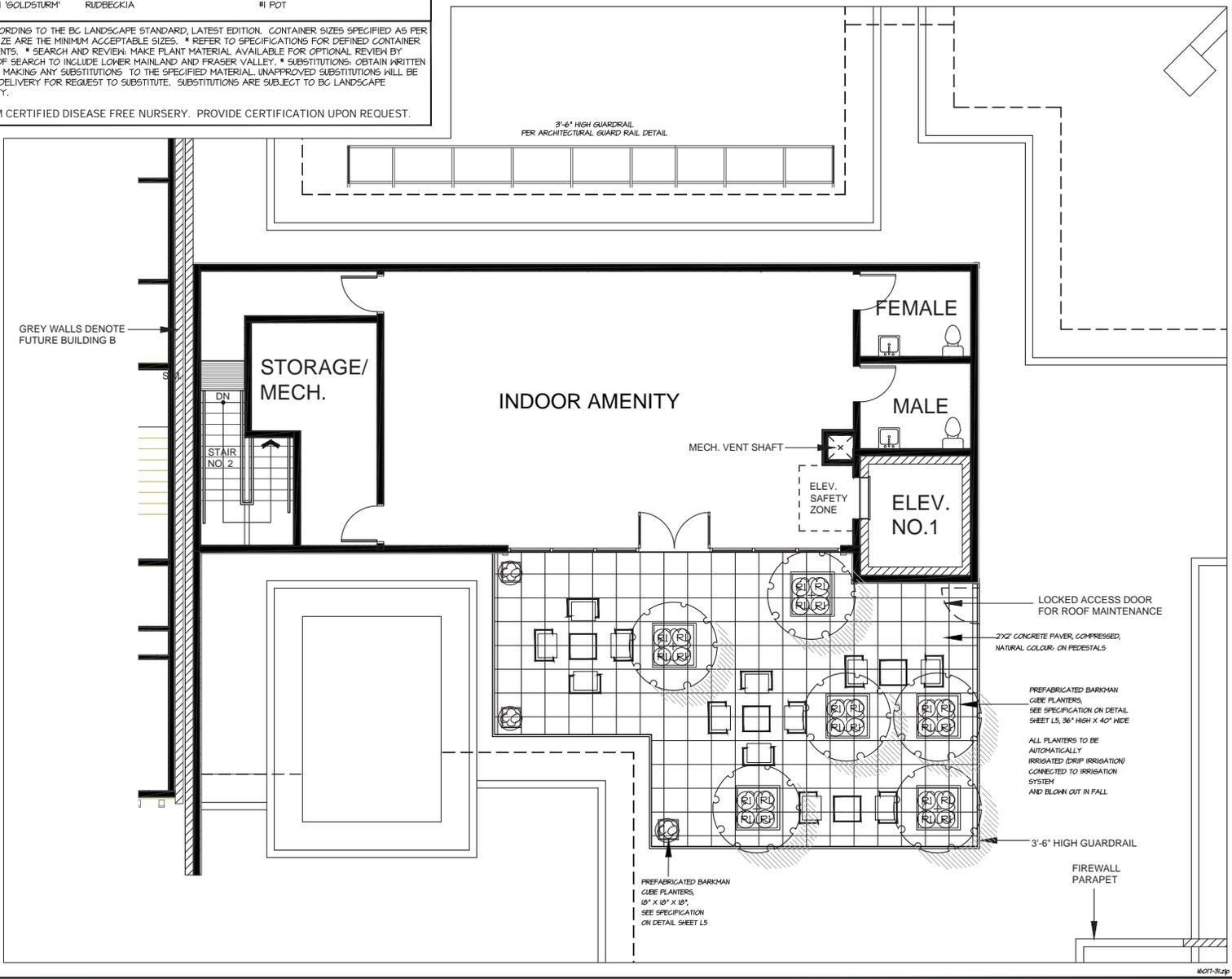
LARGER PLANTER: BARKMAN PRODUCT NUMBER: 05010 TOLEDO FINISH: 45 X 45 X 36 IN



SMALLER PLANTER: BARKMAN PRODUCT NUMBER: 06001 TOLEDO FINISH: 20 X 20 X 30 IN



DECK FURNITURE BY YDNOHAN.COM MOVABLE CHAIRS AND BENCHES.



Copyright reserved. This drawing and design is the property of M2 landscape architects and may not be reproduced or used for other projects without their permission.



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



NO.	DATE	REVISION DESCRIPTION	DR.
1	05/11/2016	ISSUE FOR PERMIT	TK
2	05/11/2016	ISSUE FOR PERMIT	TK
3	05/11/2016	ISSUE FOR PERMIT	TK
4	05/11/2016	ISSUE FOR PERMIT	TK
5	05/11/2016	ISSUE FOR PERMIT	TK
6	05/11/2016	ISSUE FOR PERMIT	TK
7	05/11/2016	ISSUE FOR PERMIT	TK
8	05/11/2016	ISSUE FOR PERMIT	TK
9	05/11/2016	ISSUE FOR PERMIT	TK
10	05/11/2016	ISSUE FOR PERMIT	TK

NO. DATE REVISION DESCRIPTION DR.

PROJECT: BRICKWATER VILLAGE MAPLE RIDGE

DRAWING TITLE: ROOFTOP PLAN

DATE: FEB 5TH 2016 DRAWING NUMBER: 144-11-01

SCALE: 1/4"=1'-0"

DRAWN: TK

DESIGN: TK

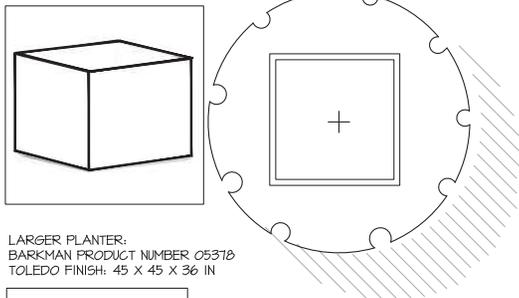
CHK'D: MM

M2LA PROJECT NUMBER: JOB NO 16017

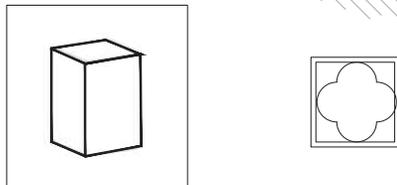
L14

OF 17

M2LA PROJECT NUMBER: JOB NO 16017



LARGER PLANTER:
BARKMAN PRODUCT NUMBER 05378
TOLEDO FINISH: 45 X 45 X 36 IN



SMALLER PLANTER:
BARKMAN PRODUCT NUMBER 15689
TOLEDO FINISH: 20 X 20 X 30 IN



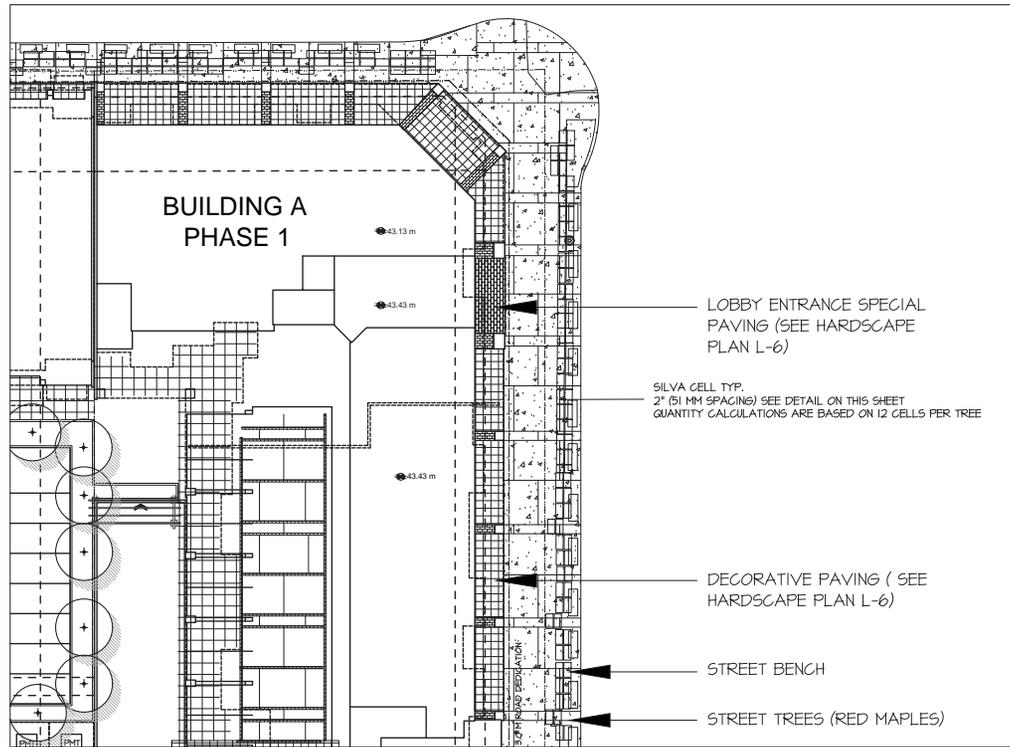
DECK FURNITURE BY YDWOMAN.COM
MOVABLE CHAIRS AND BENCHES.



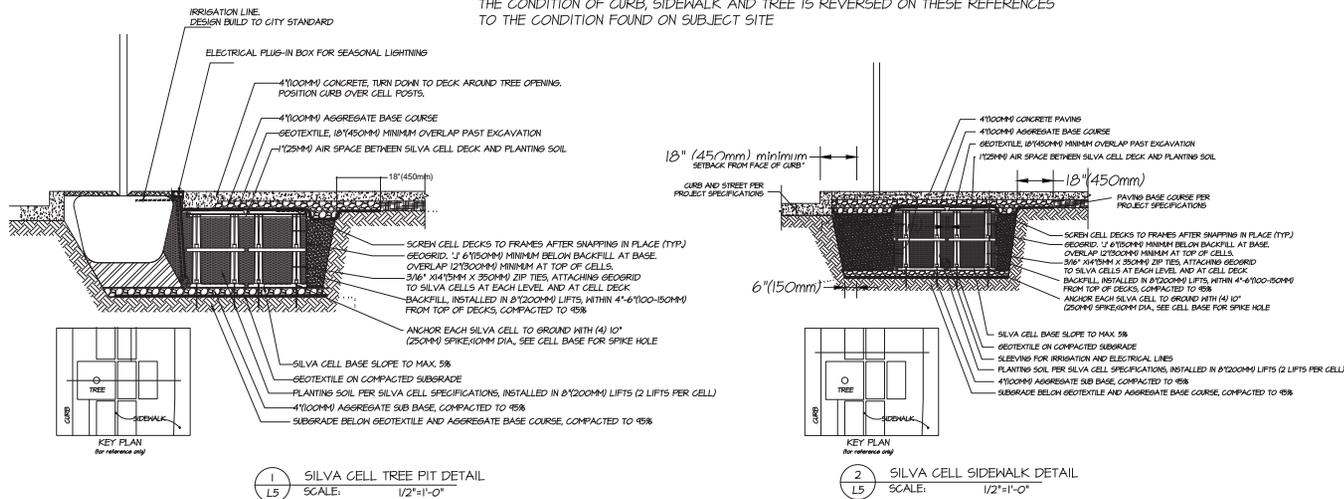
TREE GRATE ST-48 BY DOBNEY FOUNDRY;



MAGLIN SITE FURNITURE
MLNR 200-20 TRASH CONTAINER



PLEASE NOTE: THESE ARE REFERENCE DETAILS ONLY
THE CONDITION OF CURB, SIDEWALK AND TREE IS REVERSED ON THESE REFERENCES
TO THE CONDITION FOUND ON SUBJECT SITE



Copyright reserved. This drawing and design is the property of M2 landscape architects and may not be reproduced or used for other projects without their permission.



