

City of Maple Ridge

COUNCIL MEETING AGENDA

May 12, 2020

7:00 p.m.

Virtual Online Meeting

Meeting Decorum:

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

Note: This Agenda is also posted on the City's Web Site at www.mapleridge.ca

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

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

- 100 CALL TO ORDER

- 200 AMENDMENTS TO THE AGENDA

- 300 APPROVAL OF THE AGENDA

- 400 ADOPTION OF MINUTES
- 401 Minutes of the Regular Council Meeting of April 28, 2020

- 500 PRESENTATIONS AT THE REQUEST OF COUNCIL
- 501 RCMP Metrics
 - Superintendent Jennifer Hyland, Officer in Charge, Ridge Meadows RCMP Detachment

- 600 DELEGATIONS

700 ITEMS ON CONSENT

701 Minutes

701.1 Minutes of the Development Agreements Committee Meeting of April 28, 2020

702 Reports

702.1 2020 Council Expenses

Staff report dated May 12, 2020 listing Council expenses recorded to March 31, 2020.

703 Correspondence

704 Release of Items from Closed Council Status

705 Recommendation to Receive Items on Consent

From the September 17, 2019 Closed Council Meeting

- Item 04.03 Partial Acquisition of 24809 108 Avenue for Future Park

From the May 14, 2020 Closed Council Meeting

- Item 4.3 Curbside Collection Issues – Ridge Meadows Recycling Society Request - purchase of two used recycling trucks

800 UNFINISHED BUSINESS

900 CORRESPONDENCE

1000 BYLAWS

Bylaws for Adoption

1001 Maple Ridge Development Permit Delegation Bylaw Amending Bylaw No. 7595-2019
To expedite the issuance of Development permits
Adopt

- 1002 **Council Conduct Bylaw No. 7637-2020**
To govern the conduct of City of Maple Ridge elected officials
Adopt
- 1003 **Maple Ridge 2020-2024 Financial Plan Amending Bylaw No. 7639-2020**
To update the 2020-2024 Financial Plan to reflect information received since the Plan's adoption in January 2020
Adopt
- 1004 **Maple Ridge 2020 Property Tax Rates Bylaw No. 7640-2020**
To establish property tax rates for Municipal and Regional District purposes for the year 2020
Adopt
- 1005 **Maple Ridge 2020 Property Tax Penalty Date Bylaw No. 7642-2020**
To alter the dates upon which percentage additions shall be added to unpaid property taxes
Adopt

1100 COMMITTEE REPORTS AND RECOMMENDATIONS

For the following items that refer to staff report earlier than this agenda date: the items were presented at a Committee of the Whole meeting typically a week prior on the date of the staff report, to provide Council with an opportunity to ask staff detailed questions. The items are now before the regular Council Meeting for debate and vote. Both meetings are open to the public. The reports are not reprinted again in hard copy, however; they can be found in the electronic agenda or in the Committee of the Whole agenda package dated accordingly.

Public Works & Development Services

- 1101 **2018-335-RZ, 12010 232 Street & 23223 Dewdney Trunk Road, C-1 and RS-1 to C-2**

Staff report dated May 5, 2020 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7638-2020 to re-designate portions of the subject properties from Urban Residential to Commercial be given first and second readings and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7501-2018 to rezone from C-1 (Neighbourhood Commercial) and RS-1 (One Family Urban Residential) to C-2 (Community Commercial) to permit future construction of a two storey mixed use commercial development be given second reading and be forwarded to Public Hearing.

1102 2017-553-RZ, 12848 240 Street, RS-3 and RS-2 to R-2

Staff report dated May 5, 2020 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7636-2020 to revise the Conservation designation boundaries to fit site conditions be given first and second readings and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7424-2018 to rezone from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) to R-2 (Urban Residential District) to permit subdivision of approximately 11 single family residential lots be given second reading and be forwarded to Public Hearing.

1103 2018-319-DVP, 11920 228 Street

Staff report dated May 5, 2020 recommending that the Corporate Officer be authorized to sign and seal 2018-319-DVP for a variance to increase front yard setbacks and reduce short term bicycle parking requirements.

1104 2018-319-DP, 11920 228 Street

Staff report dated May 5, 2020 recommending that the Corporate Officer be authorized to sign and seal 2018-319-DP to permit construction of a 13 storey apartment building, with 13 townhouse units at the base, 75 apartment units and 4 penthouse units for a total of 92 units.

1105 2019-065-DP, 20390 Dewdney Trunk Road

Staff report dated May 5, 2020 recommending that the Corporate Officer be authorized to sign and seal 2019-065-DP to allow for renovations on an existing McDonald's restaurant to upgrade to their new corporate image.

Engineering Services

Corporate Services

1151 2020 Tax Rates Bylaws - Albion and Maple Ridge Road 13 Dyking Districts

Staff report dated May 5, 2020 recommending that Albion Dyking District Tax Rates Bylaw No. 7643-2020 and Maple Ridge Road 13 Dyking District Bylaw No. 7644-2020 be given first, second and third readings.

Parks, Recreation and Culture

Administration (including Fire and Police)

Other Committee Issues

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

CHECKED BY:

Abant

DATE:

2020-05-07

APPROVED BY:

[Signature]

DATE:

2020-05-07

CHECKED BY:

Em

DATE:

May 7/20

PUBLIC QUESTION PERIOD

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

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

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

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

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

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

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

For more information on these opportunities contact:

Clerk's Department at 604-463-5221 or clerks@mapleridge.ca

Mayor and Council at mayorcouncilandcaol@mapleridge.ca

400 Adoption and Receipt of Minutes

401 Minutes of Regular and Special Council Meetings

City of Maple Ridge

COUNCIL MEETING MINUTES

April 28, 2020

The Minutes of the City Council Meeting held on April 28, 2020 at 7:00 p.m. in the Council Chambers of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT	Appointed Staff
<i>Elected Officials</i>	A. Horsman, Chief Administrative Officer
Mayor M. Morden	D. Boag, General Manager Parks, Recreation & Culture
Councillor J. Dueck	C. Carter, General Manager Planning & Development Services
Councillor K. Duncan	D. Pollock, General Manager Engineering Services
Councillor C. Meadus	C. Crabtree, Acting General Manager Corporate Services
Councillor G. Robson	S. Nichols, Corporate Officer
Councillor R. Svendsen	T. Thompson, Chief Financial Officer
Councillor A. Yousef	<i>Other Staff as Required</i>
	L. Benson, Senior Policy and Sustainability Analyst
	S. Cote-Rolvink, Chief Building Official
	C. Goddard, Director of Planning
	M. Lewis, Executive Director of Human Resources
	M. McMullen, Manager of Development & Environmental Services
	M. Orsetti, Director of Bylaw & Licensing Services

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

Note: Due to the COVID-19 pandemic, Council members participated electronically.

100 **CALL TO ORDER**

200 **AMENDMENTS TO THE AGENDA**

Addition to Item 704 – items to be released from Closed Council Status; and, Withdrawal of the following items

- **Item 1006: 2015-318-RZ, 11650 224 Street Adoption of Maple Ridge Official Community Plan Amending Bylaw No. 7329-2017 and Maple Ridge Zone Amending Bylaw no. 7198-2015**
- **Item 1008: Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Amending Bylaw NO. 7632-2020**
- **Item 1102: 2015-318-DP/DVP, 11650 224 Street**

300 **APPROVAL OF THE AGENDA**

R/2020-146

It was moved and seconded

That the agenda of the Regular Council Meeting of April 28, 2020 be amended with the addition of an item to Item 704 Release of Items from Closed and the withdrawal of Item 1006 2015-318-RZ, 11650 224 Street, Item 1008 Heritage Designation and Revitalization and Tax Exemption Agreement Amending Bylaw and Item 1102 2015-318-DP/DVP, 11650 224 Street; and,

That the agenda as amended be approved.

CARRIED

400 **ADOPTION AND RECEIPT OF MINUTES**

401 Minutes of the Regular Council Meeting of April 14, 2020

R/2020-147

It was moved and seconded

That the minutes of the Regular Council Meeting of April 14, 2020 be adopted as amended by adding that Councillor Duncan was absent at the start of the meeting "due to technical difficulties" to the Note of the minutes.

CARRIED

402 Report of the Public Hearing of April 21, 2020

R/2020-148

It was moved and seconded

That the report of the Public Hearing of April 21, 2020 be adopted as circulated.

CARRIED

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

600 **DELEGATIONS** – Nil

700 **ITEMS ON CONSENT**

701 **Minutes**

701.1 Minutes of the Development Agreements Committee Meetings of

- April 9, 2020
- April 15, 2020
- April 23, 2020

701.2 Minutes of Meetings of Committees and Commissions of Council

- Social Policy Advisory Committee – January 8, 2020
- Agricultural Advisory Committee – January 30, 2020
- Public Art Steering Committee – February 6, 2020
- Environmental Advisory Committee – February 12, 2020
- Advisory Design Panel – March 18, 2020

702 **Reports**

702.1 **Disbursements for the month ended March 31, 2020**

Staff report dated April 28, 2020 providing information on Disbursements for the month ended March 31, 2020.

703 **Correspondence** – Nil

704 **Release of Items from Closed Council Status**

1. *From the July 2, 2019 Closed Council Meeting*

Item 04.02 Silver Valley Pump Station: Sale of City Land & Acquisition Update

2. *From the July 23, 2019 Closed Council Meeting*

Item 04.01 - *Request for Expressions of Interest Outcomes and Other Affordable Housing Development Partnership Considerations*

That staff be directed to convene a mapping exercise to identify key existing support services and identify service gaps in the City, in order to advance the work with BC Housing and the Fraser Health Authority and to inform the evaluation of Request For Expression of Interest submissions, the funding for which should not exceed \$80,000 and should be drawn from the Community Safety Plan Reserve Fund.

705 **Recommendation to Receive Items on Consent**

R/2020-149

It was moved and seconded

That items on the "Items for Consent" agenda be received into the record.

CARRIED

800 **UNFINISHED BUSINESS**

Note: Item 801 was forwarded at the January 14, 2020 Council Workshop Meeting

801 **Access Management Policy 9.14**

Staff report dated April 28, 2020 recommending that Access Management Policy 9.14 to designate major and minor arterial roadways and identify when access can be considered and when alternative access will be required be adopted.

R/2020-150

Moved and seconded

That Access Management Policy 9.14 be adopted.

CARRIED

900 **CORRESPONDENCE – Nil**

1000 **BYLAWS**

Note Items 1001 to 1005 are from the April 21, 2020 Public Hearing

Bylaws for Third Reading

1001 **2014-069-RZ, 20894 Loughheed Highway**

1001.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7118-2014**

Official Community Plan amendment to re-designate land use from Urban Residential and Conservation to Commercial and Conservation to allow the proposed CS-1 (Service Commercial) zoning and to adjust the Conservation boundary.

R/2020-151

Moved and seconded

That Official Community Plan Amending Bylaw No. 7118-2014 be given third reading.

CARRIED

1001.2 Maple Ridge Zone Amending Bylaw No. 7119-2014

To rezone from RS-1 (One Family Urban Residential) to CS-1 (Service Commercial). The current application is to permit future construction of a mixed use building with five commercial lease units at ground level, and one residential unit above.

R/2020-152

Moved and seconded

That Zone Amending Bylaw No. 7119-2014 be given third reading.

CARRIED

1002 2017-262-RZ, 11060 Cameron Court

1002.1 Official Community Plan Amending Bylaw No. 7620-2020

Official Community Plan amendment to amend areas designated Low Density Residential and to adjust the Conservation boundary.

R/2020-153

Moved and seconded

That Official Community Plan Amending Bylaw No. 7620-2020 be given third reading.

CARRIED

Councillor Duncan – OPPOSED

1002.2 Maple Ridge Zone Amending Bylaw No. 7409-2017

To rezone from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban (Half Acre) Residential) zone utilizing the Density Bonus to allow the development of RS-1b (One Family Urban (Medium Density) Residential) sized single family lots of 557m². The current application is to permit a future subdivision of approximately 18 lots utilizing Density Bonus provisions.

R/2020-154

Moved and seconded

That Zone Amending Bylaw No. 7409-2017 be given third reading.

CARRIED

Councillor Duncan requested that the vote on the question for Item 1002.2 be recalled as she had voted on the incorrect item.

Council by majority consent recalled the vote on the question.

R/2020-155

Moved and seconded

That Zone Amending Bylaw No. 7409-2017 be given third reading.

CARRIED

Councillor Duncan – OPPOSED

1003 **2018-159-RZ, 24331 110 Avenue and 24315 110 Avenue**

1003.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7624-2020**

Official Community Plan amendment to amend areas designated Low Density Residential and to adjust the Conservation boundary.