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

NO.	DATE	REVISION DESCRIPTION	DR.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

PROJECT:
BRICKWATER VILLAGE
MAPLE RIDGE

DRAWING TITLE:
DETAILS

DATE: FEB 5TH 2016	DRAWING NUMBER:
SCALE: AS SHOWN	
DRAWN: TK	L15
DESIGN: TK	
CHK'D: MM	
M2LA PROJECT NUMBER: JOB NO 18017	



City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council

FROM: Chief Administrative Officer

MEETING DATE: February 6, 2017
FILE NO: 11-5255-40-187
MEETING: C of W

SUBJECT: Award of Contract RFP-EN17-03: Engineering Design Services for 232 Street Preliminary and Detailed Design (132 Avenue to Silver Valley Road)

EXECUTIVE SUMMARY:

232 Street north of 132 Avenue is currently a rural standard two-lane road with sections of steep road grades. Travel demands on this road have increased significantly due to the development of the Silver Valley area that will continue to build out over an extended timeframe.

The City's Strategic Transportation Plan identifies this section of 232 Street as an arterial roadway that is also part of the long-term bicycle network. The City plans to upgrade and widen this section of road to a two-lane multi-modal arterial configuration that has safe pedestrian and cycling facilities complete with street lighting and parking where feasible. The road shoulder in this corridor is currently utilized by equestrian users as a means to access the off-road trail at 136 Avenue to continue east on to the Shoemith trail network and the goal is to relocate equestrian users to off-road trails as development occurs.

In 2016, the City retained McElhanney Consulting Services Ltd. (McElhanney) to complete the conceptual design report for 232 Street from 132 Avenue to Silver Valley Road that provided an overview of the engineering constraints and challenges involved in widening the cross section and reducing the grades, along with a recommended option to proceed to detailed design. The recommended option was displayed at an Open House held on November 30, 2016. This option was well received and the detailed design is proceeding based upon this concept.

The design of 232 Street will be completed in 2017, and if possible some components will proceed in late summer 2017, but the major roadworks construction will occur in 2018. This schedule is in accordance with the City's Financial Plan.

The Request for Proposal (RFP) for preliminary and detailed design services was sent out to five pre-qualified engineering consulting firms of which four responded to the RFP which closed on January 27, 2017. An evaluation team identified McElhanney's submittal of \$237,855.00, including provisional items, plus taxes as the highest ranking proposal.

Council approval is required to award the project to McElhanney Consulting Services Ltd.

RECOMMENDATION:

THAT Contract RFP-EN17-03: Engineering Design Services for 232 Street Preliminary and Detailed Design (132 Avenue to Silver Valley Road) be awarded to McElhanney Consulting Services Ltd. in the amount of \$237,855.00 plus taxes; and

THAT a contingency of \$45,000.00 be established for this project; and further

THAT the Corporate Officer be authorized to execute the contract.

DISCUSSION:

a) Background Context:

232 Street north of 132 Avenue is currently a rural standard two-lane road with sections of steep road grades. Travel demands on this road have increased significantly due to the development of the Silver Valley area that will continue to build out over an extended timeframe.

The City's Strategic Transportation Plan identifies this section of 232 Street as an arterial roadway that is also part of the long-term bicycle network. The City plans to upgrade and widen this section of road to a two-lane multi-modal arterial configuration that has safe pedestrian and cycling facilities complete with street lighting and parking where feasible. The road shoulder in this corridor is currently utilized by equestrian users as a means to access the off-road trail at 136 Avenue to continue east on to the Shoemith trail network and the goal is to relocate equestrian users to off-road trails as development occurs.

In 2016, the City retained McElhanney Consulting Services Ltd. (McElhanney) to complete the conceptual design report for 232 Street from 132 Avenue to Silver Valley Road that provided an overview of the engineering constraints and challenges involved in widening the cross section and reducing the grades, along with a recommended option to proceed to detailed design. The recommended option was displayed at an Open House held on November 30, 2016. This option was well received and the detailed design is proceeding based upon this concept.

The design of 232 Street will be completed in 2017, and if possible some components will proceed in late summer 2017, but the major roadworks construction will occur in 2018. This schedule is in accordance with the City's Financial Plan.

RFP Process and Evaluation

The RFP was sent out to five pre-qualified engineering consulting firms, four of which submitted proposals on the closing date of January 27, 2017.

All proposals were reviewed by an evaluation team in accordance with the evaluation criteria identified in the RFP. After detailed analysis, the evaluation team concluded that McElhanney's proposal was the highest ranking with a fee of \$237,855.00.

Environmental habitat compensation permitting may be required depending on the outcome of the Ministry of Forests, Lands, and Natural Resource Operations's review. Based on the outcomes of the multi-modal review, a revised intersection design may be required at 232 Street and 132 Avenue. Further provisions have been included for negotiating with property owners. The McElhanney proposal includes the noted provisional items but the funds will only be expended as necessary.

b) Desired Outcome:

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

c) Strategic Alignment:

The 232 Street Improvement Project supports the following key strategies identified in the City's Strategic Plan:

- Ensure that the transportation system is accessible to individuals of all ages and physical abilities.
- Continue to address long-term safety of the City's roadway network.
- Expand the network of cycling routes within the City.
- Provide attractive pedestrian facilities in key pedestrian areas and provide for safe facilities along corridors for growing areas.
- Ensure that the transportation system serves and supports growth plans within the City and work with the Ministry of Transportation and TransLink to support regional travel demands.
- Develop a transportation system that minimizes impacts on the air quality within the City by supporting walking, cycling and transit.

d) Citizen/Customer Implications:

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

The design process will include a public consultation process to obtain feedback from all stakeholders and to mitigate concerns. A communications plan will also be developed in support of the design and construction phases.

e) Interdepartmental Implications:

Operations and Parks Department staff will be consulted during the detailed design process to provide input in the design elements.

f) Business Plan/Financial Implications:

There are sufficient funds in LTC 2065.1 of \$500,000 to complete the detailed design of 232 Street from 132 Avenue to Silver Valley Road for the amount of \$237,855.00 plus project contingencies as identified below:

McElhanney (includes provisional items)	\$237,855.00
Project contingency	<u>\$ 45,000.00</u>
Subtotal	\$282,855.00

CONCLUSIONS:

McElhanney Consulting Services Ltd. has submitted a comprehensive proposal for Engineering Design Services for 232 Street from 132 Avenue to Silver Valley Road that provides the best value to the City. This report recommends Council approval to award the detailed design assignment to McElhanney Consulting Services Ltd. As well, staff recommends an amount for project contingencies be established.

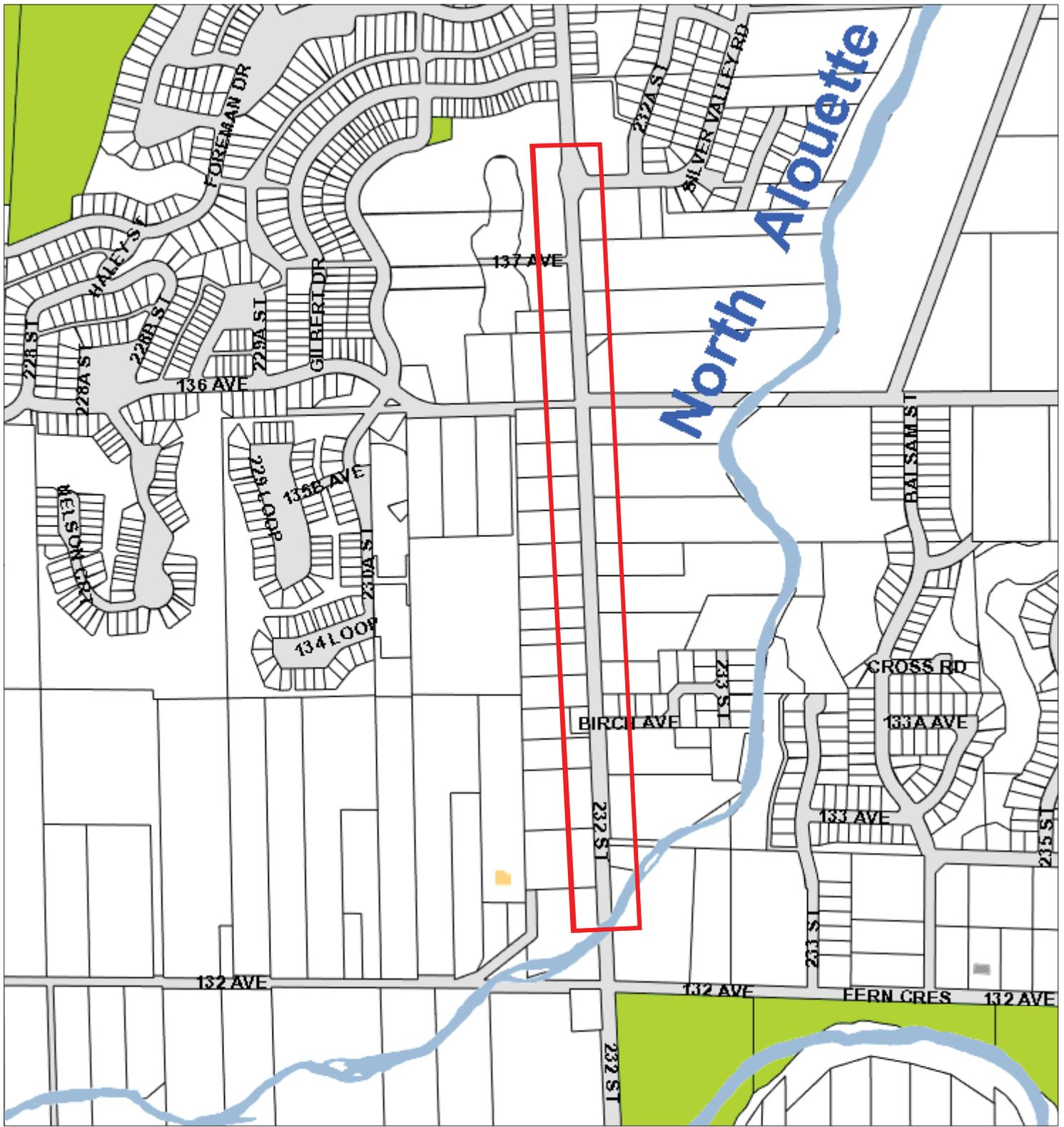
“Original signed by David Pollock” for:
Prepared by: **Jeff Boehmer, PEng.**
Manager of Design & Construction

“Original signed by Trevor Thompson”
Financial **Trevor Thompson, BBA, CPA, CGA**
Concurrence: **Manager of Financial Planning**