R/2020-156

Moved and seconded

That Official Community Plan Amending Bylaw No. 7624-2020 be given third reading.

CARRIED

Councillor Duncan – OPPOSED

1003.2 **Maple Ridge Zone Amending Bylaw No. 7463-2018**

To rezone from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban (Half Acre) Residential) zone utilizing the Density Bonus to allow the development of RS-1b (One Family Urban (Medium Density) Residential) sized single family lots of 557m². The current application is to permit a future subdivision of approximately 19 lots utilizing Density Bonus provisions.

R/2020-157

Moved and seconded

That Zone Amending Bylaw No. 7463-2018 be given third reading.

CARRIED

Councillor Duncan – OPPOSED

1004 **2018-160-RZ, 24387 110 Avenue**

- 1004.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7625-2020**
Official Community Plan amendment to amend areas designated Low Density Residential and adjust the Conservation boundary.

R/2020-158

Moved and seconded

That Official Community Plan Amending Bylaw No. 7625-2020 be given third reading.

CARRIED

Councillor Duncan – OPPOSED

1004.2 **Maple Ridge Zone Amending Bylaw No. 7464-2018**

To rezone from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban (Half Acre) Residential) zone utilizing the Density Bonus to allow the development of RS-1b (One Family Urban (Medium Density) Residential) sized single family lots of 557m². The current application is to permit a future subdivision of approximately 12 lots utilizing Density Bonus provisions.

R/2020-159

Moved and seconded

That Zone Amending Bylaw No. 7464-2018 be given third reading.

CARRIED

Councillor Duncan – OPPOSED

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

- 1005.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7554-2019**
Official Community Plan amendment to re-designate land uses to Medium Density Residential to allow for the proposed R-1 (Residential District) zoning.

R/2020-160

Moved and seconded

That Official Community Plan Amending Bylaw No. 7554-2019 be given third reading.

CARRIED

1005.2 Maple Ridge Zone Amending Bylaw No. 7547-2019

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

R/2020-161

Moved and seconded

That Zone Amending Bylaw No. 7547-2019 be given third reading.

CARRIED

Bylaws for Adoption

1006 2015-318-RZ, 11650 224 Street

This item was removed from the agenda.

Note: Councillor Robson declared a conflict of interest and left the meeting for discussion of Item 1007 at 7:26 p.m.

1007 2017-572-RZ, 11703 Fraser Street and Lot A District Lot 398 Group 1 New Westminster District Plan EPP88989

Staff report dated April 28, 2020 recommending adoption

1007.1 Maple Ridge Official Community Plan Amending Bylaw No. 7550-2019

Official Community Plan amendment to re-designate the easterly portion of subject property (11703 Fraser Street) from Ground-Oriented Multi-Family to Low-Rise Apartment.

R/2020-162

Moved and seconded

That Official Community Plan Amending Bylaw No. 7550-2019 be adopted.

CARRIED

1007.2 Maple Ridge Zone Amending Bylaw No. 7422-2018

To rezone the easterly portion of the subject property from RM-1 (Townhouse Residential) to RM-2 (Medium Density Apartment Residential). The current application is to permit future construction of a 57 unit apartment building with underground parking.
Adoption

R/2020-163

Moved and seconded

That Zone Amending Bylaw No. 7422-2018 be adopted.

CARRIED

Note: Councillor Robson returned to the meeting at 7:28 p.m.

1008 **Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Amending Bylaw No. 7632-2020**

This item was removed from the agenda.

1009 **Maple Ridge Revenue Anticipation Borrowing Bylaw No. 7633-2020**

To allow the City of Maple Ridge to access temporary funds to meet financial obligations in the event of unanticipated delays in receiving revenues and property taxes.

R/2020-164

Moved and seconded

That Revenue Anticipation Borrowing Bylaw No. 7633-2020 be adopted.

CARRIED

1010 **Maple Ridge Sign Bylaw No. 7630-2020**

To regulate signs within the City of Maple Ridge.

R/2020-165

Moved and seconded

That Sign Bylaw No. 7630-2020 be adopted.

CARRIED

1011 **Maple Ridge Bylaw Notice Enforcement Bylaw No. 7626-2020**

To allow the City of Maple Ridge staff to issue tickets more efficiently and address disputes in a fair and equitable manner.

R/2020-166

Moved and seconded

That Bylaw Notice Enforcement Bylaw No. 7626-2020 be adopted.

CARRIED

Councillor Duncan – OPPOSED

- 1012 **Maple Ridge 20300 Block Hampton Street Extension Bylaw No. 7616-2020**
To establish a Local Area Service for 20300 Block Hampton Street
Extension.

R/2020-167

Moved and seconded

That 20300 Block Hampton Street Extension Bylaw No. 7616-2020 be
adopted.

CARRIED

1100 **REPORTS AND RECOMMENDATIONS**

Public Works and Development Services

- 1101 **2020-010-RZ, 12386 Dawson Place and 12397 Laity Street, RS-1 to R-1
and RS-1b**

Staff report dated April 21, 2020 recommending that Maple Ridge Zone
Amending Bylaw No. 7617-2020 to rezone from RS-1 (One Family Urban
Residential) to R-1 (Residential District) and RS-1b (One Family Urban
[Medium Density] Residential) to permit a future subdivision of
approximately nine single family lots be given first reading and that the
applicant provide further information as described on Schedule B of the
Development Procedures Bylaw No. 5879-1999, along with information
required for a Subdivision application.

R/2020-168

Moved and seconded

1. That Zone Amending Bylaw No. 7617-2020 be given first reading; and
2. That the applicant provide further information as described on Schedule
B of the Development Procedures Bylaw No. 5879-1999, along with the
information required for a Subdivision application.

CARRIED

- 1102 **2015-318-DP/DVP, 11650 224 Street**

Note: Item 1102 has been withdrawn. Awaiting applicant completion of Rezoning
and Development Permit issuance conditions.

1103 2017-572-DP/DVP, 11703 Fraser Street

Staff report dated April 21, 2020 recommending that the Corporate Officer be authorized to sign and seal 2017-572-DVP to provide property line, building height and retaining wall height variances and that the Corporate Officer be authorized to sign and seal 2017-572-DP to permit construction of a five-storey residential apartment building.

The Corporate Officer advised that 19 notices were mailed in relation to this application and no correspondence was received in response.

R/2020-169

Moved and seconded

- 1. That the Corporate Officer be authorized to sign and seal 2017-572-DVP respecting the property located at 11703 Fraser Street; and**
- 2. That the Corporate Officer be authorized to sign and seal 2017-572-DP respecting the property located at 11703 Fraser Street.**

CARRIED

Corporate Services

Note: Item 1131 was forwarded from the April 7, 2020 Committee of the Whole Meeting

1131 Council Conduct Bylaw No. 7637-2020

Staff report dated April 28, 2020 recommending that Council Conduct Bylaw No. 7637-2020 be given first, second and third readings.

The Senior Policy and Sustainability Analyst provided a summary presentation on the development timeline, purpose and complaint process contained in the proposed bylaw. Staff responded to questions from Council.

Note: Councillor Meadus left the meeting at 8:52 p.m. due to technical difficulty. The Mayor paused the discussion to allow the technical issue to be dealt with. Councillor Meadus returned to the meeting at 8:55 p.m.

R/2020-170

Moved and seconded

That Council Conduct Bylaw No. 7637-2020 be given first, second and third readings.

CARRIED

Councilor Duncan, Councillor Robson and Councillor Yousef – OPPOSED

Parks, Recreation & Culture

Note: Councillor Yousef left the meeting at 9:39 p.m.

1151 Albion Community Centre Project and Grant Funding Update

Staff report dated April 21, 2020 recommending that detailed pricing for the construction of Phase Two of the Albion Community Centre be obtained for final consideration.

R/2020-171

Moved and seconded

That detailed pricing for the Construction of Phase Two of the Albion Community Centre be obtained and brought back to Council for consideration.

CARRIED

Note: Councillor Duncan left the meeting for discussion of Item 1152 at 9:41 p.m. due to a conflict of interest as she lives in the vicinity of the tennis courts.

1152 Thomas Haney Secondary School Tennis Courts Renovation - Construction Agreement

Staff report dated April 21, 2020 recommending that the draft Construction Agreement for Thomas Haney Secondary School Tennis Courts be approved in principle and that the Corporate Officer be authorized to execute the finalized agreement.

R/2020-172

Moved and seconded

That the draft Construction Agreement for Thomas Haney Secondary School Tennis Courts be approved in principle; and

That the Corporate Officer be authorized to execute the finalized agreement.

CARRIED

1153 Thomas Haney Tennis Court Surface Restoration - Award of Contract

Staff report dated April 21, 2020 recommending that Contract ITT-PL20-12: Tennis Court Surface Restoration at Thomas Haney Secondary School be awarded to Action Holdings T/A Custom Blacktop Co., that a contingency be authorized and that the Corporate Officer be authorized to execute the contract.

R/2020-173

Moved and seconded

That Contract ITT-PL20-12: Tennis Courts Restoration at Thomas Haney Secondary School be awarded to Action Holdings T/A Custom Blacktop Co. for a total contract amount of \$169,875.00 excluding taxes, plus a contingency of \$17,000 be authorized; and

That the Corporate Officer be authorized to execute the contract.

CARRIED

Councillor Robson – OPPOSED

Note: Councillor Duncan returned to the meeting at 9:42 p.m.

Note: Councillor Yousef returned to the meeting at 9:45 p.m.

1154 Southwest Haney Park: Neighbourhood Park Construction - Award of Contract

Staff report dated April 21, 2020 recommending that Contract ITT-PL20-09: SW Haney Park: Neighbourhood Park Construction be awarded to Cedar Crest Lands (BC) Ltd. that a contingency be authorized, that the next Financial Plan be amended to include remaining site remediation costs, and that the Corporate Officer be authorized to execute the contract.

R/2020-174

Moved and seconded

That Contract ITT-PL20-09: SW Haney Park: Neighbourhood Park Construction be awarded to Cedar Crest Lands (BC) Ltd. for a total contract amount of \$397,000.00 excluding taxes, and a contingency of \$20,000 be authorized; and

That the next Financial Plan be amended to include \$130,000.00 from Accumulated Surplus for the remaining site remediation costs; and further

That the Corporate Officer be authorized to execute the contract.

CARRIED

Administration (including Fire and Police) – Nil

Other Committee Issues – Nil

1200 **STAFF REPORTS**

1201 **Golden Ears Curling Facility Chiller Replacement – Award of Contract**

Staff report dated April 28, 2020 recommending that the contract for the Golden Ears Curling facility chiller replacement be awarded to Fraser Valley Refrigeration, that a contingency be established for the project and that the Corporate Officer be authorized to execute the contract.

R/2020-175

Moved and seconded

That the Contract for the Golden Ears Curling facility chiller replacement be awarded to Fraser Valley Refrigeration in the amount of \$222,162.00 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.

CARRIED

1202 **Financial Plan and Property Taxes Update**

The Chief Financial Officer provided a summary presentation and responded to questions from Council.

1202.1 **2020-2024 Financial Plan Amending Bylaw**

Staff report dated April 28, 2020 recommending that Maple Ridge 2020-2024 Financial Plan Amending Bylaw No. 7639-2020 be given first, second and third readings.

R/2020-176

Moved and seconded

That Items 1202.1, 1202.2 and 1202.3 be considered concurrently as opposed to separately.

CARRIED

R/2020-177

Moved and seconded

That 2020-2024 Financial Plan Amending Bylaw No. 7639-2020 be given first, second and third readings; and

That 2020 Property Tax Rates Bylaw No. 7640-2020 be given first, second and third readings; and further

That 2020 Property Tax Penalty Date Bylaw No. 7642-2020 be given first, second and third readings.

CARRIED

1300 ***OTHER MATTERS DEEMED EXPEDIENT***

1400 ***PUBLIC QUESTION PERIOD***

There were no speakers on line for public question period.

1500 ***MAYOR AND COUNCILLORS' REPORTS***

The Mayor and Council members provided their reports on activities participated in during the past few weeks.

Note: The Mayor re-opened the Public Question Period at 10:34 p.m.

There were two speakers who questioned the content and timing of the Council Conduct Bylaw.

1600 ***NOTICES OF MOTION AND MATTERS FOR FUTURE MEETINGS*** – Nil

1700 ***ADJOURNMENT*** – 10:47 p.m.

Certified Correct

M. Morden, Mayor

S. Nichols, Corporate Officer

700 *ITEMS ON CONSENT*

700

701.1 Development Agreements Committee

701.1

**CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE**

April 28, 2020
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Al Horsman, Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

1. 19-116582 BG

LEGAL: Lot 27 District Lot 404 Group 1 New Westminster District Plan
BCP50702
PID: 028-834-178
LOCATION: 11056 Buckerfield Drive
OWNER: Frederick and Lise Shaw
REQUIRED AGREEMENTS: Temporary Residential Use Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 19-116582 BG.