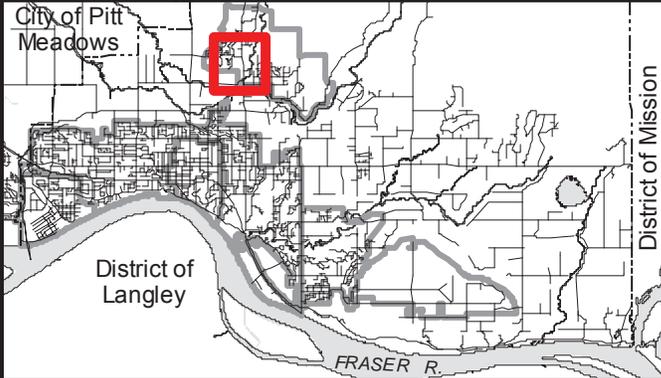
“Original signed by David Pollock”
Reviewed by: **David Pollock, PEng.**
Municipal Engineer

“Original signed by Frank Quinn”
Approved by: **Frank Quinn, MBA, PEng.**
General Manager: Public Works & Development Services

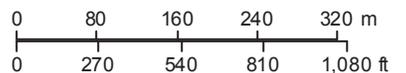
“Original signed by E.C. Swabey”
Concurrence: **E.C. Swabey**
Chief Administrative Officer



Scale: 1:7,500



232 Street Location Map



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

Department: Engineering

Date: Feb 2, 2017

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Festival Grant Program Recommendations – Intake One

MEETING DATE: February 6, 2017
FILE NO:
MEETING: COW

EXECUTIVE SUMMARY:

Applications for festival support were reviewed by an internal Festival Grant Committee on January 19, 2017 and evaluated with reference to the benefit criteria outlined in the Festival Support Policy. The financial documentation supplied by the applicants was also examined to ensure that event organizers had clearly demonstrated the need and justification for financial support. The Committee's detailed recommendations for support allocations are outlined in the summary chart (attached).

Community events contribute to building civic pride, sense of identity, inclusivity and diverse community engagement while promoting economic prosperity and tourism. The City's festival grant program represents municipal support (financial and/or in-kind) to community groups that would allow them to leverage additional support from sponsors, businesses, foundations and other levels of government through fundraising and other event revenue generating efforts.

RECOMMENDATION:

That the festival support allocations for May 1 to October 31, 2017 be approved for a total allocation of \$51,320 towards community festivals and civic signature events in the first intake and \$13,000 for the second intake including grassroots and new events.

DISCUSSION:

a) Background Context:

With the dissolution of the Joint Leisure Services Agreement and the Commission, staff developed an internal Festival Grant Committee in place of the Commission Festival Sub-Committee to review the applications submitted to the annual Festival Support Grant Program. The Committee was comprised of Yvonne Chui, Arts and Community Connections Manager, Kathryn Baird, Coordinator – Special Events and Volunteers, Valoree Richmond, Parks Planning Manager and Lino Siracusa, Manager of Economic Development. These departmental stakeholders are in a position to assist with the alignment of festivals with tourism, economic development and parks.

The Committee followed the established festival support guidelines to ensure consistency in decision-making. A maximum funding limit of \$5,000 per grant was re-assessed in 2016 through the Festival Support Review process and some flexibility was acknowledged to accommodate costs related to the expansion of activities, increased production costs including safety related requirements and alignment with the civic branding and tourism strategy.

Eight eligible community festival funding applications for events taking place May 1 to October 31 were reviewed. A total amount of \$16,200 was allocated to large, medium and small festivals in Maple Ridge. The Caribbean Society and the Agricultural Association proposed additional activities

to celebrate Canada 150 and the Committee recommends an additional support of \$1,000 each towards their respective efforts.

Four civic signature event funding requests were also considered for the 2017 calendar year. A total amount of \$27,620 was allocated towards National Aboriginal Day, Canada Day, Celebrate the Night and Remembrance Day events. This year staff has worked with the Fraser River All Nations Aboriginal Society (FRANAS) to develop a civic partnership that would contribute towards positive relationship building between First Nations and local government. A first step in the process of local government leadership in truth and reconciliation is to move Aboriginal Day to the civic signature event category. In this regard, staff worked to support FRANAS in its application to Canadian Heritage for additional funding and will continue to play a partnership role in event planning and implementation. To closer align signature events with the civic branding and tourism strategy, some additional funds were allocated to support some growth and enhancements to celebrate Canada 150 which will be supplemented through sponsorships and federal grants. This is a first step towards fulfilling and aligning Parks, Recreation and Cultural Services with the branding and tourism strategy.

The Agricultural Association and Haney Farmers Market Society are under operating grant agreements in which their allocations (through the festival grant program) have been set through their respective agreements: \$6,000 for the Agricultural Association (top up of \$1,000 for Celebrate 150) and \$1,500 for the Haney Farmer's Market Society. In 2015, the City's support was changed and moved to 2 and 3 year term operating agreements in recognition of the scope of their activities and services delivered to the community beyond festival or special event activities. These agreements are maturing and will be reviewed later this year.

Based on the previous years' funding requests for annual events held in the second intake from November 1 to April 30, 2018, the Committee is recommending that \$13,000 be held back for the second application intake including grassroots and new events. The grassroots and new events submissions will be reviewed by staff on an on-going basis as per the Festivals Policy. The Committee will meet again to review the requests for the second intake of applications and will make recommendations to Council in June. The total approved 2017 festival grant funding budget is \$64,320.

The Committee noted that the applicants' requests were for essential event production requirements such as insurance, safety equipment, public health and volunteer program expenses. Many of these production expenses continue to increase as the respective events grow in size and complexity. Staff will bring forward some considerations for Council in the 2018 business plan process to address some of these logistical and basic supports and to scale festivals to assist as the implementation of the branding and tourism strategy and goals get underway in a phased approach.

b) Desired Outcome:

Community festivals provided to local residents and tourists by volunteer festival organizers are successful and effective, supporting opportunities for citizens to contribute to community and for citizens to connect and participate in their community.

c) Strategic Alignment:

As per the Parks, Recreation and Culture Master Plan (2010) increasing the quality, scope and diversity of festivals and special events will contribute towards recognizing Maple Ridge as a destination and community with rich arts and culture opportunities.

d) Business Plan/Financial Implications:

The recommended level of funding falls within the budget guidelines and it allows for the funding of new events as requests come forward throughout the year.

It is recognized that encouraging citizens to develop their creative potential and sense of community through special events and festivals contributes to building a healthy, vibrant and engaged community. These activities contribute towards a vision for a complete community and support the local economy. In 2016, the festival groups' total estimated budget was over \$480,000 which demonstrates the value that the Festival Support Fund contributes as a means of attracting additional funding from sponsorships, grants and other income. Citizen engagement is integral to Council's strategic plan.

e) Policy Implications:

As per Festival Support Policy P100. We are currently guided by the existing Commission policies. The transition to City of Maple Ridge policies will be presented to Council for consideration in the coming months.

CONCLUSIONS:

An evaluation of all festival applications was conducted by the Festival Grant Committee and the recommendation is that festivals receive the level of financial support as outlined in the Festival Review Chart – February 2017 for a total of \$51,320 in the first intake. Trails, parks, agriculture, food experiences, attractions, community support, local festivals and vibrant events will make Maple Ridge an exciting destination. Maple Ridge continues to have a strong tradition of citizen support for festivals and events that enhance quality of life, encourage community identity and spirit, enhance economic benefits, attract tourists and participants, develop volunteerism and demonstrate a sense of responsibility to the community. The Festival Grant Program recognizes and supports these volunteer contributions and the positive outcomes they achieve.

“Original signed by Yvonne Chui”

Prepared by: Yvonne Chui, Arts and Community Connections Manager

“Original signed by Lino Siracusa”

Reviewed by: Lino Siracusa, Manager Economic Development

“Original signed by Wendy McCormick”

Reviewed by: Wendy McCormick, Director Recreation

“Original signed by Kelly Swift”

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

“Original signed by Ted Swabey”

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

:yc
Attachments:
Festival Grant Summary Chart Intake One, 2017
Festival Policy P100

Festivals Grant Program Summary Chart 2017 - Intake 1

Festival Name/Organization	2017 Requested	2017 Recommended	\$ Difference between 2015 Approved & 2016 Recommended	2016 Approved	2015 Approved	2014 Approved
1st INTAKE FUNDING RECOMMENDATIONS						
<i>Large Festivals</i>						
Caribbean	\$10,000	\$7,000	\$1,212	\$5,788	\$5,000	\$5,000
<i>Mid-Sized Festivals</i>						
Children's Festival	\$2,500	\$2,000	\$0	\$2,000	\$2,000	\$1,000
Bard on the Bandstand - Emerald Pig Theatrical Society	\$2,500	\$2,500	-\$500	\$3,000	\$3,000	\$3,000
Rivers Day - Alouette River Management Society	\$1,500	\$1,500	\$0	\$1,500	\$1,500	\$1,500
GETI Fest	\$1,500	\$1,200	\$200	\$1,000	\$500	\$300
Fraser Valley Food Truck Festival	\$4,200	\$500		N/A	N/A	N/A
<i>Small Festivals</i>						
Adstock	\$1,000	\$1,000	\$0	\$1,000	\$700	\$700
Music on the Wharf - Historical Society	\$500	\$500	\$0	\$500	*	*
Subtotal (community applications)	\$23,700	\$16,200		\$14,788	\$12,700	\$11,500
<i>Festivals Under Agreement Term Contract</i>						
Country Fest - MRPM Agricultural Association	\$6,000	\$6,000	\$1,000	\$5,000	\$5,000	\$5,000
Haney Farmers Market	\$1,500	\$1,500	\$0	\$1,500	\$1,500	\$1,500
Subtotal (agreements)	\$7,500	\$7,500		\$6,500	\$6,500	\$6,500
Protocol Events						
Aboriginal Day	\$4,000	\$3,000	\$0	\$3,000	N/A	N/A
Canada Day	\$15,000	\$11,620	\$4,820	\$6,800	\$4,300	\$4,100
Remembrance Day	\$3,500	\$3,000	\$500	\$2,500	\$1,500	\$1,300
Celebrate the Night	\$15,000	\$10,000	\$3,000	\$7,000	N/A	N/A
Subtotal	\$37,500	\$27,620		\$19,300	\$5,800	\$5,400
GRAND TOTAL 1st Intake	\$68,700	\$51,320		\$40,588	\$25,000	\$23,400
PROJECTED ALLOCATIONS 2nd INTAKE						
Hold Back for total Grassroots and New Events A	\$6,500	\$5,000	-\$1,800	\$6,800	\$6,100	\$6,000
Hold back for second intake	\$9,000	\$8,000	\$240	\$7,760	\$6,960	\$7,100
PROJECTED Grand Total 2nd Intake, May 2017 (including grassroots and new events)	\$15,500	\$13,000		\$14,560	\$13,060	\$13,100
Proposed Allocations						
Total requested for 1st intake	\$68,700	\$51,320				
Total proposed held back for 2nd intake	\$15,500	\$13,000				
BUDGET APPROVED		\$64,320				
* means applicant was considered under Grassroots stream of this program.						