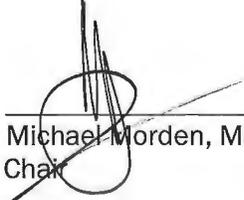
CARRIED

2. 19-119234 BG

LEGAL: Lot 3 Section 27 Township 12 New Westminster District Plan
EPP66381
PID: 030-671-728
LOCATION: 12901 Mill Street
OWNER: Joe and Meghan Matthews
REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 19-119234 BG.

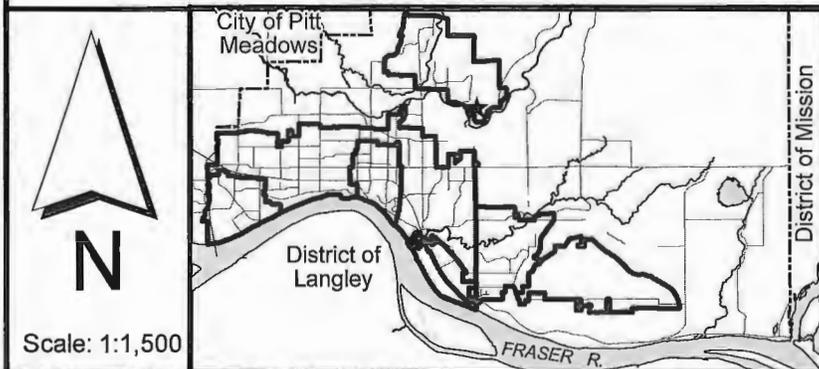
CARRIED



Michael Morden, Mayor
Chair



Al Horsman, Chief Administrative Officer
Member



12901 Mill St.

ENGINEERING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: Untitled
DATE: Apr 23, 2020
BY: LM

702 *Reports*



City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: 2020 Council Expenses

MEETING DATE: May 12, 2020
FILE NO: 2446691
MEETING: Council

EXECUTIVE SUMMARY

In keeping with Council's commitment to transparency in local government, the attached Schedule lists Council expenses recorded to March 31 2020. The expenses included on the schedule are those required to be reported in the annual Statement of Financial Information and are available on our website.

RECOMMENDATION:

Receive for information

Discussion

The expenses included in the attached schedule are those reported in the annual Statement of Financial Information (SOFI), including those incurred under Policy 3.07 "Council Training, Conferences and Association Building". The budget for Council includes the provision noted in Policy 3.07 as well as a separate budget for cell phone and iPad usage. The amounts on the attached Schedule are those recorded prior to the preparation of this report and are subject to change.

Prepared by: Trevor Hansvall
Accounting Clerk 2

Reviewed by: Catherine Nolan, CPA, CGA
Corporate Controller

Approved by: Christina Crabtree
Acting General Manager Corporate Services

Approved by: Al Horsman
Chief Administrative Officer

702.1

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Cell Phones / iPads	Totals
Dueck, Judy					
January	Portable electronic device charges (e.g. iPad)			5.67	
February	Portable electronic device charges (e.g. iPad)			5.35	
March	Portable electronic device charges (e.g. iPad)			5.35	
April					
May					
June					
July					
August					
September					
October					
November					
December					
		-	-	16.37	16.37
Duncan, Kiersten					
January	Cell phone charges			52.97	
	Portable electronic device charges (e.g. iPad)			5.35	
February	2020 Afro Gala		30.00		
	2020 Dessert & Dance - Garibaldi Secondary		16.93		
	Cell phone charges			48.15	
	Hometown Heroes Night		50.00		
	Portable electronic device charges (e.g. iPad)			5.35	
March	Cell phone charges			85.60	
	Portable electronic device charges (e.g. iPad)			5.35	
April					
May					
June					
July					
August					
September					
October					
November					
December					
		-	96.93	202.77	299.70

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Cell Phones / iPads	Totals
Meadus, Chelsa					
January	Cell phone charges			52.97	
	Portable electronic device charges (e.g. Ipad)			5.35	
February	Cell phone charges			48.15	
	Portable electronic device charges (e.g. Ipad)			5.35	
March	Cell phone charges			48.15	
	Portable electronic device charges (e.g. Ipad)			5.35	
April					
May					
June					
July					
August					
September	Union of BC Municipalities Convention	291.72			
October					
November					
December					
		<u>291.72</u>	<u>-</u>	<u>165.32</u>	<u>457.04</u>
Morden, Mike					
January					
February	Hometown Heroes Night		50.00		
March					
April					
May					
June					
July					
August					
September	Union of BC Municipalities Convention	291.72			
October					
November					
December					
		<u>291.72</u>	<u>50.00</u>	<u>-</u>	<u>341.72</u>

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Cell Phones / iPads	Totals
Robson, Gordy					
January	Portable electronic device charges (e.g. Ipad)			5.35	
February	Portable electronic device charges (e.g. Ipad)			5.35	
March	Portable electronic device charges (e.g. Ipad)			5.35	
April					
May					
June					
July					
August					
September					
October					
November					
December					
		-	-	16.05	16.05
Svensden, Ryan					
January	Cell phone charges			52.97	
	Portable electronic device charges (e.g. Ipad)			5.35	
February	Cell phone charges			48.15	
	Portable electronic device charges (e.g. Ipad)			5.35	
March	Cell phone charges			48.15	
	Portable electronic device charges (e.g. Ipad)			5.35	
	South Asian Cultural Gala		125.00		
April					
May					
June					
July					
August					
September	Union of BC Municipalities Convention	291.72			
October					
November					
December					
		291.72	125.00	165.32	582.04

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Cell Phones / iPads	Totals
Yousef, Ahmed					
January	Cell phone charges			48.15	
	Portable electronic device charges (e.g. Ipad)			5.35	
February	2020 Afro Gala		30.00		
	Cell phone charges			48.15	
	Hometown Heroes Night		50.00		
	Portable electronic device charges (e.g. Ipad)			5.35	
March	Cell phone charges			48.15	
	Portable electronic device charges (e.g. Ipad)			5.35	
	South Asian Cultural Gala		125.00		
April					
May					
June					
July					
August					
September	Union of BC Municipalities Convention	291.72			
October					
November					
December					
		<u>291.72</u>	<u>205.00</u>	<u>160.50</u>	<u>657.22</u>
TOTALS		<u>1,166.88</u>	<u>476.93</u>	<u>726.33</u>	<u>2,370.14</u>

1000 Bylaws

1000

CITY OF MAPLE RIDGE
BYLAW NO. No 7595- 2019

A Bylaw to amend the text of Maple Ridge Development Permit Delegation
Bylaw No. 6478-2007 as amended

WHEREAS, it is deemed expedient to amend the Maple Ridge Development Permit Delegation Bylaw No. 6478-2007 as amended:

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

1. This bylaw may be cited as “**Maple Ridge Development Permit Delegation Bylaw Amending Bylaw No. 7595-2019**”.
2. The Maple Ridge Delegation Bylaw No. 6478-2007 is hereby amended as follows:

Delete Part 2, Delegation of Powers Respecting Environmental Development Permit Areas in its entirety, and replaced with the following:

Delegation of Powers Respecting Environmental and Wildfire Development Permit Areas

Council hereby delegates to the Director of Planning, or in that person’s absence, the Manager of Development and Environmental Services, all of Council’s powers, duties and functions under Sections 489, 502, 504, and 501 of the Local Government Act in respect of all development permit areas designated under s. 488 (1) (a) and (b) of that Act.

That a new category be added, after Part 3, as follows:

Delegation of Small Scale Development Permits

4. Council hereby delegates to the Director of Planning, or in that persons absence, the Manager of Development and Environmental Services, the power to issue a development permit under Section 488 (1) (e), (f) of the Local Government Act or by a delegatee under this Bylaw.
5. The delegatee shall not issue a development permit under Section 4, unless the delegatee considers that the amendment is a “small scale development permit” that conforms with the guidelines attached as Schedule A.
6. An application for a “small scale development permit” shall be made in a form satisfactory to the delegatee and shall be accompanied by such information as the delegatee considers necessary to appropriately review the application.

That Parts 4 and 5, Delegation of Minor Amendment Powers, be deleted in their entirety, and replaced with the following:

Delegation of Minor Amendment Powers

7. Council hereby delegates to the Director of Planning, or in that persons absence, the Manager of Development and Environmental Services, the power to amend any development

permit issued by Council under Section 489 of the Local Government Act or by a delegatee under this Bylaw.

8. The delegatee shall not amend a development permit under Section 7, unless the delegatee considers that the amendment is a minor amendment that conforms with the guidelines attached as Schedule A.

That Sections 6 and 7 be renumbered as Sections 9 and 10:

That the title "Manager of Legislative Services" be replaced with the title "Corporate Officer", where it appears in the bylaw;

That in Section 7 d) i), the term "Section 7(c)" be replaced by the term "Section 10(c)".

That Schedule A be deleted in its entirety and replaced with a new Schedule "A" that includes guidelines pertaining to both Minor Amendment Powers and "small scale development permits."

3. Maple Ridge Delegation Bylaw 6478-2007 as amended is hereby amended accordingly.

READ a first time the 10th day of December, 2019.

READ a second time the 10th day of December, 2019.

READ a third time the 10th day of December, 2019.

ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



Schedule "A" to Bylaw 6478- 2007 as amended
by Amending Bylaw 7595-2019

GUIDELINES FOR CONSIDERATION OF

Small Scale Development Permits and Minor Amendments to Development Permits

Introduction

These criteria are intended as a guide for review of small scale development permits and minor changes to approved development permit drawings, which will not result in the need for Council consideration.

Small scale development permits: Small scale development permits are those with an estimated cost of construction of less than \$500,000.00. All application requirements for development permits will also pertain to small scale development permits.

Minor amendments to development permits: In order to qualify as a minor amendment to a development permit, the criteria do not include modifications to the basic form and character of a development and will not involve impact to adjacent properties and the streetscape. Proposed modifications should enhance the project and should not change the basic site planning and urban design details.

Applicants should identify all required modifications from the original Development Permit submission, at the building permit review stage, to allow the total impact of proposed changes to be assessed. This assessment is not intended for approval of modifications which have already been constructed.

Criteria

Small Scale Development Permit: In order to qualify as a small scale development application, the applicant must include the estimated cost of construction in the development permit application.

Minor Amendment to a development permit: In order to be considered for minor amendment, the following criteria must be met:

1. Proposed modifications must not require any new development variances or increase approved variances.
2. The density as defined in the applicable zoning category of the development must not be increased beyond the level specified in the approved Development Permit.
3. Proposed modifications must not alter elements that were controversial or that attracted considerable discussion from the public, staff, Advisory Design Panel, or Council during the original Development Permit process.

4. Proposed exterior modifications must maintain or enhance the quality of the development and must retain the basic form and character of the development.
5. Modifications should not alter the approved lot coverage, siting, scale, spacing, or configuration of buildings, with the exception of minor changes and additions to buildings to accommodate Building Code or servicing requirements.
6. Approved open space and amenity areas should be maintained; proposed changes to landscaping detail should be minor in nature and of equivalent value to approved plans.
7. Proposed changes to the location and configuration of vehicle access and parking areas should be minor in nature.
8. Proposed modifications must not contravene the applicable Development Permit Area Guidelines and Objectives.

City of Maple Ridge

TO: His Worship Mayor Michael Morden **MEETING DATE:** December 3, 2019
and Members of Council **FILE NO:** 2019-334-RZ
FROM: Chief Administrative Officer **ATTN:** C o W

SUBJECT: Proposed Revisions to the Development Permit Process
First and Second Reading
Maple Ridge Official Community Plan Amending Bylaw No. 7594-2019
First, Second, and Third Reading
Maple Ridge Development Permit Delegation Amending Bylaw No. 7595-2019

EXECUTIVE SUMMARY:

At the October 22, 2019 Council Workshop, Council reviewed a report titled, "Proposed Revisions to the Development Permit Process". This report provided recommendations for revisions to the Official Community Plan and to the Development Permit Delegation Bylaw in order to expedite the issuance of Development Permits. In response to these recommendations, Council passed the following resolution:

That staff prepare bylaw amendments as outlined in the report "Proposed Revisions to the Development Permit Process" dated October 15, 2019.

This report introduces the bylaw amendments in support of Council direction. The October 22, 2019 Workshop report is attached to this report as Appendix A.

RECOMMENDATION:

- 1) That Maple Ridge Official Community Plan Amending Bylaw No. 7594-2019 be given First and Second Readings and be forwarded to Public Hearing; and
- 2) That Maple Ridge Development Permit Delegation Amending Bylaw No. 7595-2019 be given First, Second, and Third Readings.

DISCUSSION:

a) Background:

The recommendations presented with this report are the result of Council dialogue and direction with the intention to improve the development application process. Achieving these outcomes involves introducing bylaw amendments to the Official Community Plan and to the Maple Ridge Development Permit Delegation Bylaw. The amending process for the Official Community Plan includes a required Public Hearing. The Development Permit Delegation Bylaw does not require a public hearing.

b) Project Description:

This application is to amend the Official Community Plan in order to increase the exemption threshold for form and character development permits for façade and landscape improvements. In addition, it proposes to amend the Maple Ridge Development Permit Delegation Amending Bylaw to increase the delegation authority for the Director of Planning to include the issuance of wildfire development permits and form and character development permits for construction value that is less than \$500,000.00. For the purpose of amending the Bylaw, this type of development permit will be defined as “smaller scale development permits”. The descriptions of these bylaw amendments are outlined below.

1. Exemptions to Development Permits

Official Community Plan Amendment.

The direction given by Council pertained to exterior façade and landscape renovations to existing structures for form and character development permits. Council’s specific direction was to increase the exemption threshold from \$25,000.00 to \$250,000.00 for development permits under these circumstances. In addition, the need for landscape securities including maintenance period will be noted as a condition of the issuance of a building permit. The section of the Official Community Plan that will require amendments is Section 8.4, Development Permit Area Exemptions, Part 1 c) and d), with the proposed amendments shown in bolded font, and the deleted sections shown with strike-through font, as follows:

1. *A Development Permit is not required for any of the following:*
 - c. *Additions or external alterations to an existing building or structure which do not significantly impact the external appearance of the building because they are compatible in terms of material, colours, form and character with the existing development, provided such works is not on lands within 50 meters of the top-of bank of any watercourse or wetland. **Landscape securities including the maintenance period of landscape installation will be taken as a condition of issuance of a building permit.** Generally, this applies to renovations with a total value of less than ~~\$25,000~~ (**\$250,000.00**) or for additional 100 m² (1076 ft²) or less that are consistent with the Development Permit Guidelines;*
 - d. *Site improvements ~~for~~ such as landscaping , paving, and access paths, with a total value of less than ~~\$25,000~~ (**\$250,000.00**), provided such work is not within 50 metres of the top-of-bank of any watercourse or wetland and the work is compatible with the Development Permit Guidelines.*

These required amendments include a simple replacement of the higher amount (\$250,000.00) for the exemption threshold, and the insertion of text regarding landscape securities.

2. Delegation of Authority for Small Scale Development Permits

Development Permit Delegation Bylaw.

The direction given by Council was to delegate to the Director of Planning the issuance of wildfire and smaller scale form and character development permits (less than \$500,000.00 construction value). An amendment to the Development Permit Delegation Bylaw is therefore required. In addition, there have been some changes to the Local Government Act since the Development Permit Delegation Bylaw was created in 2007. This proposed amendment provides an opportunity to revise

this bylaw to reflect these more recent changes in the Local Government Act, which became effective in 2015.

The following sections in the Local Government Act are referenced in the Development Permit Delegation Bylaw, but have since been revised, due to revisions in the Act, as follows:

- Section 920 has become Section 489 (Activities that require a development permit)
- Section 925 has become Section 502 (Requirement for security as condition of land use permit)
- Section 926 has become Section 504 (Permit lapses if relevant construction not substantially started)
- Section 928 has become Section 501 (General land use permit matters)
- Section 919 has become Section 488. (Designation of development permit areas)

It should be noted that the above changes are administrative in nature as these are simple housekeeping amendments that do not alter the original intent of the bylaw. The proposed amendments below will revise Part 2 of the Development Permit Delegation Bylaw.

Current Bylaw:

Delegation of Powers Respecting Environmental Development Permit Areas

Council hereby delegates to the Director of Planning, or in that person's absence, the Manager of Development and Environmental Services, all of Council's powers, duties and functions under Sections 920, 925, 926, and 928 of the Local Government Act in respect of all development permit areas designated under s. 919.1 (1) (a) of that Act;

Section 919.1 (1) (a) of the Local Government Act is limited to protection of the natural environment, its ecosystems and biological diversity. As this amendment is intended to expand the delegation authority to include wildfire development permits, a revision that references the revised Local Government Act section is proposed.

Proposed:

Delegation of Powers Respecting Environmental and Wildfire Development Permit Areas

Council hereby delegates to the Director of Planning, or in that person's absence, the Manager of Development and Environmental Services, all of Council's powers, duties and functions under Sections 489, 502, 504, and 501 of the Local Government Act in respect of all development permit areas designated under s. 488 (1) (a) and (b) of that Act.

Where (a) is the protection of the natural environment, its ecosystems and biological diversity, and (b) is the protection of development from hazardous conditions (wildfire development permit);

This proposed amendment will introduce a new delegation of authority for the issuance of form and character development permits for developments with construction costs that are less than \$500,000.00. The proposed mechanism to achieve this objective is to define applicable proposals as "small scale development permits", and establish criteria for meeting this definition. These proposed criteria are appended to the proposed amending bylaw as Appendix A. The proposed new section of the Development Permit Delegation Bylaw follows:

Delegation of Small Scale Development Permits

4. Council hereby delegates to the Director of Planning, or in that persons absence, the Manager of Development and Environmental Services, the power to issue a development permit under Section 488 (1) (e), (f) of the Local Government Act or by a delegatee under this Bylaw.
5. The delegatee shall not issue a development permit under Section 4, unless the delegatee considers that the amendment is a small scale development permit that conforms with the guidelines attached as Schedule A.
6. An application for a small scale development permit shall be made in a form satisfactory to the delegatee and shall be accompanied by such information as the delegatee considers necessary to appropriately review the application.

CONCLUSION:

This report introduces bylaw amendments to help streamline the approval process for specific development permits, and recommends that Council give first and second reading to Maple Ridge Official Community Plan Amending Bylaw No. 7594-2019 and Maple Ridge Development Permit Delegation Amending Bylaw No. 7595-2019.

"Original signed by Diana Hall"

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

"Original signed by Lisa Zosiak" for

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

"Original signed by Christine Carter"

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

"Original signed by Christine Carter" for

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

The following appendices are attached hereto:

Appendix A – Council Workshop Report, dated October 22, 2019

Appendix B - Maple Ridge Official Community Plan Amending Bylaw No. 7594-2019.

Appendix C - Maple Ridge Development Permit Delegation Amending Bylaw No. 7595-2019.



City of Maple Ridge

Council Conduct Bylaw No. 7637-2020

A bylaw to govern the conduct of City of Maple Ridge elected officials

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WHEREAS the public expects elected representatives to be held to a professional standard of conduct with accountability mechanisms to motivate compliance with that standard;

AND WHEREAS the conduct required and expected of Council Members is defined within numerous enactments passed by various legislative authorities;

AND WHEREAS the City of Maple Ridge Council desires to be open, transparent and comprehensive in communicating conduct-related requirements to the public and its Members;

NOW THEREFORE pursuant to the above-recited rationale, the Council of the City of Maple Ridge, in open meeting assembled, enacts as follows:

Part 1 - INTRODUCTORY ELEMENTS

1. Name of Bylaw

This Bylaw may be cited as "Council Conduct Bylaw No. 7637-2020".

2. Purpose

(1) To set standards of conduct for Council Members, set out how complaints of misconduct can be made, how complaints will be investigated and the sanctions that can be imposed. This bylaw allows for complaints by Council members, staff and contracted service providers. The purpose is to:

- (a) Establish and identify existing standards of conduct for members of Council relating to their duties and obligations as elected representatives of the City,
- (b) Establish a process for making and investigating misconduct complaints, and
- (c) Outline a set of sanctions to deter misconduct and maintain public confidence.

(2) The process and sanctions established in this Bylaw may be in addition to penalties imposed by other government authorities for contraventions of provincial and federal enactments.

3. Definitions

"Accountability" – means an obligation and willingness to accept responsibility or to account for ones actions. Conduct under this principle is demonstrated when Council Members, individually and collectively, accept responsibility for their actions and decisions.

"Administration" – means the collective body of City employees, those providing municipal services and contractors hired to provide municipal services under the leadership of the Chief Administrative Officer.

"Complainant" – means a **Member** who makes a complaint under the **Formal Complaint Process** or the **Informal Complaint Process**.

"Formal Complaint Process" – means the process outlined in Schedule 2, attached to and forming part of this bylaw.

"Informal Complaint Process" – means the process outlined in Appendix B, attached to this bylaw for reference and convenience.

"Integrity" – means being honest and demonstrating strong ethical principles. Conduct under this principle upholds the public interest, is truthful and honourable.

"Investigator" – means Council or the individual or body appointed by Council to investigate and report on complaints through the **Formal Complaints Process**.

"Legislative Authority" – means the statutory authority of the order of government referenced.

"Medical Professional" – means a physician registered with the College of Physicians and Surgeons of British Columbia who is the treating physician or specialist.

"Member" – means the Mayor or a Councillor of the City of Maple Ridge.

"Respect" – means having due regard for others' perspectives, wishes and rights; it also means displaying deference to the offices of local government, and the role of local government in community decision making. Conduct under this principle is demonstrated when a **Member** fosters an environment of trust by demonstrating due regard for the perspectives, wishes and rights of others and an understanding of the role of the local government.

"Subject" – means the **Member** who is the subject of a complaint made under the **Formal Complaint Process**.

Part 2 - CONDUCT AND EXPECTATIONS

4. Adherence to the Law

- (1) **Members** shall comply with the law applicable to **Members** and Council established by Government of Canada, including but not limited to the Canadian Charter of Rights and Freedoms, and the Criminal Code of Canada.
- (2) **Members** shall comply with the law applicable to **Members** and Council established by Government of British Columbia, including but not limited to the Community Charter, the Local Government Act and the Freedom of Information and Protection of Privacy Act.
- (3) **Members** shall comply with the bylaws and policies applicable to **Members** and Council established by the City of Maple Ridge, including those referenced within this Bylaw, and all other bylaws, policies and Council resolutions that remain unrepealed.
- (4) If a discrepancy between a bylaw or policy exists between the City's website version and the official records, the latter shall prevail.
- (5) **Members** shall recognize that any inconsistency between a provision of this Bylaw and Provincial enactments will be subject to section 10 of the Community Charter.

5. Oath of Office (and see Appendix A)

Members shall, for their full term of office, uphold their Oath of Office.

6. Code of Conduct (and see Schedule 1)

- (1) **Members** shall comply with the provisions in Schedule 1 - Council Code of Conduct.
- (2) Within the first three months of each Council term of office, Council will review and endorse Schedule 1 - Council Code of Conduct or an amended version thereof.

7. Interactions with Administration

- (1) **Members** shall not involve themselves in matters of **Administration** except where Council or the Chief Administrative Officer has approved the involvement or where there is **Legislative Authority** for it.
- (2) **Members** are to direct inquiries regarding departmental issues and questions to the Chief Administrative Officer and refrain from contacting other staff without first obtaining the approval from the Chief Administrative Officer.
- (3) **Members** shall comply with the requirements established by WorkSafeBC under the authority of the Workers' Compensation Act to provide a healthy and safe workplace for employees.
- (4) **Members** shall comply with the requirements established by the City's Respectful Workplace Policy No. 30.1.1 to provide a respectful work environment.

8. Council Meetings and Attendance

- (1) **Members** shall comply with the provisions of Council Procedure Bylaw No. 6472-2007.
- (2) **Members** requesting an exemption from disqualification from holding office under Community Charter section 125(5) due to consecutive absences relating to illness or injury must produce a note to Council **Members**:
 - (a) on or before the disqualifying period of absences expire, and
 - (b) from a "**Medical Professional**" indicating
 - (i) that the **Member** is ill or has suffered an injury; and
 - (ii) the expected date upon which the **Member** may resume their duties on Council.

9. Committees of Council

- (1) **Members** shall comply with the provisions of the City's most current Council and Staff Liaison Roles Policy No. 3.10.
- (2) **Members** shall comply with the provisions of the City's most current Committees of Council Policy No. 3.11.

10. Communication

Members shall comply with the provisions of the City's most current Communication Policy No. 5.41.

11. Social Media

Members shall comply with the provisions of the City's most current Social Media Policy No. 30.10.

12. Mayor and Council Correspondence

Members shall comply with the provisions of the City's most current Mayor and Council Correspondence Policy No. 3.08.

13. Training, Conference and Association-Building

- (1) **Members** shall comply with the provisions of the City's most current Training, Conference and Association Building Policy No. 3.07.
- (2) **Members** new to serving on Council shall make every effort to attend the Local Government Leadership Academy's annual Local Government Forum in the first year of their term of office.