Title: POLICY: FESTIVAL SUPPORT	Policy No. P100
	Supercedes: 2010-09-09
Authority: Operational	Effective Date: 2014-02-13
Approval: PLS Commission	Review Date: 2014-02-13
<p>Policy Statement:</p> <p>Parks and Leisure Services will support the growth and development of festivals and events by utilizing the community development approach to build community capacity and vibrancy. Financial and in-kind support will be provided to qualified festival groups in accordance with guidelines established by the Maple Ridge Pitt Meadows Parks and Leisure Services.</p>	

PURPOSE:

Festivals and events enhance citizen’s quality of life and are an essential element in creating complete communities. The experiences and benefits derived from festivals and events have significant value by citizens and visitors and are a vital ingredient in the municipality’s on-going development as an active and vibrant City.

Applications for festivals support will be assessed based on benefits criteria to the community that includes:

- Encouraging community identity and spirit
- Providing opportunities for economic development
- Building community involvement
- Demonstrating a sense of responsibility to the community

Events will encourage community development that builds the capacity of local residents and the power of local associations and institutions which contributes to a stronger, more sustainable community for the future.

The policy will contribute to developing increased vibrancy and community sustainability in Maple Ridge and Pitt Meadows. Through this policy, Commission is committed to supporting:

- A vibrant and diverse range of festivals and events
- Opportunities to celebrate history, living heritage and diverse cultural character
- Growth of volunteerism
- Growth of tourism and attracting businesses and people interested in active and vibrant communities
- Safe communities

This policy provides a foundation for the development, management and resource allocation of grants and services through Parks and Leisure Services by:

- Articulating a clear definition of festivals supported by the Commission.
- Establishing guidelines that ensure consistent implementation of the policy when reviewing requests for financial and in-kind support from qualified festival groups through the Festivals Sub-Committee and Inter-Municipal Events Committee. All requests will be considered within the context of available resources and benefits to the community.
- Commission annually appointing a Festivals Sub-Committee (3 members of Parks and Leisure Services Commission) to work with staff and review applications and make recommendations for Festival Support Funding allocation to be considered by Commission.

DEFINITIONS:

Definitions:

Festival:

A free or low-cost volunteer-driven celebration, entertainment or activity that is accessible, promotes community spirit, identity and responsibility and is promoted to the general public including Maple Ridge and Pitt Meadows residents and tourists. For the purpose of clarity and this policy, the term “festival” does not include sporting events, tournaments, artistic competitions or exhibits, religious causes or commercial events.

Qualified festival group:

A Maple Ridge and Pitt Meadows based festival group or a group in the region with a Maple Ridge and/or Pitt Meadows partner, registered as a non-profit society, or similar group with the potential to become a non-profit society, that has made application and agrees to enter into a grant agreement for activities that take place in Maple Ridge and/or Pitt Meadows.

Available resources:

The budget established through the Parks and Leisure Services Commission to support qualified Maple Ridge and Pitt Meadows festival groups, plus in-kind allocations including parks, facility and equipment use or staff time provided by the Commission, the Parks and Leisure Services Festival and Volunteer Office, or other Municipal Departments

Base level of support:

The level of support available to any and all qualified festival groups in accordance with available resources, the fees and charges policy and operational procedures. It is the responsibility of festival organizers to develop, plan, manage, fund and implement their festival.

Benefits Criteria Definitions:

Encourages community identity and spirit:

Involves citizens in planning creatively for the community. Enhances the image and reputation of the community by contributing to a vibrant and creative environment that attracts citizens, visitors and business.

Grows economic opportunities:

Draws a critical mass opportunity, attracting a large number of attendees including tourists. Provides opportunities for business to network with or promote their services to the community in a positive environment.

Builds community involvement:

Increases the range of experiences available to residents and visitors through cultural, recreational and educational components. Provides an environment for public gathering, mingling and safe celebration and increases residents' sense of belonging and comfort in participating in their community that includes access to these activities through inclusive practices and low-cost opportunities.

Demonstrates a sense of responsibility to the community:

Uses sound financial practices and has sources of revenue other than from the Commission. Demonstrates environmental stewardship. Supports local business and community projects. Ensures safety is a primary consideration when planning and staging festivals. Incorporates a range of quality opportunities for volunteer engagement, training and leadership development that helps to fulfill the group's mission and vision.

REFERENCE:

Fees and Charges Policy
Community Development Policy

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Maple Ridge Cemetery Bylaw #7260-2016

MEETING DATE: 2017-02-06
FILE NO:
MEETING: COW

EXECUTIVE SUMMARY:

The cemetery fees and charges (Schedule “A”) were last reviewed in detail in 2008, when they were updated as a result of the adoption of the Cemetery Master Plan in 2008. The Master Plan suggested a variety of on site improvements at the cemetery as well as the acquisition of the lands to the north on Dewdney Trunk Road, for the expansion of the cemetery. The changes made to the fees and charges at that time were significant, as the new fees anticipated costs for land acquisition, development of the new phases of the cemetery and increased operating costs for labor and materials. The cemetery bylaws have been reviewed to update definitions, reflect changes in the Cremation, Interment and Funeral Services Act and changes to the governance model for cemeteries as well as the inclusion of expanded services such as the double columbaria.

RECOMMENDATION:

**That Cemetery Bylaw No. 7260-2016 be given first, second and third readings; and,
That Cemetery Bylaw No. 5784-1999 be repealed in its entirety upon adoption of Cemetery Bylaw No. 7260-2016.**

DISCUSSION:

a) Background Context:

The cemetery bylaws and the fees and charges were last reviewed in detail when research was undertaken subsequent to the adoption of the Cemetery Master Plan, which was adopted in March 2008. Staff brought forward fees and charges recommendations that reflected the expansion and development of future phases of the cemetery which were adopted on October 28, 2008.

A borrowing bylaw was also adopted for the acquisition and development of the additional parcels, based on the estimated land costs at the time, which was approximately \$1M for each of the three parcels identified, as well as funding to assist with the development of the site for this purpose. The City has acquired two of the three parcels.

Several changes have also occurred since 2008, including changes requested by the British Columbia Business Practices and Consumer Protection Authority (BPCPA) who assumed the governance role previously held by the Cemetery Registrar. The City is required to make changes to the Maple Ridge Cemetery Bylaw to acknowledge the BPCPA governance in this area. Staff has also taken this opportunity to update the definitions in the bylaw to provide greater clarity for clients who wish to use this service. The updates include new definitions requested by the BPCPA to reflect the current Provincial Acts and Regulations.

b) Desired Outcome:

That the Maple Ridge Cemetery Bylaws accurately reflect the Cremation, Interment and Funeral Services Act, BPCPA and municipal regulations in an easy to understand format.

c) Strategic Alignment:

The recommendations contained in the Cemetery Master Plan have been incorporated into the revised bylaw. The recommendations suggested by the consultant were intended to address gaps in the previous bylaw such as the process to deal with the right of interment passing to other family members, definition of family members and measurements stated in both metric and standard.

d) Citizen/Customer Implications:

The Maple Ridge Cemetery is very important to many of our citizens, particularly those who have resided in Maple Ridge for a very long time and, who intend to be interred in a cemetery in the community where they have spent most of their lives. With the assistance of the City's cemetery clerk and two local funeral homes, residents have the benefit of easy access to a wide range of funeral care services. The expansion of the cemetery as well as the introduction of new services where appropriate, such as the double columbaria, will further enhance the services available to our citizens.

e) Interdepartmental Implications:

Parks, Recreation and Culture are responsible for the administration of the cemetery records and all cemetery transactions. Cemetery Operations are also heavily reliant on manpower resources from the Parks Operations section to cover for cemetery staff vacation, as well as support for full burials during the winter months when there is only one staff member working at the cemetery. The finance department provides support in the administration of the perpetual care fund, capital funds for acquisition and improvements as well as operating accounts for labor and materials.

f) Business Plan/Financial Implications:

When the new fees and charges were adopted a few years ago, the cost increase was significant in order to address the increased labor and materials costs as well as debt servicing costs associated with the acquisition of land for the expansion of cemetery. The Maple Ridge Cemetery Fees and Charges are now more in line with the fees being charged at other municipal cemeteries in the region. Staff recommends that Council approve modest increases over the next few years to keep pace with increased land values, labor and material costs as well as ensuring that there are enough funds available to service the debt for the cemetery expansion. The proposed fees anticipate that we will still need to acquire one more property and cover the costs to develop the expansion lots for cemetery purposes, which should be on a break even basis.

Staff is also recommending that an increase of 2% each year be applied for the years 2018, 2019 and 2020 and have built these fees into Schedule A. Periodic fees and charges reviews and increases are necessary for the sustainability of the cemetery operation, as it relies on the fees collected to offset the costs associated with the provision of this service.

The perpetual care reserve fees have also been updated to reflect the changes requested by the BPCPA. All below ground right of interments are subject to a minimum of 25% on top of the plot fee. All above ground interments are subject to a minimum of 10% fee in addition to the cost of the niche. All memorialisation on the memory plaque is subject to a \$10.00 fee per memorial. The proposed Maple Ridge Cemetery Fees and Charges have utilized the minimum perpetual care fee permitted by BPCPA in each of the categories noted above as the perpetual care fund is quite healthy and is forecasted to have enough funds to care for the site when it is eventually full and will only require routine maintenance of the site.

Customers will see increases in charges that range from \$124, as a result of the increased cost that the city pays for the grave liners, to a \$480.00 increase for a columbaria niche. The fee for a columbaria niche has been increased by \$661.00 to reflect the regional pricing and the perpetual care fund amount has been reduced from 410.00 to \$229.00, which is the minimum permitted by BPCPA.

g) Policy Implications:

The cemetery is governed by a combination of regulations in the Cremation, Interment and Funeral Services Act, the British Columbia Business Practices and Consumer Protection Authority as well as the Maple Ridge Cemetery Bylaws.

h) Alternatives:

The updates to reflect regulations required by the BPCPA will need to be incorporated into the Maple Ridge Cemetery Bylaw. The bylaw has been reviewed by the City's legal team as well as the BPCPA for both accuracy and legal interpretation. Council may wish to make changes to portions of the bylaw that are within its jurisdiction such as the fees and charges, types of services provided, hours of operation and in some cases, definitions contained in the bylaw. If changes are made to the attached bylaws document, staff may need to resubmit the bylaw for review by BPCPA and our legal team to ensure that any proposed changes meet their criteria.

CONCLUSIONS:

Staff are recommending the proposed changes to the Maple Ridge Cemetery Bylaws for increased efficiency for staff and clients, as well as implementation of the proposed future right of interment guidelines for staff to follow. In addition, there is a need to implement the new fees and charges so that staff can administer application of the new double columbaria units which were approved during the 2016 business planning process.

"Original signed by David Boag"

Prepared by: David Boag, Director Parks and Facilities

"Original signed by Trevor Thompson"

Reviewed by: Trevor Thompson, Manager, Financial Planning

"Original signed by Kelly Swift"

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

"Original signed by Ted Swabey"

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

:db
Attachments:
Maple Ridge Cemetery Bylaw #7260-2016 Schedule "A"
Maple Ridge Cemetery Regulation Bylaw #7260-2016
Maple Ridge Cemetery Bylaw #5784-1999 Schedule "A"



Cemetery Regulation

BYLAW NO. 7260-2016

A Bylaw to repeal Maple Ridge Cemetery Bylaw No. 5784-1999 and amendments thereto in their entirety and hereby create a new Maple Ridge Cemetery Bylaw

WHEREAS, the Council of the City of Maple Ridge, acting as the Board of Trustees of the Cemeteries, deems it expedient to create a new cemetery bylaw;

AND WHEREAS, the Council of the City of Maple Ridge wishes to repeal Maple Ridge Cemetery Bylaw No. 5784-1999 and amendments thereto in their entirety;

NOW THEREFORE, THE Council of the City of Maple Ridge in open meeting assembled, **ENACTS AS FOLLOWS**:

1. This Bylaw may be cited for all purposes as “Maple Ridge Cemetery Bylaw No. 7260-2016”.
2. Maple Ridge Cemetery Bylaw No. 5784-1999 and amendments thereto are hereby repealed in their entirety.

Words or phrases defined in the British Columbia *Cremation, Interment and Funeral Services Act* and its regulations or the *Business Practices and Consumer Protection Act* and its regulations or the *Wills Estates and Succession Act* and its regulations, will have the same meaning when used in this bylaw unless otherwise defined in this Bylaw.

The headings contained in this bylaw are for convenience only and are not to be construed as defining, or in any way limiting the scope or the intent of the provisions of this bylaw.

If any portion of this bylaw is for any reason held invalid by any court of competent jurisdiction, the invalid portion will be severed and the severance will not affect the validity of the remainder.

CITY OF MAPLE RIDGE
CEMETERY BYLAW NO. 7260-2016

TABLE OF CONTENTS

PART I - DEFINITIONS.....	3
Definitions.....	3
PART II - LEGAL DESCRIPTION.....	5
Cemetery Land Legal Description.....	5
PART III – GENERAL	6
Rights of Interment	6
Fees and Charges.....	7
Size of Graves.....	8
PART IV – INTERMENT, EXHUMATION AND CREMATION.....	8
Permission to Inter, Exhume and Cremate	8
Interment in the Cemetery.....	9
PART V – ADMINISTRATION AND CARE FUND.....	11
Administration and Care Fund.....	11
PART VI – MEMORIALIZATION.....	12
Memorials.....	12
General.....	12
Full Burial Graves	13
Child Burial Graves.....	13
Inground Cremation Graves in Cremation Section.....	13
Columbarium (Niche) Wall.....	14
The Meadows/Rose Garden.....	14
PART VII - OTHER	
General.....	14
Hours of operation.....	15
PART VIII – OFFENCE AND PENALTY.....	15
Offence.....	15

PART I - DEFINITIONS

1. For the purpose of this Bylaw, unless the context otherwise requires:

Care Fund	means a care fund required and governed by the <i>Cremation, Interment and Funeral Services Act</i> , in the form of a trust account
Caretaker	means the person(s) duly employed by the City from time to time as caretakers at the Cemeteries of the City of Maple Ridge.
Casket	means a rigid container ornamented and lined with fabric designed for the encasement of human remains.
Cemeteries	means all those parcels or tracts of land set aside, used, and maintained by the City as a place of interment for human remains or Cremated Remains as described in Section 2 of this Bylaw.
Child	means a child from birth up to, and including, the age of 10, and includes a stillborn infant.
City	means the City of Maple Ridge acting as the Board of Trustees of the Cemeteries.
Clerk	means the person appointed by the Board of Trustees to keep and manage the records of interments in the Cemeteries managed by the City of Maple Ridge.
Columbarium	means a vault with single or double compartment niches for urns containing Cremated Remains.
Commingled Remains	means the intentional and irreversible mixing of the Cremated Remains of more than one deceased person.
Consumer Protection B.C.	means the Business Practices and Consumer Protection Authority or its successor body appointed under the <i>Cremation, Interment and Funeral Services Act</i> .
Control of Disposition	means the right of a person to control the disposition of human remains or Cremated Remains in accordance with the <i>Cremation, Interment and Funeral Services Act</i> .
Council	means the Council of the City of Maple Ridge acting as the Board of Trustees of the Cemeteries.
Cremated Remains	means the ashes resulting from cremation of a deceased human body.
Director of Parks & Facilities	means the Director of Parks & Facilities or other person duly appointed as such from time to time by Council.

Family Member	means a parent, grandparent, or sibling, and includes the biological, adopted, step and variations thereof.
Grave	means a space of ground within a lot in a Cemetery used or intended to be used for the burial of human remains or Cremated Remains or both.
Grave Liner	means a receptacle made of durable material placed around a Casket to provide reinforcement to a Grave Lot.
Lot	means a burial lot for human remains or Cremated Remains under a Right of Interment as designated and shown on the plan of the cemetery on file in the City's municipal offices, which includes a Grave or Niche.
Meadows	means a defined area in a Cemetery set aside specifically for the non-recoverable placement of Cremated Remains.
Medical Health Officer	means the person assigned by the Fraser Health Authority to oversee interments/disinterments in the City where health concerns about death require special treatment for interment.
Niche	means a recessed space in the Columbarium used or intended to be used for the inurnment of Cremated Remains.
Non-resident	means any person who is not a "Resident".
Resident	means any person who: <ul style="list-style-type: none">• is a resident of the City on the date of the application for a Right of Interment; or• a person who resided in the City at the time of death; or• was a five (5) year resident of the City within eighteen (18) months preceding death; or• owned real property in the City at the time of death; or• owned real property in the City for more than ten (10) years at any time preceding death and can show proof of ownership.
Right of Interment	means a permit to purchase the right to allow the interment of human remains or Cremated Remains in a Lot. It does not entitle the holder to any title or interest in a Cemetery or Lot, but instead provides for the right to inter the person(s) named on the Right of Interment.
Rights Holder	means an Interment Rights Holder who has been issued a Right of Interment, and includes a Transferee if a transfer of the Right of Interment has been effected by the Clerk as described in section 6(e).
Rose Garden	means a former defined area in a Cemetery set aside specifically for the non-recoverable placement of Cremated Remains which is now to capacity.

Statutory Holidays	means any of the following days, namely New Year's Day, Family Day, Good Friday, Easter Sunday, Easter Monday, Victoria Day, Canada Day, B.C. Day, Labour Day, Thanksgiving Day, Remembrance Day, Christmas Day, Boxing Day, and any day or part of a day proclaimed as a civic holiday. In the event that a statutory holiday occurs on a Saturday or Sunday, the statutory holiday will also include the following Monday.
Transferee	means the recipient of a Right of Interment, transferred by a Rights Holder related to the Transferee by birth, marriage or adoption.
Treasurer	means the person duly appointed by the City to invest and administer the Care Fund.

The use of words signifying the masculine will include the feminine.

All other words and phrases in this Bylaw will be construed in accordance with any definitions assigned to them in the *Cremation, Interment and Funeral Services Act* and the *Business Practices and Consumer Protection Act*, and their associated regulations, all as amended or replaced from time to time.

Schedule "A" attached hereto forms part of this bylaw.

PART II – LEGAL DESCRIPTION

2. The following lands have been set aside, operated, used or maintained as Cemeteries by the City:
 - (a) Maple Ridge Cemetery: Legally described as being:
PID: 006-843-140, Parcel "A" (Reference Plan 8035) Lot 13 DL 247, Group 1, NWD Plan 1007,
NO PID Part (3.107 Acres) of Lot 13 in Block 1, of part of Lot 247, Group 1, Map 1007 as shown outlined in orange on Sketch Deposited No. 2819 (AFB 15/290/10146E),
PID: 008-779-538 Lot 45, DL 248, Group 1, NWD Plan 25353,
PID 024-740-748 Parcel I (Plan with Fee 446F) DL 247 Group 1, NWD,
NO PID Lot J of Lot 248, Group 1, Plan 692 (AFB 18/599/15321A),
PID: 011-272-341 Parcel "A" (Reference Plan 9535) Lot 14 DL 247 Group 1 NWD Plan 7909,
PID: 009-055-789 Lot 54 DL 248 Group 1 NWD Plan 29311,
PID: 011-310-227, Lot 4; DL 247, Group 1 NWD; Plan 8050, and
PID: 011-310-219 Lot 2 DL 247 Group 1, NWD; Plan 8050
 - (b) Whonnock Cemetery: Legally described as being:
That 1.0 Acre Portion of Indian Reserve Whonnock No. 1 shown on Plan BC290,
described as "Unsubdivided Part of Reserve North of Highway" (ILRS PIN 90259250)
 - (c) Whonnock Cemetery No. 2: Legally described as being:
PID: 003-439-135 Lot 17 DL 433, Group 1, NWD Plan 64271

3. A copy of the plan of each Cemetery will be kept available for public inspection in the Office of the City and at such other places as Council or Consumer Protection B.C. may direct.
4. Council hereby establishes itself as a Board of Trustees to own and operate the Cemeteries and to exercise all of the powers and duties of the Board of Trustees pursuant to the Cremation, Interment and Funeral Services Act.

PART III – GENERAL

RIGHTS OF INTERMENT

5. The Director of Parks & Facilities may refuse to sell a Right of Interment for more than two (2) Grave or Niche spaces to any one individual.
6.
 - (a) The Clerk will issue a Right of Interment, being a permit allowing for the interment of human remains or Cremated Remains, in respect of a person who is named on the Right of Interment, for a vacant unreserved Lot, upon payment of the applicable fees shown in Schedule “A”. The purchase of a Right of Interment for The Meadows, or any other scattering garden, may only be done at the time of need for a deceased person.
 - (b) A Right of Interment issued under this Bylaw:
 - (i) must specify either:
 - a. that the holder of the Right of Interment reserves the right to use the Lot for himself or herself, or
 - b. the name of another person for whom the right to use the Lot has been reserved;
 - (ii) does not vest in the Rights Holder or a person designated by the Rights Holder any right, title, or interest in the land in or on which the Lot is located;
 - (iii) may only be transferred, cancelled or sold in strict accordance with this Bylaw.
 - (c) A Rights Holder may transfer his Right of Interment to a Transferee, upon payment of the applicable fee for the transfer shown in Schedule “A”, in accordance with section 6(e).
 - (d) A Rights Holder may only sell an issued Right of Interment back to the City, and only if the Lot has not been used and is no longer required (except where transferred to a Transferee) by surrendering the Right of Interment to the Clerk. The amount of fees returned will be the original fees paid for the Lot less:
 - (i) the transfer fee as shown in Schedule “A”;
 - (ii) the Care Fund contribution; and
 - (iii) taxes associated with the Right of Interment

if more than 30 days have passed since the date of original issuance. If less than 30 days have passed since the date of original issues, the full amount of original fees paid will be returned by the City. If a Rights Holder sells a Right of Interment to the City that has been issued more than 10 years prior to the cancellation date shown on the Right of Interment, the Rights Holder will be refunded the equivalent of the purchase price 10 years prior to the cancellation date less the Care Fund contribution, applicable taxes and the transfer fee.