14. Council Expenses

Members shall comply with the provisions of the City's most current Expense Policy for Council, Employees & Other Authorized Persons No. 5.35.

15. Duty to Respect Confidentiality

- (1) **Members** shall comply with the requirements of Part 5, Division 1, of the Community Charter, including section 117, "Duty to Respect Confidentiality."
- (2) **Administration** shall take steps to ensure Council is provided with the processes, devices and materials to support **Members'** compliance with this section.

16. Conflict of Interest and Gifts

- (1) **Members** shall comply with the requirements of the Community Charter, Part 4, Division 6, "Conflict of Interest," and the Conflict of Interest Exceptions Regulation BC Regulation 91/2016.
- (2) **Members** may reference related resources such as the Union of BC Municipalities' Fact Sheet on Conflict of Interest; however, **Members** are subject to the conflict of interest provisions in the Community Charter and the common law that interprets them.

17. Use of City Assets and Services

- (1) **Members** must read Information Security Policy No. 5.47 and associated Procedure document, then sign and return "Acknowledgment of Information Security Policy and Procedures" to the Human Resources Department prior to receiving City-owned devices and accounts.
- (2) **Members** acknowledge the difference between City business and political or campaigning activity, and shall refrain from using city resources for such activities.

18. Election Proceedings

- (1) **Members** shall comply with the requirements of the Local Government Act, Part 3 Electors and Elections, including:
 - (a) Division 8, Campaign Financing, and
 - (b) Division 17, Election Offences.
- (2) **Members** shall comply with the Local Elections Campaign Financing Act.
- (3) **Members** shall comply with the Financial Disclosure Act.

19. Use of City Legal Counsel

- (1) **Members** requiring specific legal advice about whether the **Member** is compliant with this Bylaw may request, through the Chief Administrative Officer, permission to receive advice from the City's legal counsel.
- (2) Advice from the City's legal counsel belongs to the City and not the **Member**, and may be released to Council at the Chief Administrative Officer's discretion.

Part 3 - COMPLAINT PROCESS

20. Informal Complaint Process (and see Appendix B)

Any **Member** who has identified or witnessed conduct by another **Member** that they believe to be noncompliant with this Bylaw is encouraged to use the **Informal Complaint Process** as a first step.

21. Formal Complaint Process (and see Schedule 2)

- (1) **Members** shall participate as required in the **Formal Complaint Process** outlined in Schedule 2.
- (2) If a **Member** is the **Subject** of a Formal Complaint, that **Member** may request Council indemnify him or her for the costs of legal advice and representation in responding to the **Formal Complaint Process** outlined in this Bylaw, provided that all of the following are met:
 - (a) section 740 of the Local Government Act authorizes the indemnification;
 - (b) it is the **Member's** first **Formal Complaint Process**;
 - (c) Council, in its sole discretion, has agreed to indemnify the **Member** for the costs of legal advice and representation in responding to the **Formal Complaint Process**, and
 - (d) the indemnification amount will not exceed \$10,000.

22. Compliance and Enforcement (and see Schedule 3)

- (1) **Members** shall acknowledge the high standards of public office and the spirit and intent of this Bylaw to hold **Members** accountable and foster public trust.
- (2) **Members** shall cooperate fully and in good faith to remain in compliance with this Bylaw.
- (3) Should a **Member** become the **Subject** of an informal or formal investigation, they shall cooperate fully in bringing a complaint to a satisfactory conclusion.
- (4) A **Member** who is the **Subject** of a complaint shall not
 - (a) undertake any act or threat of reprisal against a **Complainant** or witness to the investigation, or
 - (b) obstruct Council, the **Investigator** or any other person, in carrying out the spirit and intent of the **Informal Complaint Process** or **Formal Complaint Process**.
- (5) If Council determines a **Member** has not complied with this Bylaw, any of the sanctions outlined in Schedule 3 may be imposed by a majority vote of **Members**.

Part 4 - GENERAL PROVISIONS

23. Review

This Bylaw shall be brought forward for review by Council after each local government election, and at any other time deemed necessary by Council, to ensure that it accurately reflects the current standards of conduct and expectations of Council **Members**.

24. Severability

If any section, subsection, clause or other part of this Bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this Bylaw.

25. No Offences

Section 5 of the Offence Act does not apply to this Bylaw.

READ a first time the 28th day of April, 2020.

READ a second time the 28th day of April, 2020.

READ a third time the 28th day of April, 2020.

ADOPTED, the day of , 2020.

PRESIDING MEMBER

CORPORATE OFFICER

Part 5 – SCHEDULES and APPENDICES

Schedules 1, 2 and 3 form part of this Bylaw.

Appendices A and B are provided for convenience only and do not form part of this Bylaw.

Schedule 1 – Code of Conduct

The City of Maple Ridge Council Code of Conduct details the shared expectations for responsible conduct as determined by the City of Maple Ridge Council for the 2018-2022 municipal term. Responsible conduct is grounded in conducting oneself with honesty, integrity, and in a way that furthers the City's ability to provide good governance to the community. Outcomes of responsible conduct include transparency, accountability, effective and efficient decision-making, and a safe and welcoming environment for everyone.

It is each Council Member's individual responsibility to uphold both the letter and the spirit of this Code of Conduct in their dealings with other Members, staff, and the public.

Standards of Conduct for Working with Each Other

As elected representatives of the City of Maple Ridge, we have a responsibility to listen, to consider, and to communicate respectfully with each other, staff, and Members of the public to make decisions that shape our community. By working together with professionalism, respect, and open minds, we can be successful in our role as community leaders, regardless of differences of opinion.

To this end, we commit to:

- Demonstrating respect through:
 - Fostering a safe and welcoming space for debate and decision-making;
 - Professional and respectful verbal and body language;
 - Seeking to understand, and asking questions rather than making assumptions;
 - Arriving prepared for Council meetings and specific agenda items;
 - Approaching issues with an open mind to consider new information;
 - Directing critique at the issue, and not the individual that raises it;
 - Providing direct, honest and timely feedback to questions and concerns; and
 - Being sensitive to others' emotions when they are feeling very passionate about an issue.
- Ensuring commentary at Council meetings remains focused on the issues, avoiding repetition.
- Chairing meetings in a consistent manner that keeps the meeting on task, respects everyone's time, and ensures each Member of Council has an equal opportunity to be heard.
- Attending all Council and assigned Committee meetings regularly and punctually, and providing the Chair with as much notice as possible when unable to attend a meeting due to extraordinary circumstances.
- Making a collective effort to ensure a united voice for Council by:
 - Respecting the collective decision of Council when representing Council in other public forums and in intergovernmental relations;
 - Working together for effective governance; and
 - Holding each other accountable for our conduct.

Standards of Conduct for Interacting With the Public

As elected officials, our role is to listen to a wide variety of community stakeholders, deliberate as a Council, and make decisions on behalf of the City of Maple Ridge in a manner that is professional, inclusive, and maintains public confidence. Ensuring a fair, consistent, and professional process at Council meetings will support a welcoming environment in which all Members of the community feel safe to share their views with Council.

To this end, we commit to:

- Maintaining a safe, professional and welcoming tone at the Council table through:
 - Respectful verbal and body language, making few interjections;
 - Seeking to understand, and asking questions in an inquiring tone;
 - Directing critique at the issue, and not the individual that raises it, understanding that speakers may be representing the view of their organization, not their own;
 - Avoiding repetition or re-stating what was just said;
 - Acknowledging how speakers are feeling, and recognizing the vulnerability that speakers may feel when presenting their issues to Council; and
 - Giving acknowledgement and thanks to Members of the public for their contribution to the meeting.
- Fostering public confidence by:
 - Leading by example through respectful and professional conduct and an open mind;
 - Explaining meeting guidelines as appropriate;
 - Ensuring all Members of the public are treated in the same manner and in accordance with this Code of Conduct;
 - Ensuring that the public feels heard by avoiding inflammatory comments;
 - Ensuring that Council is heard by those present and watching online by speaking clearly and at a moderate volume;
 - Diffusing elevated situations to promote a safe and respectful environment; and
 - Keeping the meeting on task, listening to all opinions and summarizing what was heard around the table when acting as Chair.

These commitments will be supported by City staff who will:

- Ensure high quality presentations are brought to the Council table;
- Invite Members of the public to state their name and municipality of residence before addressing Council; and
- Set speakers up for success by providing them with an orientation to the technology, the Council forum and time limits.

Schedule 2 – Formal Complaints Process

Bylaw No. 7637-2020

Schedule 2 – Formal Complaints Process

This **Formal Complaints Process** is intended for the purpose of one or more Council **Members** to file a formal complaint against one or more Council **Members**.

- a) A formal complaint by a Member shall be provided in document form addressed to “Mayor and Council, Bylaw No.7637-2020” and shall include:
 - i) date of complaint;
 - ii) printed name and signature of **Complainant**;
 - iii) name of the Council **Member** who is the **Subject** of the complaint;
 - iv) reference(s) to the section(s) of this Bylaw and/or other enactments for which the **Subject** is alleged to be non-compliant; and
 - v) reasonable and probable grounds for the allegation(s).
- b) The **Subject** shall be provided with a copy of the complaint, with written instructions informing the **Subject** that they have 14 days within which to respond to the **Investigator**.
- c) The **Subject** shall provide a written, signed and dated response to the allegation(s) of the complaint, addressed to the **Investigator** within 14 days of receiving the complaint.
- d) The **Investigator** shall review the complaint and the **Subject**'s response, and determine whether to proceed further with the investigation.
 - i) Where a complaint is deemed by the **Investigator** to be frivolous, vexatious, not made in good faith, or based on insufficient grounds, the **Investigator** may decide to terminate the investigation and the complaint process.
 - ii) The **Investigator** will provide the recommended next steps to Council.
- e) For continuing investigations, the **Investigator** shall take steps deemed appropriate which may include seeking legal advice.
- f) The **Investigator** shall issue a final report of the results of the investigation process to Council, for Council to determine whether the **Subject** has contravened this Bylaw.
- g) Following receipt of the **Investigator**'s final report, Council may choose to proceed with a Motion of Censure Hearing.
- h) Should Council vote to proceed with a hearing of the motion of censure against the **Subject**, the **Subject** shall be afforded procedural fairness including:
 - i) an opportunity to respond further in writing to the allegations and the Complaint **Investigator**'s final report,
 - ii) a minimum of two weeks to prepare their formal response, and
 - iii) the opportunity to be represented by legal counsel or another representative at the council meeting where a decision on the motion of censure and other accompanying sanctions in Schedule 3 may be imposed.
- i) The Motion of Censure Hearing will be scheduled for an open Council meeting within 30 days of the Council's decision to proceed, provided section 90 of the Community Charter does not require or permit the meeting to be a closed meeting.

Schedule 2 – Formal Complaints Process

Bylaw No. 7637-2020

- j) At the Council meeting where the hearing of the motion of censure takes place, the following will occur:
 - i) The **Complainant** may make a statement, setting out the rationale for the complaint.
 - ii) The **Investigator** shall provide a verbal summary of the facts and findings expressed in the final report.
 - iii) The **Subject** of the complaint or their legal counsel or other representative may make a statement, responding to the complaint allegations and the Complaint **Investigator's** final report.
 - iv) Council will discuss, propose debate and vote on whether to make a motion of censure, including the sanctions referenced in Schedule 3.

Schedule 3 – Accountability Measures

Bylaw No. 7637-2020

Schedule 3 – Accountability Measures

If Council determines a **Member** has contravened this Bylaw, it may choose to impose any of the following sanctions, providing they do not prevent the **Member** from fulfilling the **Members'** legislated duties of elected office.

Possible sanctions:

- a) Formal warning letter to the **Member**
- b) Written pledge from the **Member** promising to immediate and ongoing compliance with the Council Conduct Bylaw
- c) A letter of reprimand to the **Member**
- d) A letter of apology from the **Member**
- e) Publication of a letter of reprimand or request for apology, and the **Member's** response
- f) Requirement to attend training
- g) Suspension or removal of the appointment of the **Member** as Acting Mayor, including the loss of related remuneration if applicable
- h) Suspension or removal from some or all internal and external committees and bodies to which Council or the Mayor has the right to appoint **Members**, including the loss of related remuneration if applicable
- i) Imposing limits on travel and expenses
- j) Requiring the return of municipal property provided for convenience
- k) Limiting access to certain municipal facilities or portions thereof
- l) Restricting how and when documents are provided to the **Member**, and
- m) Any other sanctions Council deems reasonable and appropriate.

Appendix A – Oath of Office

Provided for convenience – not part of Bylaw

Oath of Office

I do solemnly affirm that:

I am qualified to hold the office of [Mayor/Councillor] for the City of Maple Ridge to which I have been elected;

I have not, by myself or any other person, knowingly contravened the *Local Government Act* respecting vote buying or intimidation in relation to my election to the office;

I will faithfully perform the duties of my office and will not allow any private interest to influence my conduct in public matters;

As required by the *Community Charter*, I will disclose any direct or indirect pecuniary interest I have in a matter and will not participate in the discussion of the matter and will not vote in respect of the matter.

Appendix B – Informal Complaint Process

Provided for convenience – not part of Bylaw

Appendix B – Informal Complaint Process

- a) Any **Member** who has identified or witnessed conduct by another **Member** that they believe to be noncompliant with this Bylaw may take the following steps:
 - i) Advise the **Member** of the alleged noncompliance and follow up on the facts.
 - ii) If the noncompliance occurred, encourage the **Member** to come into compliance with this Bylaw; or
 - iii) Request the Mayor to speak to the **Member** to follow up on the facts and if the noncompliance occurred, encourage the **Member** to come into compliance with this Bylaw.
 - iv) If the **Subject** of the complaint is the Mayor, the complaining **Member** may request that the Acting Mayor follow up on the facts and if the noncompliance occurred, encourage the **Member** to come into compliance.
- b) **Members** are encouraged to use this **Informal Complaint Process** as a first step in resolving a complaint.
- c) A **Member** who is unsatisfied with the outcome of the **Informal Complaint Process** may escalate the complaint to the **Formal Complaint Process**.
- d) Despite paragraph b), a **Member** may refer a complaint directly to the **Formal Complaint Process** without undertaking the **Informal Complaint Process**.

For interpretation, bolded words in this appendix use definitions equivalent to those defined in Council Conduct Bylaw No. 7637-2020.

CITY OF MAPLE RIDGE

BYLAW NO. 7639-2020

A bylaw to amend Maple Ridge 2020-2024 Financial Plan Bylaw No. 7598-2019

WHEREAS, a process of public consultation was undertaken in adopting the previous financial plan;

AND WHEREAS, the public will have the opportunity to provide comments or suggestions with respect to the amendment to the financial plan;

AND WHEREAS, Council deems this to be a process of public consultation under Section 166 of the Community Charter;

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

1. This Bylaw may be cited as “Maple Ridge 2020-2024 Financial Plan Amending Bylaw No. 7639-2020”.
2. The Maple Ridge 2020-2024 Financial Plan Bylaw No. 7598-2019 is hereby amended by replacing “Statement 1, Statement 2 and Statement 3” entirely with “Statement 1, Statement 2 and Statement 3” attached to and forming part of this bylaw.

READ a first time the 28th day of April, 2020.

READ a second time the 28th day of April, 2020.

READ a third time the 28th day of April, 2020.

PUBLIC CONSULTATION completed on the _____ day of _____ .

ADOPTED, the _____ day of _____ .

PRESIDING MEMBER

CORPORATE OFFICER

Statement 1

Consolidated Financial Plan 2020-2024 (in \$ thousands)

	2020	2021	2022	2023	2024
REVENUES					
Revenues					
Development Fees					
Developer Contributed Assets	20,000	20,000	20,000	20,000	20,000
Developer Cost Charges	39,178	8,675	5,083	1,262	891
Developer Projects & Amenity Contributions	1,112	-	-	-	-
Parkland Acquisition	1,742	200	200	200	200
Contribution from Others	1,775	1,373	1,336	1,343	1,351
Development Fees Total	63,807	30,248	26,619	22,805	22,442
Property Taxes	91,343	96,157	101,185	106,485	112,072
Parcel Charges	3,337	3,442	3,552	3,665	3,782
Fees & Charges	47,143	49,579	52,181	54,995	58,025
Interest	2,413	2,428	2,443	2,458	2,473
Grants	14,469	6,074	6,081	5,331	5,331
Property Sales	-	-	-	-	-
Total Revenues	222,512	187,928	192,061	195,739	204,125
EXPENDITURES					
Operating Expenditures					
Debt & Interest Payments	2,391	2,559	2,447	2,340	3,056
Amortization	22,623	22,623	22,623	22,623	22,623
Other Expenditures	129,692	124,456	130,782	137,521	143,622
Total Expenditures	154,706	149,638	155,852	162,484	169,301
ANNUAL SURPLUS	67,806	38,290	36,209	33,255	34,824
Add Back: Amortization Expense (Surplus)	22,623	22,623	22,623	22,623	22,623
Less: Capital Expenditures	177,634	30,838	23,807	22,775	23,920
Less: Developer Contributed Capital	20,000	20,000	20,000	20,000	20,000
CHANGE IN FINANCIAL POSITION	(107,205)	10,075	15,025	13,103	13,527
OTHER REVENUES					
Add: Borrowing Proceeds	51,494	-	-	-	-
OTHER EXPENDITURES					
Less: Principal Payments on Debt	3,871	3,953	4,644	4,734	5,417
TOTAL REVENUES LESS EXPENSES	(59,582)	6,122	10,381	8,369	8,110
INTERNAL TRANSFERS					
Transfer From Reserve Funds					
Capital Works Reserve	2,995	350	150	150	150
Equipment Replacement Reserve	9,056	2,354	1,872	3,018	2,912
Fire Department Capital Reserve	2,899	136	195	254	313
Sanitary Sewer Reserve	1,245	-	-	-	-
Total Transfer From Reserve Funds	16,478	2,840	2,217	3,422	3,375
Less :Transfer To Reserve Funds					
Capital Works Reserve	2,505	978	2,310	2,004	4,782
Equipment Replacement Reserve	3,230	3,543	3,783	3,964	4,144
Fire Department Capital Reserve	865	1,016	1,163	1,315	1,653
Land Reserve	5	5	5	5	5
Total Transfer To Reserve Funds	6,605	5,542	7,261	7,288	10,584
Transfer From (To) Own Reserves	44,284	(2,015)	(2,036)	(2,203)	(1,601)
Transfer From (To) Surplus	5,425	(1,405)	(3,301)	(2,300)	700
Transfer From (To) Surplus & Own Reserves	49,709	(3,420)	(5,337)	(4,503)	(901)
TOTAL INTERNAL TRANSFERS	59,582	(6,122)	(10,381)	(8,369)	(8,110)
BALANCED BUDGET	-	-	-	-	-

Statement 2

Revenue and Property Tax Policy Disclosure

REVENUE DISCLOSURE

Revenue Proportions	2020		2021		2022		2023		2024	
	\$ ('000s)	%								
Revenues										
Property Taxes	91,343	33.3	96,157	51.2	101,185	52.7	106,485	54.4	112,072	54.9
Parcel Charges	3,337	1.2	3,442	1.8	3,552	1.8	3,665	1.9	3,782	1.9
Fees & Charges	47,143	17.2	49,579	26.4	52,181	27.2	54,995	28.1	58,025	28.4
Borrowing Proceeds	51,494	18.8	-	-	-	-	-	-	-	-
Other Sources	80,689	29.4	38,750	20.6	35,143	18.3	30,594	15.6	30,246	14.8
Total Revenues	274,006	100	187,928	100	192,061	100	195,739	100	204,125	100

Other Sources include:

Development Fees Total	63,807	23.3	30,248	16.1	26,619	13.9	22,805	11.7	22,442	11.0
Interest	2,413	0.9	2,428	1.3	2,443	1.3	2,458	1.3	2,473	1.2
Grants (Other Govts)	14,469	5.3	6,074	3.2	6,081	3.2	5,331	2.7	5,331	2.6
Property Sales	-	-	-	-	-	-	-	-	-	-
	80,689	29.4	38,750	20.6	35,143	18.3	30,594	15.6	30,246	14.8

OBJECTIVES & POLICIES

Property Tax Revenue

Property tax revenue is the City's primary revenue source, and one which is heavily reliant on the residential class. Diversification of the tax base and generation of non-tax revenue are ongoing objectives, outlined in Financial Sustainability Policy 5.52 section 6.

The Financial Plan includes property tax increases that are as listed below:

	2020	2021	2022	2023	2024
General Purpose	2.25%	2.00%	2.00%	2.00%	2.00%
Infrastructure Replacement	0.70%	0.70%	0.90%	0.90%	1.00%
Parks & Recreation	0.60%	0.60%	0.60%	0.60%	0.60%
Drainage	0.30%	0.30%	0.10%	0.10%	0.00%
Total Property Tax Increase	3.85%	3.60%	3.60%	3.60%	3.60%

The 2021 General Purpose tax increase was reduced from 2.25% to 2.00% since the previous financial plan bylaw to achieve a property tax increase of 3.60%. Additional information on the tax increases and the cost drivers can be found in the most recent Financial Plan Overview Report. Specific policies discussing the tax increases are included in the Financial Sustainability Plan and related policies. Property tax revenue includes property taxes as well as grants in lieu of property taxes.

Parcel Charges

Parcel charges are comprised of a recycling charge, a sewer charge and on some properties, a local area service or improvement charge. Parcel charges are a useful tool to charge all or a subset of properties for a fixed or variable amount to support services. Unlike property taxation the variable amount does not need to be related to property assessment value, but can be something that more accurately reflects the cost of the service.

Statement 3

Capital Expenditure Disclosure

Fees & Charges

Fees should be reviewed annually and updated if needed. Past fee amendments include recreation fees, development application fees, business license fees and cemetery fees. A major amendment to the Development Costs Charges (DCC) was approved in 2018. Fees are often used to offset the costs of providing specific services. The utility fees are reviewed annually with a view towards using rate stabilization practices to smooth out large fluctuations in rates, as set out in the Business Planning Guidelines.

Borrowing Proceeds

Debt is used when it makes sense, and with caution as it commits future cash flows to debt payments, restricting the ability to use these funds to provide other services. The source of the debt payments needs to be considered as does the justification for advancing the project. More information on previously approved borrowing can be found in the most recent Financial Plan Overview report and our website for information on the new parks and recreation infrastructure.

Other Sources

This will vary greatly year to year as it includes:

- Development fees which fund capital projects from the DCC Reserve
- Contribution from others in relation to capital
- Grants which are sought from various agencies and may be leveraged with City funds

PROPERTY TAX DISCLOSURE

Property Tax Revenue Distribution

Property Class	Taxation Revenue		Assessed Value (`000s)		Tax Rate (\$ per 1000)	Multiple (Rate / Res. Rate)
1 Residential	70,187,615	78.6%	22,437,061	91.0%	3.1282	1.0
2 Utility	790,333	1.0%	19,758	0.1%	40.0000	12.8
4 Major Industry	-	0.0%	-	0.0%	16.4312	5.3
5 Light Industry	4,011,387	4.5%	488,265	2.0%	8.2156	2.6
6 Business, Other	14,076,191	15.8%	1,713,349	6.9%	8.2156	2.6
8 Rec., Non-Profit	54,163	0.1%	5,128	0.0%	10.5614	3.4
9 Farm	121,216	0.1%	4,615	0.0%	26.2647	8.4
Total	89,240,904	100%	24,668,177	100%		

Statement 3

Capital Expenditure Disclosure

Objectives & Policies

Property taxes are the City's largest source of revenue and are contained by efficient business practices. Annual business planning practices are the mechanism for resource allocation decisions.

The City's Financial Sustainability Policy section 6 discusses the necessity of diversifying the tax base. Development of employment-related properties is one method of diversification; therefore a key performance measurement in Strategic Economic Initiatives tracks the increased investment and development of non-residential properties.

A policy in the Financial Sustainability Plan that calls for stable tax increases and the adoption of the annual increase early in the prior year in the Business Planning Guidelines provides citizens with a more stable and predictable set of cost increases. In some cases costs are phased in over multiple years to stay within the set tax increases.

Property Tax Rates

It is policy to adjust property tax rates annually to negate the impact of fluctuations in the market values of properties. Property tax increases are then applied at the same relative increase for all classes, unless legislation restricts the rates, as with Class 2, Utility.

The Business Class and Light Industry Class properties have the same tax rate and are treated as a composite class when setting the tax rates, as the types of businesses in each class are similar.

In reviewing tax rates to ensure competitiveness, absolute rates, tax multiples and overall tax burden are considered. The impact that assessed values have when comparing to other geographical areas must be considered in a comparison of tax rates.

Permissive Tax Exemptions

Council has set policies around the use of permissive tax exemptions. These are Council Policies 5.19 through 5.24. These policies discuss Churches, Community Halls, Heritage Sites, Homes for the Care of Children and the Relief of the Aged, the Poor, the Disabled and the Infirm, Municipal Recreational Services, Private Hospitals and Daycares, Private School and Youth Recreation Groups.