- (e) Upon acceptance by the City of the applicable fee shown in Schedule "A", and upon compliance with the requirements of this bylaw by the Rights Holder and the Transferee, the Clerk will record and give effect to the desired transfer of the Right of Interment in the records kept by him for that purpose.
- (f) A Rights Holder may make designations for his Grave(s) or Niche(s) during his lifetime. However, where a Rights Holder dies and did not designate persons entitled to be interred in the Rights Holder's Grave(s) or Niche(s), the City may give approval to an applicant who makes application to the City to receive the Rights Holder's Right of Interment or permission for an interment on said Grave(s) or Niche(s), if the applicant provides, as exhibits to a statutory declaration made by the applicant, any of the following:
 - i) the Rights Holder's will showing the applicant as the recipient of the Right of Interment; or
 - ii) letters probate showing the applicant as the recipient of the Right of Interment from the residue of the Rights Holder's estate; or
 - iii) letters of administration showing the applicant as the recipient of the part of the intestate Rights Holder's estate that includes the Right of Interment.
 - iv) a statutory declaration from the Rights Holder's spouse claiming Right of Interment entitlement. In the absence of a spouse, a statutory declaration from all surviving lineal descendants of the Rights Holder claiming Right of Interment entitlement.

Provided that subsequent to the coming into force of this Bylaw, each person who purchases a Right of Interment and thereby becomes a Rights Holder must, contemporaneously with the purchase of the Right of Interment, provide to the Clerk a list of family members (the "Named Family Members") who may be interred in the remaining plots held by the Rights Holder. The Clerk may modify the list so provided by the Rights Holder but only on receipt in writing of the consent of all the then surviving Named Family Members.

FEES & CHARGES

- 7. (a) The applicable fees for interment, disinterment, and care of Graves and Niches, and the charges for goods required for burial by the City for use in the Cemetery and any other Cemetery fees are shown in Schedule "A".
- (b) Unless prior arrangements have been made by a government agency with the City, the applicable fees shown in Schedule "A" will be paid at the City's offices in full at

the time of purchase. The Rights Holder or any other person with Control of Disposition will pay the City the applicable fees required for interment no later than 24 hours in advance of the interment.

SIZE OF GRAVES

8. The size of Graves and Niches are as follows:

- (a) Adult size grave space is 8' x 4' (2.44m x 1.22m)
- (b) Child grave space is 6' x 2'3" (1.83m x .69m)
- (c) Cremated Remains grave space is 2' x 3' (0.61m x 0.91m)
- (d) Single Niche space is 11" X 11" X 11" (28 cm X 28 cm X 28 cm)
- (e) Double Niche space is 15" X 14" X 12" (38.1 cm X 35.6 cm X 30.5 cm)

PART IV – INTERMENT, EXHUMATION AND CREMATION

PERMISSION TO INTER, EXHUME AND CREMATE

- 9. No human remains will be interred in a cemetery until a Right of Interment has been issued by the City and the applicable fee has been paid to the City, except as may be permitted otherwise under the terms of Section 12.
- 10. All applications for a Right of Interment in a cemetery will be made to the Clerk at the City's offices during the hours that the City's offices are open to the public on all days of the week except Saturday, Sunday, Statutory Holidays, and in cases of emergency as described in Section 12.
- 11. Any person who makes application for a Right of Interment or who requires an interment to be made will provide the Clerk with a statement of the name, age and date of death of the deceased, whether or not death was caused by a communicable disease as listed in Schedule "A" of the *Health Act Communicable Disease Regulation* made under the *Public Health Act*, the time and date of the funeral and any other information which it is reasonable for the Clerk to request.
- 12.
 - (a) Where the Medical Health Officer directs, pursuant to the *Health Act Communicable Disease Regulation* or otherwise, that human remains will be buried in the Cemetery during any period when the City's offices are closed, the Ministry of Health must grant approval for same and retroactive approval must be obtained from the City during normal working hours.
 - (b) Where a burial in the Cemetery is performed under the conditions of Sub-section 12(a), the person who permitted the burial and the person who performed the burial will report the matter to the Clerk, and the representative of the deceased will supply the Clerk with full details of the deceased as required by Section 11 together with such applicable fees shown in Schedule "A" if such fees have not already been paid.
 - (c) The information required to be given to the Clerk under the terms of Sub-section 12(b) will be provided to the Clerk as soon after such interment as the City's office are opened.

13. Commingled Remains may be interred in the following areas of a Cemetery only:

- (a) between two side-by-side cremation Graves; or
- (b) between two cremation Graves in The Meadows; or
- (c) between two cremation Graves on a full burial Grave; or
- (d) in a double Columbarium Niche.

Cremated Remains may be commingled subject to the following conditions:

- (e) that the intent to Commingle Remains is disclosed to the Clerk upon application for a Right of Interment;
- (f) that written authorization from the person(s) having Control of Disposition is provided to the Clerk;
- (g) that the person(s) having Control of Disposition acknowledge that the result is permanent and irreversible;
- (h) that a Right of Interment has been issued for each of the deceased and fees paid as shown in Schedule "A" indicative of two separate interments;
- (j) that the memorialization of Commingled Remains are subject to regulations in Section 35.

14. No deceased person interred in a Cemetery will be exhumed without a written order being first obtained from the Business Practices and Consumer Protection Authority in accordance with the requirements of the *Cremation, Interment and Funeral Services Act* and the presentation for such order to the Clerk for his examination.

15. In the event that Cremated Remains are placed in a full burial Grave in advance of a Casket to be interred in the same Grave, the Cremated Remains, if interred in an urn or similar container, will be removed by the Caretaker at the time of the full burial and be reinterred on top of the Casket at no cost during the Casket interment.

INTERMENT IN THE CEMETERY

16. No remains other than human remains or Cremated Remains will be interred in a Cemetery and all interments will be subject to, and comply with, the provisions of this Bylaw.

17. The Rights Holder for a Lot must not permit an interment to be made in the Lot to which the Right of Interment refers, nor transfer or dispose of the Lot to another person, group or organization unless the interment, transfer, or disposal is made pursuant to and in accordance with the provisions of this Bylaw.

18. Where the human remains of a person who died while suffering a communicable disease are to be buried in a Cemetery and instructions have been given by the Medical Health Officer respecting the interment, the interment will be fully and carefully followed by those who perform the interment.

19. (a) Each interment in a Cemetery, other than the interment of Cremated Remains, will provide for not less than 39.2 inches (1 meter) of earth between the general

surface level of the ground at the Grave site and the upper surface of the Casket or Grave Liner enclosing the human remains resting in the grave.

- (b) One Casket interment is permitted in each full burial Grave in a Cemetery. A single full burial Grave may inter up to one Casket and four sets of Cremated Remains. A single Child Grave may contain the Casket of one Child and a maximum of two sets of Cremated Remains of Family Members.
 - (c) Each single Columbarium Niche may contain one set of Cremated Remains. Each double Columbarium Niche may contain up to two sets of isolated Cremated Remains or the Commingled Remains of two deceased persons.
 - (d) Each interment of Cremated Remains in a Grave will be within a liner or within an urn made of plastic, metal, ceramic or stone, except where Cremated Remains are disposed of in the Meadows, in accordance with Sub-section 19(g). Each liner will permanently contain one urn or similar container of Cremated Remains and will be buried in the grave not less than 2 feet (60cm) deep. The urn must not exceed dimensions of 11" wide X 11" deep X 13" high (28 cm X 28 cm X 33 cm)
 - (e) A Grave Liner will be used for each Casket interment, except where a metal Casket is used.
 - (f) Each Grave Liner used in the cemetery will be made of reinforced fibreglass only. The Grave Liner must cover the entire length and sides of the Casket.
 - (g) The disposal of Cremated Remains in the Meadows will be without a container and will only be performed under the direction of the Caretaker.
- 20.** No person will inter any human remains or Cremated Remains in the Cemetery except between the hours of 8:30 a.m. and 4:30 p.m.
- 21.** No person will inter any human remains or Cremated Remains on a Statutory Holiday or deferred Statutory Holiday except in emergency conditions as specified in Section 12.
- 22.** No Grave is to be dug or opened and no Cremated Remains are to be interred by any person other than the Caretaker or a person duly authorized by the Caretaker.
- 23.** (a) The duties and responsibilities of the Caretaker will be, among other things, to carry out, or cause to be carried out by Cemetery workers placed under his supervision:
- i) The digging, preparation, opening and closing of Graves, opening and sealing of Niches and the interment of Cremated Remains as ordered by the Clerk;
 - ii) The direction of all funerals, bereavement rites or ceremonies in the Cemetery to the correct Lot;
 - iii) The installation of memorials on Lots and construction of their foundations or bases;
 - iv) The general work of the Cemetery, including maintenance of walls, fences, gates, paths and other Cemetery improvements; and
 - v) The provisions for care of the Cemetery tools and equipment.

- (b) The Caretaker will maintain records as directed by the Clerk and will submit reports as required by him, and, will do such other work as the Clerk may require from time to time in relation to the Cemetery operation.

PART V – ADMINISTRATION AND CARE FUND

ADMINISTRATION AND CARE FUND

- 24. The Clerk and Treasurer must:
 - (a) Maintain all records and files necessary for the administration and management of each Cemetery and as required by the Cremation, Interment and Funeral Services Act and its regulations;
 - (b) Review and issue Rights of Interments and permits for exhumation/disinterment;
 - (c) Coordinate interments, exhumations and the placement of memorials with the Caretaker; and
 - (d) Maintain an accounting of all monies received and expended under this bylaw
- 25. The Clerk is hereby authorized on behalf of the City and subject to the provisions of this bylaw to issue a Right of Interment in respect of:
 - (e) any unoccupied Grave for which a Right of Interment has not already been issued;
 - (f) any Niche for which a Right of Interment has not already been issued; and
 - (g) the Meadows area in the Cemetery.
- 26. Upon issuing a Right of Interment, or upon viewing an order for exhumation from the proper authority as specified in Section 14, the Clerk will notify the Caretaker before the time of the intended interment or exhumation giving the name of the deceased, the number and location of the Grave concerned and any instructions of the Medical Health Officer relative to the interment or exhumation.
- 27.
 - (a) A Care Fund is hereby continued, to be administered in accordance with the requirements of the *Cremation, Interment and Funeral Services Act*.
 - (b) All fees specified as “Care Fund” fees in Schedule “A” to this Bylaw shall be levied and paid into the Care Fund and held, invested and used by the City in strict compliance with the *Cremation, Interment and Funeral Services Act* and its regulations.
 - (c) For all Rights of Interment, the amount required to be used for Care Fund purposes is specified in Schedule “A”, provided that Care Fund contribution will not apply to Grave space made available by the City free of charge for an indigent burial.
 - (d) Any owner of a memorial marker, tablet, or monument, desiring to install same in the cemetery, will pay to the Treasurer, prior to the installation of such memorial, the applicable Care Fund contribution shown in Schedule “A”.
- 28. A separate account of all monies received under the provisions of this Bylaw and of all monies expended hereunder, will be kept by the Treasurer and any surplus remaining of receipts over expenditures will be paid at the end of each financial year into a reserve fund to be known as The Cemetery Fund for investment by the City in accordance with the provisions of the *Community*

Charter and the interest derived from such reserve fund will be expended on the upkeep and development of the cemetery.

PART VI – MEMORIALIZATION

MEMORIALS

29. No person will place a memorial marker or Niche plate on any Grave or Niche until the applicable fee shown in Schedule “A” has been paid to the Treasurer, which includes a contribution to the Care Fund in respect to each memorial.
30. All memorial markers and Niche plates will only be installed by the Caretaker; and only after the human remains or Cremated Remains have been interred. All memorial markers and Niche plates may only be installed on the corresponding Grave or Niche where the deceased is interred.
31. No person will affix any material to Columbarium face plates, and no memorial markers other than a tablet-type memorial as specified in Section 35 may be installed on a Grave.
32. An application for memorial markers and Niche plate installations may only be made by the Rights Holder, his executor(s) or executrix, or his heirs.
33. Existing memorial markers and Niche plates may be replaced or refurbished with a duplicate of the original providing it includes similar dimensions and wording, or conforms to specifications in Section 35.
34. All tablet-type memorials must be made of stone or bronze.
35. All memorials may be installed provided they conform to the following:
 - (a) **General:**
 - (i) Each memorial tablet will be installed in a position on the Grave according to that established by the City for memorials on Graves in the Cemetery. Requests for exception based on religious beliefs will be made to the Clerk, which may not be unreasonably denied. Each memorial tablet will have its top surface set level with the surface of the surrounding ground.
 - (ii) Each bronze memorial tablet will be attached to a concrete base not less than 3 inches (7.5 cm) thick with side surfaces true and perpendicular with the top surface of the attached tablet. A bronze memorial tablet on the Grave of a full adult burial or Child may be smaller than its concrete base provided the concrete base conforms to the size for the Grave as required by subsections (b), (c) and (d) below, and provided the part of the base extending beyond the tablet does not exceed 2 inches (5.08 cm) wide and has a smooth, slightly bevelled surface to shed water at its outer edges.
 - (iii) Each stone memorial tablet will be not less than 2 inches (5 cm) thick and will have its side surfaces true and perpendicular with its top surface.

- (iv) A memorial marker or Niche plate may be inscribed in a non- English script provided the Clerk has been provided with a written interpretation.

(b) Full Burial Graves

- (i) Each full burial Grave may have a maximum of one 12" X 20" (30.48 cm X 50.8 cm) marker and up to four 8" X 12" (20.32 cm X 30.48 cm) cremation markers. Each 12" X 20" (20.32 cm X 30.48 cm) marker may memorialize a maximum of two deceased persons. Each additional 8" X 12" (20.32 cm X 30.48 cm) marker may only memorialize one deceased person.
- (ii) Two side-by-side full burial Graves may have a choice of one 18" x 30" (45.72 cm x 76.2 cm) marker overlapping both Graves, or one 12" X 20" (20.32 cm X 30.48 cm) marker on each of the two full burial Graves. Each of the two full burial Graves may have a maximum of four additional 8" X 12" (20.32 cm X 30.48 cm) cremation markers.

Each 18" x 30" (45.72 cm x 76.2 cm) marker may only be used to memorialize two deceased persons.

(c) Child Burial Graves:

- (i) Each Child burial Grave may have a maximum of one 12" X 20" (20.32 cm X 30.48 cm) marker and up to two 8" X 12" (20.32 cm X 30.48 cm) cremation markers for Family Members.

Each 12" X 20" (20.32 cm X 30.48 cm) marker may only memorialize one deceased Child. Each additional 8" X 12" (20.32 cm X 30.48 cm) marker may only memorialize one deceased Family Member. Two Family Members having their Cremated Remains commingled and placed on a child Grave must each have their own 8" X 12" (20.32 cm X 30.48 cm) cremation marker.

(d) In-ground Cremation Graves in Cremation Section:

- (i) Each single cremation Grave within a cremation section of a Cemetery may have a maximum of one 8" X 12" (20.32 cm X 30.48 cm) cremation marker.

Each single cremation marker may only memorialize one deceased person.

- (ii) Two side-by-side cremation Graves within a cremation section of a Cemetery may have either one 12" X 20" (20.32 cm X 30.48 cm) marker spanning both Graves, or one 8" X 12" (20.32 cm X 30.48 cm) cremation marker on each of the two cremation Graves.

Each 12" X 20" (20.32 cm X 30.48 cm) may memorialize a maximum of two deceased persons. Each 8" X 12" (20.32 cm X 30.48 cm) cremation marker

may only memorialize one deceased person.

(e) **Columbarium (Niche) Wall:**

- (i) Each single Columbarium Niche plate may memorialize a maximum of one deceased person.
- (ii) Each double Columbarium Niche plate will memorialize two deceased persons maximum.
- (iii) Each single or double Columbarium Niche plate will be consistent in layout, design and format as established by the City.

(f) **The Meadows/Rose Garden:**

- (i) Individual memorial markers are not permitted in the Rose Garden or The Meadows.
- (ii) Memorialization to honour deceased who are not interred in the Cemetery may do so by having the name of the deceased person added to the Rose Garden Memorial plaque.

PART VII – OTHER

GENERAL

- 36. Cut flowers, wreaths and floral offerings placed on Graves will be removed by the Caretaker when their condition is considered by him to be detrimental to the beauty of the Cemetery. Artificial flowers may only be placed in a Cemetery between November 15 and March 15.
- 37. No person will adorn or define a Grave with a fence, hedge, railing, curbing, or landscaping; and only authorized employees of the City may plant, remove, cut down, or destroy any trees, shrubs, plants, flowers, bulbs or rocks in a Cemetery. Any unauthorized adornment or landscaping that is considered by the Caretaker to be untidy or unsafe will be removed by the Caretaker at his discretion in accordance with Section 36 and 37.
- 38. All persons are prohibited from damaging, or defacing any memorial, monument, fence, gate, structure or any other improvements in a Cemetery.
- 39. No person will enter a Cemetery in a vehicle after the gate has been closed, or drive a vehicle in a Cemetery at any time at a speed of more than 15 kilometres an hour. Use of the Cemetery grounds will be subject to the reasonable directions and orders of the Caretaker.
- 40. No person will solicit orders for markers, tablets, memorials, cappings, or similar items within the limits of the Cemetery.

41. No person may use a Cemetery for a purpose that is not associated with, or incidental to, the care or interment of human remains or Cremated Remains other than passive recreation activities such as walking, jogging or cycling on pathways.
42. All persons and funeral processions in a Cemetery will obey the reasonable instructions of the Caretaker. Any person not behaving with proper decorum within a Cemetery, or disturbing the quiet and good order of a Cemetery, may be evicted from the cemetery by the Caretaker.
43. The discharging of firearms, other than in regular volleys at burial services, is prohibited in a Cemetery.
44. Without limiting the application of Section 46, any person who:
 - (a) wilfully destroys, mutilates, defaces, injures or removes any Grave, Niche, monument, memorial, or other structure placed in a Cemetery, or any fence, railing or other work for the protection or ornament;
 - (b) wilfully destroys, cuts, breaks or injures any shrub or plant;
 - (c) plays at any game or sport;
 - (d) discharges firearms (save at a military funeral);
 - (e) wilfully disturbs or interferes with bereavement rites, burial ceremonies, or persons assembled for the purpose of interring human remains or Cremated Remains;
 - (f) who commits a nuisance or at any time behaves in an indecent and unseemly manner;
 - (g) deposits any rubbish or offensive matter or thing; or
 - (h) in any way violates any Grave, Niche, Lot, memorial or other structure in a Cemetery or commits an offence against this Bylaw.

HOURS OF OPERATION

45. The gates of a Cemetery will be open:
 - Monday to Friday from 8 a.m. to 4 p.m.
 - Weekends and holidays (Spring/Summer) from 8 a.m. to 7 p.m.
 - Weekends and holidays (Fall/Winter) from 9 a.m. to 5 p.m.

Pedestrians may access the cemetery daily from 7 a.m. to 8 p.m. No person may be in the cemetery between 8 p.m. and 7 a.m. without special permission of the Caretaker, Clerk or other person authorized by the City to grant such permission.

PART VIII – OFFENCE AND PENALTY

OFFENCE

46. Every person who violates a provision of this Bylaw, or who consents, allows or permits an act or thing to be done in violation of a provision of this Bylaw, or who neglects to be done in violation of a provision of this Bylaw, or who neglects to or refrains from doing anything required to be done by a provision of this Bylaw, is guilty of an offence and is liable, upon summary conviction, to a fine not exceeding \$10,000 and not less than \$2,500, and is guilty of a separate offence each day that a violation continues to exist.

- 47. Every person who commits an offence is liable on summary conviction to a fine or to imprisonment, or to both a fine and imprisonment, not exceeding the maximum allowed by the *Offence Act*, R.S.B.C. 1996, c.338.
- 48. Notwithstanding anything herein contained, the administration and operation of a Cemetery will be carried out at all times in accordance with the *Cremation, Interment and Funeral Services Act* and regulations made thereunder.

This Bylaw is made by the Council of the City acting as the Board of Trustees of the Cemeteries:

READ a first time the ____ day of _____, 2017.

READ a second time the ____ day of _____, 2017.

READ a third time the ____ day of _____, 2017.

ADOPTED the ____ day of _____, 2017.

PRESIDING MEMBER

CORPORATE OFFICER

**CITY OF MAPLE RIDGE
MAPLE RIDGE CEMETERY BYLAW NO. 7260-2016
Schedule "A"
March 1, 2017 to December 31, 2017**

Residents:

Description	Grave/Niche + Care Fund =	Subtotal +	Burial Fee +	Liner =	Total	
Full Burial	\$3,156	\$1,052	\$4,208	\$1,178	\$ 330	\$5,716
Child Burial	\$1,725	\$ 575	\$2,300	\$ 908	\$ 0	\$3,208
Inground Cremation	\$ 743	\$ 248	\$ 991	\$ 434	\$ 62	\$1,487
Single Niche	\$2,061	\$ 229	\$2,290	\$ 250	\$ 0	\$2,540
Double Niche	\$3,435	\$ 382	\$3,817	*\$ 250	\$ 0	\$4,067
The Meadows	\$ 496	\$ 165	\$ 661	\$ 390	\$ 0	\$1,051

* Per open/close of double niche

Non-Residents:

Description	Grave/Niche + Care Fund =	Subtotal +	Burial Fee +	Liner =	Total	
Full Burial	\$4,734	\$1,578	\$6,312	\$1,178	\$ 330	\$7,820
Child Burial	\$2,587	\$ 863	\$3,450	\$ 908	\$ 0	\$4,358
Inground Cremation	\$1,116	\$ 372	\$1,488	\$ 434	\$ 62	\$1,984
Single Niche	\$3,091	\$ 344	\$3,435	\$ 250	\$ 0	\$3,685
Double Niche	\$5,153	\$ 573	\$5,726	*\$ 250	\$ 0	\$5,976
The Meadows	\$ 743	\$ 248	\$ 991	\$ 390	\$ 0	\$1,381

* Per open/close of double niche

Memorials: (Includes Perpetual Care)

Marker Installation Fee:	Full Burial/Child	Side-by-side Full Burial	Single Cremation	Side-by-Side Cremation	Single/Double Niche *	Plaque
	\$ 276	\$ 331	\$ 276	\$ 276	\$ 300	\$ 213

* Per deceased person

Additional Burial/Interment Fees: (Listed fees are "per service call per family")

	Full Burial	Child	Cremation	Meadows	Niche
Weekdays 3-4:30 p.m.	\$ 306	\$ 306	\$ 84	\$ 84	\$ 84
Saturdays & Sundays	\$ 649	\$ 350	\$ 300	\$ 300	\$ 300

Other: (Fees for exhumation of Commingled Remains the same as single set of cremated remains)

Exhumation/Disinterment	Full Burial	Child	Inground Cremation	Single Niche	Double Niche
	\$2,356	\$1,816	\$ 868	\$ 300	\$ 400