Revitalization Tax Exemptions (no current programs)

In the past, Revitalization Tax Exemptions have been leveraged as a tool to provide incentives for the attainment of strategic goals related to land development and the attraction of high-value jobs. The Town Centre Investment Incentive Program was established to attract private investment in the fulfillment of the Town Centre Area Plan. Similarly, the Employment Land investment Incentive Program was designed to encourage job creation by supporting investment in buildings and infrastructure on identified "employment lands".

Statement 3

Capital Expenditure Disclosure

The sole purpose of this statement is to meet legislative requirements and highlight the value of the DCC program; no other conclusions should be drawn from the figures. This disclosure is required under the Local Government Act s. 560 (2); capital costs attributable to projects to be partially funded by Development Cost Charges (DCC) must be included in the financial plan. The DCC program includes projects as far out as 2039 so the capital expenditures must be extended to match. Certain types of projects are not planned past the five year time horizon of the financial plan. Much less scrutiny is given to projects that are planned in years 2025 through 2039. Projects in these years may exceed annual funding available.

Capital Works Program for 2025 – 2039

(in \$ thousands)

Capital Works Program	364,443
Source of Funding	
Development Fees	
Development Cost Charges	172,105
Parkland Acquisition Reserve	-
Contribution from Others	1,244
	<hr/>
	173,349
Borrowing Proceeds	-
Grants	39,276
Transfer from Reserve Funds	20,477
Revenue Funds	131,341
	<hr/>
	191,094
	<hr/>
	364,443
	<hr/> <hr/>

City of Maple Ridge
Schedule 'A' to Bylaw No. 7640 - 2020

Tax Rates (dollars of tax per \$1,000 taxable value)

	1	2	4	5	6	8	9
	Residential	Utility	Major Industry	Light Industry	Business/ Other	Rec/ Non-profit	Farm
A General Municipal	2.9933	38.2743	15.7222	7.8611	7.8611	10.1058	25.1315
B Drainage Improvements Levy	0.0606	0.7754	0.3186	0.1593	0.1593	0.2047	0.5092
C Park & Recreation Improvements Levy	0.0743	0.9503	0.3904	0.1952	0.1952	0.2509	0.6240
Total	3.1282	40.0000	16.4312	8.2156	8.2156	10.5614	26.2647

City of Maple Ridge
Schedule 'B' to Bylaw No. 7640 - 2020

Tax Rates (dollars of tax per \$1,000 taxable value)

	1	2	4	5	6	8	9
	Residential	Utility	Major Industry	Light Industry	Business/ Other	Rec/ Non-profit	Farm
A Metro Vancouver Regional District	0.0526	0.1841	0.1788	0.1788	0.1289	0.0526	0.0526

**City of Maple Ridge
Bylaw No. 7642-2020**

A Bylaw to alter the dates upon which percentage additions shall be added to unpaid property taxes

WHEREAS, it is provided under Section 235 of the *Community Charter*, that Council may establish an Alternative Municipal Tax Collection Scheme, including penalties to be applied in relation to payments made after a tax due date established by such bylaw;

NOW THEREFORE, the Council of the City of Maple Ridge in open meeting assembled, enacts as follows;

1. Title

This bylaw shall be cited as the "Maple Ridge 2020 Property Tax Penalty Date Bylaw No. 7642-2020".

2. Purpose

This bylaw amends "Maple Ridge Tax Penalty Date Bylaw No. 5814-1999" by adding the following paragraph after 2:

"Despite the tax penalty scheme as described above, for the 2020 property tax year, a ten percent (10%) penalty will be added to the current year's taxes upon such lands and improvements thereon if unpaid as at October, 1, 2020. This special penalty levy shall only be in effect for the 2020 Property Taxation year."

READ a first time the 28th day of April, 2020.

READ a second time the 28th day of April, 2020.

READ a third time the 28th day of April, 2020.

ADOPTED, the day of , 2020.

PRESIDING MEMBER

CORPORATE OFFICER

1100 *Reports and Recommendations*



mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: May 5, 2020
FILE NO: 2018-335-RZ
MEETING: C o W

SUBJECT: **First and Second Reading**
Official Community Plan Amending Bylaw No. 7638-2020;
Second Reading
Zone Amending Bylaw No. 7501-2018;
12010 232 Street and 23223 Dewdney Trunk Road

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties located at 12010 232 Street and 23223 Dewdney Trunk Road from C-1 (Neighbourhood Commercial) and RS-1 (One Family Urban Residential) to C-2 (Community Commercial) zone, to permit the future construction of a two storey mixed use commercial development of approximately 990m² (10,656.27 ft.²) in size. (Appendix A) Council granted first reading to Zone Amending Bylaw No. 7501-2018 and considered the early consultation requirements for the Official Community Plan (OCP) amendment on January 29, 2019.

The applicant is proposing to increase the second storey of the building from 50 percent of the first storey to 52 percent of the first storey. The application will be utilizing the Density Bonus provisions of the C-2 (Community Commercial) zone to increase the second storey from 325.5m² to 339m² which is an increase of 13.5m². This Density Bonus is in the form of a cash contribution at a rate of \$161.46 per square metre (\$15.00 per square foot) over the 50 percent. The Density Bonus cash contribution will be approximately \$2,179.71 (13.5m² x \$161.46m²).

The proposed rezoning of the subject properties requires an amendment to the Official Community Plan to re-designate portions of the subject properties from *Urban Residential* to *Commercial*. The intersection of 232 Street and Dewdney Trunk Road is identified as a Community Commercial Node by the OCP; therefore, some limited expansion of the retail node is permitted 100 metres from the intersection. Application 7501-2018 adheres to this criteria and is consistent with OCP policies.

RECOMMENDATIONS:

- 1) That, in accordance with Section 475 of the *Local Government Act*, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7638-2020 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
- 2) That Official Community Plan Amending Bylaw No. 7638-2020 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 3) That it be confirmed that Official Community Plan Amending Bylaw No. 7638-2020 is consistent with the Capital Expenditure Plan and Waste Management Plan;

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- 4) That Official Community Plan Amending Bylaw No. 7638-2020 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7501-2018 be given second reading, and be forwarded to Public Hearing;
- 6) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Amendment to Official Community Plan Schedule "B" under Official Community Plan Amending Bylaw No 7638-2020;
 - iii) Road dedication on Dewdney Trunk Road as required;
 - iv) Consolidation of the subject properties;
 - v) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
 - vi) Submission of a Traffic Impact Assessment to the satisfaction of the Engineering Department.
 - vii) Removal of existing buildings;
 - viii) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

DISCUSSION:

1) Background Context:

Applicant:	Geoff Lawlor Architect AIBC
Legal Description:	Lot 1 Section 21 Township 12 NWD Plan 59958; and Lot "A" Except: Parcel "One" (Explanatory Plan 10920), Section 21 Township 12 NWD Plan 6345.
OCP:	
Existing:	Commercial and Urban Residential
Proposed:	Commercial
Zoning:	
Existing:	C-1 (Neighbourhood Commercial) and RS-1 (One Family Urban Residential)
Proposed:	C-2 (Community Commercial)

Surrounding Uses:

North:	Use:	Older single family house
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
South:	Use:	Gas Station
	Zone:	CS-1 (Service Commercial)
	Designation:	Commercial
East:	Use:	Older single family house
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
West:	Use:	Gas Station
	Zone:	CS-2 (Service Station Commercial) and CS-1 (Service Commercial)
	Designation:	Commercial

Existing Use of Property:	Single Family Residential and Commercial Building
Proposed Use of Property:	Mixed Use Commercial Development
Site Area:	0.26 ha (0.63 acres)
Access:	232 Street
Servicing requirement:	Urban Standard

2) Project Description:

The applicant, Geoff Lawlor, Architect AIBC, has applied to rezone the subject properties from RS-1 (One Family Urban Residential) and C-1 (Neighbourhood Commercial) to C-2 (Community Commercial), to permit the future construction of a two storey mixed use commercial development approximately 990m² (10,656.27 ft.²) in size. The proposed development will include the following elements:

Building Height	2 Storeys
Building First Floor/Footprint	651 m ² (7,007.31 ft. ²)
Building Second Storey size	339 m ² (3,649 ft ²) or 52% of First Floor
Lot Coverage Provided	29.89 %
Parking	Surface

The proposed building will face both Dewdney Trunk Road and 232 Street with the access from the site being obtained from 232 Street.

The proposal is subject to Chapter 8 of the OCP, Development Permit Area, Section 8.5, Commercial, Development Permit Guidelines. Details of how the proposed developments design complies with the Development Permit Guidelines will be presented in a subsequent report to Council at the Development Permit Stage.

Council directed the applicant to review the proposal when Council considered the initial land use question for the First Reading of Zone Amending Bylaw No. 7501-2018 on January 29, 2019. The applicant has addressed those concerns with increasing the size of the building with the incorporation of a second storey to the building to increase the commercial space.

3) Planning Analysis:

i) Official Community Plan:

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

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

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

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

- a) adherence to additional design criteria;*
- b) required commercial or mixed use component along the street frontage, within 100 metres from the intersection;*
- c) continuity of commercial or mixed use from the intersection; and*
- d) the ability of the existing infrastructure to support the new development.”*

The current proposal and design fulfills all of the above policy criteria. It will provide more shopping opportunities in a commercial node characterized presently by two gas stations. The future uses of smaller stores, local merchants and possible office space are supported because they are central to achieving a more balanced community in this area. Further, the proposed expansion of the *Commercial* designation at this location is not significant in size. The additional commercial floor area of 990m² (10,656.27 ft²) will almost triple the available commercial square floor area available in this node. There is approximately 224.54m² (2,417ft²) of commercial space on the northwest corner of the intersection of 232 Street and Dewdney Trunk Road.

ii) **Zoning Bylaw:**

The zoning application for the C-2 (Community Commercial) zone supports the proposed 990m² (10,656.27ft²) of mixed use commercial development with surface parking. (Appendix E, F and G). The proposed development has increased the building to include a second storey to address the comments from Council. The application will be utilizing the Density Bonus provisions of the C-2 (Community Commercial) zone to increase the second storey from a permitted 50 percent of the first storey which is 325.5m² to 52 percent or 339m² which is an increase of 13.5m². This Density Bonus is in the form of a cash contribution at a rate of \$161.46 per square metre (\$15.00 per square foot) over the 50 percent. On this basis, the Density Bonus cash contribution will be approximately \$2,179.71.

iii) **Off-Street Parking And Loading Bylaw:**

The parking and loading is as follows:

Parking Type	Required	Provided
Disabled Stalls	1	1
Commercial Uses as proposed based on 1 per 30m ²	33	33 including disabled stall and 3 small stalls

iv) **Development Permits:**

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

v) **Advisory Design Panel:**

The application was reviewed by the ADP at a meeting held on July 17, 2019 and their comments and the applicants responses can be seen in Appendix H: The recommendations and suggestions provided by the ADP to the Architect have been incorporated into the design which includes the following:

- Change to the roof:
- Refined the entrance elements at the corner of Dewdney Trunk Road and 232 Street to create a sense of focus and space to the building:
- Elimination of pylon sign; and
- Changes to the landscaping with respect to species type.

With the incorporation of the recommendations and suggestions by the Architect into the design of the building it has satisfied the motion of the ADP of July 17, 2019.

A detailed description of the projects form and character will be included in a future Development Permit report to Council.

vi) **Development Information Meeting:**

A Development Information Meeting was held at Golden Ears Elementary School located at 23124 118 Ave, on February 27, 2020. Eight (8) people attended the meeting. A summary of the main comments and discussions with the attendees was provided by the applicant and include the following main points:

<u>Concerns</u>	<u>Applicant's Response to concerns</u>
<p><i>Property owners (or representatives) to the east and west of the development were in attendance and expressed concern over security and light pollution. A 6' fence was requested as a means of preventing physical access from the parking areas directly into their property also as a means of screening them from the vehicle headlights. A request was also made to reduce the height of the parking area lighting to resolve the same light pollution issue.</i></p>	<p><i>To satisfy these concerns, we propose adding a 6' fence to the east and west edges of the parking areas and replacing the high pole lights with bollard lights.</i></p>
<p><i>I am in favour of the development but I do have some concerns about the traffic at such a busy intersection. Both for in and out traffic from the building.</i></p>	<p><i>Addressing your point about safety, the City Engineers are currently examining traffic around this corner and we hope to hear of their conclusions in the near future.</i></p> <p>N.B. Engineering has requested upgrades to DTR and 232 Street.</p>

4) **Environmental Implications:**

The Environmental Section has confirmed that the subject properties are not subject to Environmental Development Permits.

5) **Implications:**

i) **Engineering Department:**

The development will require new services to the property in addition the following items will need to be addressed by the applicant.