Transfer of Right of Interment Fee: \$ 98 per Grave or Niche

**CITY OF MAPLE RIDGE
MAPLE RIDGE CEMETERY BYLAW NO. 7260-2016
Schedule "A"
January 1, 2018 to December 31, 2018**

Residents:

Description	Grave/Niche + Care Fund =	Subtotal +	Burial Fee +	Liner =	Total	
Full Burial	\$3,219	\$1,073	\$4,292	\$1,202	\$ 337	\$5,831
Child Burial	\$1,760	\$ 587	\$2,347	\$ 926	\$ 0	\$3,273
Inground Cremation	\$ 758	\$ 253	\$1,011	\$ 443	\$ 63	\$1,517
Single Niche	\$2,102	\$ 234	\$2,336	\$ 255	\$ 0	\$2,591
Double Niche	\$3,504	\$ 390	\$3,893	*\$ 255	\$ 0	\$4,148
The Meadows	\$ 506	\$ 168	\$ 674	\$ 398	\$ 0	\$1,072

* Per open/close of double niche

Non-Residents:

Description	Grave/Niche + Care Fund =	Subtotal +	Burial Fee +	Liner =	Total	
Full Burial	\$4,828	\$1,610	\$6,438	\$1,202	\$ 337	\$7,977
Child Burial	\$2,639	\$ 881	\$3,520	\$ 926	\$ 0	\$4,446
Inground Cremation	\$1,138	\$ 379	\$1,517	\$ 443	\$ 63	\$2,023
Single Niche	\$3,153	\$ 351	\$3,504	\$ 255	\$ 0	\$3,759
Double Niche	\$5,256	\$ 584	\$5,840	* \$ 255	\$ 0	\$6,095
The Meadows	\$ 758	\$ 253	\$1,011	\$ 398	\$ 0	\$1,409

* Per open/close of double niche

Memorials: (Includes Perpetual Care)

Marker Installation Fee:	Full Burial/Child	Side-by-side Full Burial	Single Cremation	Side-by-Side Cremation	Single/Double Niche *	Plaque
	\$ 282	\$ 338	\$ 282	\$ 282	\$ 306	\$ 217

* Per deceased person

Additional Burial/Interment Fees: (Listed fees are "per service call per family")

	Full Burial	Child	Cremation	Meadows	Niche
Weekdays 3-4:30 p.m.	\$ 312	\$ 312	\$ 86	\$ 86	\$ 86
Saturdays & Sundays	\$ 662	\$ 357	\$ 306	\$ 306	\$ 306

Other: (Fees for exhumation of Commingled Remains the same as single set of cremated remains)

Exhumation/Disinterment	Full Burial	Child	Inground Cremation	Single Niche	Double Niche
	\$2,404	\$1,852	\$ 886	\$ 306	\$ 408

Transfer of Right of Interment Fee: \$ 100 per Grave or Niche

**CITY OF MAPLE RIDGE
MAPLE RIDGE CEMETERY BYLAW NO. 7260-2016
Schedule "A"
January 1, 2019 to December 31, 2019**

Residents:

Description	Grave/Niche + Care Fund =	Subtotal +	Burial Fee +	Liner =	Total	
Full Burial	\$3,283	\$1,094	\$4,377	\$1,226	\$ 344	\$5,947
Child Burial	\$1,795	\$ 599	\$2,394	\$ 945	\$ 0	\$3,339
Inground Cremation	\$ 773	\$ 258	\$1,031	\$ 452	\$ 64	\$1,547
Single Niche	\$2,144	\$ 239	\$2,383	\$ 260	\$ 0	\$2,643
Double Niche	\$3,574	\$ 398	\$3,972	*\$ 260	\$ 0	\$4,232
The Meadows	\$ 516	\$ 171	\$ 687	\$ 406	\$ 0	\$1,093

* Per open/close of double niche

Non-Residents:

Description	Grave/Niche + Care Fund =	Subtotal +	Burial Fee +	Liner =	Total	
Full Burial	\$4,924	\$1,642	\$6,566	\$1,226	\$ 344	\$8,136
Child Burial	\$2,692	\$ 899	\$3,591	\$ 945	\$ 0	\$4,535
Inground Cremation	\$1,161	\$ 387	\$1,548	\$ 452	\$ 64	\$2,064
Single Niche	\$3,216	\$ 358	\$3,574	\$ 260	\$ 0	\$3,834
Double Niche	\$5,362	\$ 596	\$5,958	*\$ 260	\$ 0	\$6,218
The Meadows	\$ 773	\$ 258	\$1,031	\$ 406	\$ 0	\$1,437

* Per open/close of double niche

Memorials: (Includes Perpetual Care)

Marker Installation Fee:	Full Burial/Child	Side-by-side Full Burial	Single Cremation	Side-by-Side Cremation	Single/Double Niche *	Plaque
	\$ 288	\$ 345	\$ 288	\$ 288	\$ 312	\$ 221

* Per deceased person

Additional Burial/Interment Fees: (Listed fees are "per service call per family")

	Full Burial	Child	Cremation	Meadows	Niche
Weekdays 3-4:30 p.m.	\$ 318	\$ 318	\$ 88	\$ 88	\$ 88
Saturdays & Sundays	\$ 675	\$ 364	\$ 312	\$ 312	\$ 312

Other: (Fees for exhumation of Commingled Remains the same as single set of cremated remains)

Exhumation/Disinterment	Full Burial	Child	Inground Cremation	Single Niche	Double Niche
	\$2,452	\$1,890	\$ 904	\$ 312	\$ 416

Transfer of Right of Interment Fee: \$ 102 per Grave or Niche

**CITY OF MAPLE RIDGE
MAPLE RIDGE CEMETERY BYLAW NO. 7260-2016
Schedule "A"
January 1, 2020 to December 31, 2020**

Residents:

Description	Grave/Niche + Care Fund =	Subtotal +	Burial Fee +	Liner =	Total
Full Burial	\$3,349	\$1,116	\$4,465	\$ 351	\$6,066
Child Burial	\$1,831	\$ 611	\$2,442	\$ 0	\$3,406
Inground Cremation	\$ 788	\$ 263	\$1,051	\$ 65	\$1,577
Single Niche	\$2,187	\$ 244	\$2,431	\$ 0	\$2,696
Double Niche	\$3,645	\$ 406	\$4,051	\$ 0	\$4,317
The Meadows	\$ 525	\$ 175	\$ 700	\$ 0	\$1,114

* Per open/close of double niche

Non-Residents:

Description	Grave/Niche + Care Fund =	Subtotal +	Burial Fee +	Liner =	Total
Full Burial	\$5,023	\$1,675	\$6,698	\$ 351	\$8,299
Child Burial	\$2,746	\$ 917	\$3,663	\$ 0	\$4,627
Inground Cremation	\$1,183	\$ 394	\$1,577	\$ 65	\$2,103
Single Niche	\$3,282	\$ 365	\$3,647	\$ 0	\$3,912
Double Niche	\$5,468	\$ 608	\$6,076	\$ 0	\$6,340
The Meadows	\$ 787	\$ 263	\$1,050	\$ 0	\$1,464

* Per open/close of double niche

Memorials: (Includes Perpetual Care)

Marker Installation Fee:	Full Burial/Child	Side-by-side Full Burial	Single Cremation	Side-by-Side Cremation	Single/Double Niche *	Plaque
	\$ 294	\$ 352	\$ 294	\$ 294	\$ 318	\$ 225

* Per deceased person

Additional Burial/Interment Fees: (Listed fees are "per service call per family")

	Full Burial	Child	Cremation	Meadows	Niche
Weekdays 3-4:30 p.m.	\$ 324	\$ 324	\$ 90	\$ 90	\$ 90
Saturdays & Sundays	\$ 689	\$ 371	\$ 318	\$ 318	\$ 318

Other: (Fees for exhumation of Commingled Remains the same as single set of cremated remains)

Exhumation/Disinterment	Full Burial	Child	Inground Cremation	Single Niche	Double Niche
	\$2,502	\$1,928	\$ 922	\$ 318	\$ 424

Transfer of Right of Interment Fee: \$ 104 per Grave or Niche

6776-2010
6605-2008

CORPORATION OF THE DISTRICT OF MAPLE RIDGE

MAPLE RIDGE CEMETERY BYLAW NO. 5784-1999

SCHEDULE "A"

TARIFF

GRAVE SPACE

Adult Size

Resident	(including Care Fund Contribution of \$793.00)	\$ 3965.00
Non-Resident	(including Care Fund Contribution of \$1190.00)	\$ 5659.00

Child or Infant Size

Resident	(including Care Fund Contribution of \$459.00)	\$ 2300.00
Non-Resident	(including Care Fund Contribution of \$690.00)	\$ 3450.00

Columbaria Niche

Resident	(including care fund contribution of \$410.00)	\$ 1810.00
Non-Resident	(including care fund contribution of \$525.00)	\$ 2625.00

Cremated Remains Size

Resident	(including Care Fund Contribution of \$132.00)	\$ 661.00
Non-Resident	(including Care Fund Contribution of \$198.00)	\$ 991.00

Rose Garden

Resident	(including Care Fund Contribution of \$132.00)	\$ 661.00
Non-Resident	(including Care Fund Contribution of \$198.00)	\$ 991.00

SERVICES

A. Opening and Closing Grave for Burial

Adult Size	\$ 1178.00
Child/Infant Size	\$ 908.00
Cremated Remains	\$ 434.00
Rose Garden	\$ 390.00
Columbaria Niche	\$ 250.00

Additional Charge for Burials between 3:00 p.m. – 4:30 p.m. Weekdays

Adult Size	Extra	\$ 306.00
Child/Infant Size	Extra	\$ 306.00
Cremated Remains	Extra	\$ 84.00
Rose Garden	Extra	\$ 84.00
Columbaria	Extra	\$ 84.00

Additional Charge for Burials Saturday and Sunday

Adult Size	Extra	\$ 649.00
Child/Infant Size	Extra	\$ 350.00
Cremated Remains	Extra	\$ 300.00
Rose Garden	Extra	\$ 300.00
Columbaria	Extra	\$ 300.00

Additional Charge for Burials Statutory Holidays

Adult Size	Extra	\$ 1034.00
Child/Infant Size	Extra	\$ 558.00
Cremated Remains	Extra	\$ 450.00
Rose Garden	Extra	\$ 450.00
Columbaria	Extra	\$ 450.00

B. Opening and Closing Grave for Exhumation

Adult	\$ 2360.00
Child/Infant Size	\$ 1812.00
Cremated Remains	\$ 868.00
Columbaria	\$ 300.00

Additional Charge for Burials Saturday and Sunday as in "A" above

Additional Charge for Burials Statutory Holidays as in "A" above

C. Goods

Grave Liners	\$ 206.00
Cremation Liners	\$ 62.00
Memorial Plaque Inscription (Per Line)	\$ 85.00

D. Installation of Memorial Markers

Single	(including Care Fund Contribution of \$69.00)	\$ 276.00
Double	(including Care Fund Contribution of \$83.00)	\$ 331.00
Niche	(including inscription and Care fund of \$60.00)	\$ 300.00

OTHER CHARGES

Transfer of Licence	\$ 98.00
---------------------	----------