Road

- The City is reviewing the right turn movement fronting this development; additional road widening may be required on Dewdney Trunk Road and 232 Street. The applicant's civil consultant is required to contact the Engineering Department prior to detailed road design. Dewdney Trunk Road is showing ruts, longitudinal and alligator cracks. The road structure is to be assessed by a certified geotech engineer to confirm if it meets current bylaw standard and has an expected minimum road life of 20 years.

- Approximately 2.25m of road dedication fronting Dewdney Trunk Road (DTR) is required to meet the 26.0m road ROW Arterial standard. Note that additional road dedication fronting DTR and 232 Street may be required pending final intersection design. There is a 7.5m wide road dedication required for the construction of a back lane off 232 Street. Corner-cut dedication is required at DTR and 232 Street; based on the corner design and the bylaw requirement.

Street Lighting

- Decorative streetlights with LED light fixtures are required on DTR, the intersection, and 232 Street.

Street Trees

- Street trees are required on DTR and 232 Street with street tree design to be separate from on-site landscape plan.

ii) Fire Department

The Fire Department has provided comments that will be addressed through the Building Permit Process.

6) **School District No. 42 Comments:**

Pursuant to Section 476 of the *Local Government Act*, consultation with School District No. 42 is required at the time of preparing or amending the OCP. A referral was sent to School District No. 42 and comments have not been received.

7) **Intergovernmental Issues:**

i) Local Government Act:

An amendment to the OCP requires the local government to consult with any affected parties and to adopt related bylaws in compliance with the procedures outlined in Section 477 of the *Local Government Act*. The amendment required for this application, to redesignate 23223 Dewdney Trunk Road from *Urban Residential* to *Commercial*, is considered to be minor in nature. It has been determined that no additional consultation beyond existing procedures is required, including referrals to the Board of the Regional District, the Council of an adjacent municipality, First Nations, the School District or agencies of the Federal and Provincial Governments.

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

CONCLUSION:

It is recommended that first and second reading be given to OCP Amending Bylaw No 7638-2020, that second reading be given to Zone Amending Bylaw No. 7501-2018, and that application 2018-335-RZ be forwarded to Public Hearing.

"Original signed by Wendy Cooper"

Prepared by: **Wendy Cooper, M.Sc., MCIP, RPP
Planner**

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

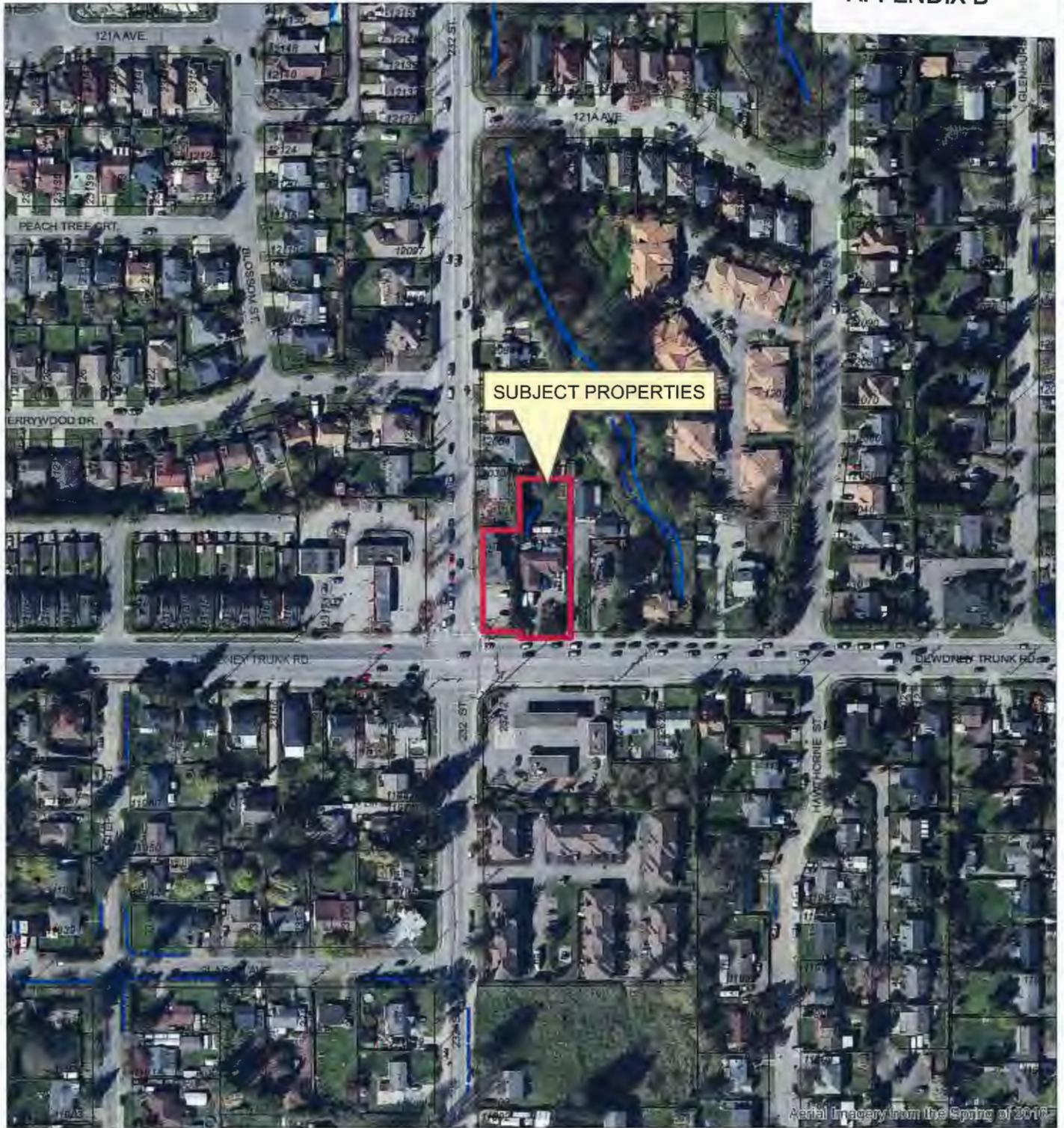
Approved by: **Christine Carter, M.PL, MCIP, RPP
GM Planning & Development Services**

"Original signed by Al Horsman"

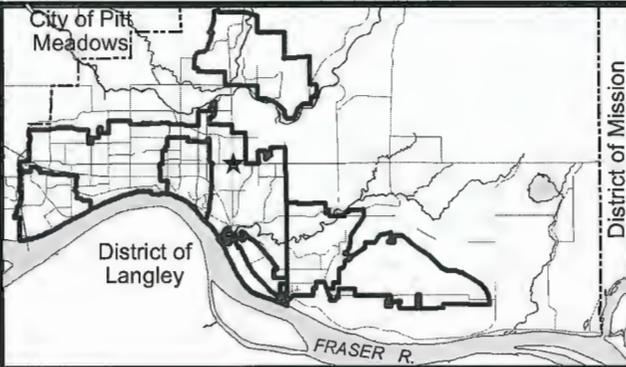
Concurrence: **Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – OCP Amending Bylaw No. 7638-2020
- Appendix D – Zone Amending Bylaw No. 7501-2018
- Appendix E – Site Plan
- Appendix F – Building Elevation Plans
- Appendix G – Landscape Plan
- Appendix H – ADP design comments



Scale: 1:2,500



12010 232 STREET &
23223 DEWDNEY TRUNK ROAD

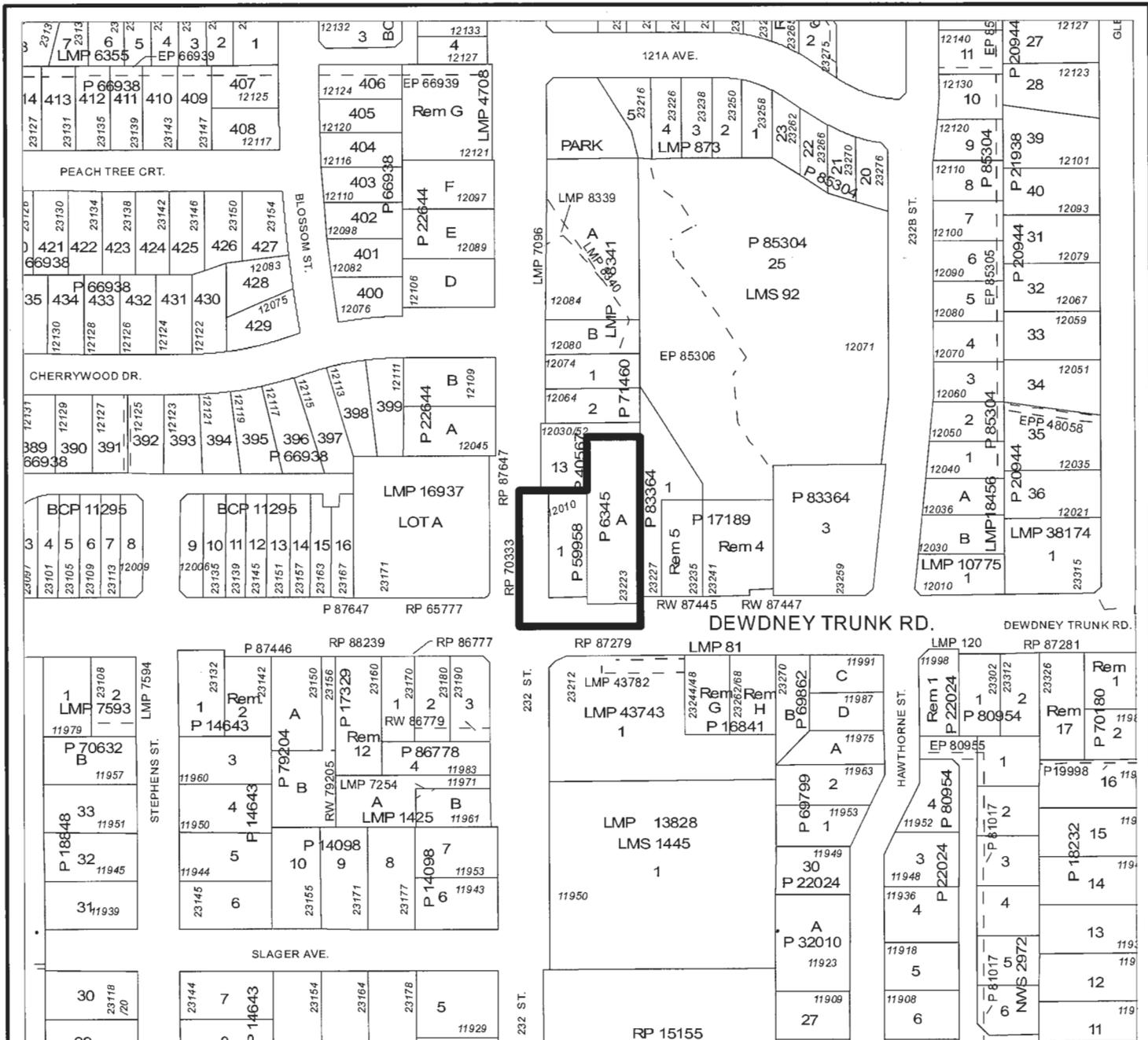
PLANNING DEPARTMENT



mapleridge.ca

FILE: 2018-335-RZ
DATE: Oct 29, 2018

BY: PC



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7501-2018
 Map No. 1776
 From: C-1 (Neighbourhood Commercial)
 RS-1 (One Family Urban Residential)
 To: C-2 (Community Commercial)





view from south side of Dewdney Trunk Road



view along Dewdney Trunk Road from the west



aerial view from the north east



wall light



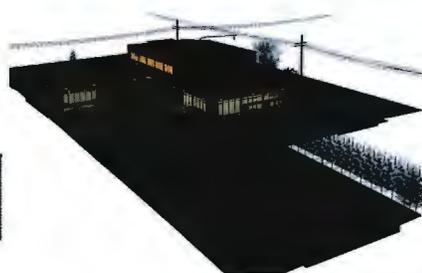
bollard light



parking light



night view from the south west



night view from the north east

EXTERIOR COLOURS

Brick:
DLX Full Brick:
Champagne Brick

Dark Stucco:
BEHR
Intellectual
PPU16-19



Roof:
Vincwest Fluorpon
Copper 3234

Fascia to pitched roof:
Vincwest
Weather XL
Charcoal
56072



Aluminum window framing painted to match roof

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rev A, Feb 1970
2nd release added
rev B, July 1976
entry stone detail
rev C, Aug 1979
ADD CHANGE
rev D, Dec 918
additions to spec

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project
City of Maple Ridge
So Commercial

drawing title
perspective views and colours

date

project # 17-118
sheet no. sheet
drawing no. A-7
designed by C.D.L.
checked by

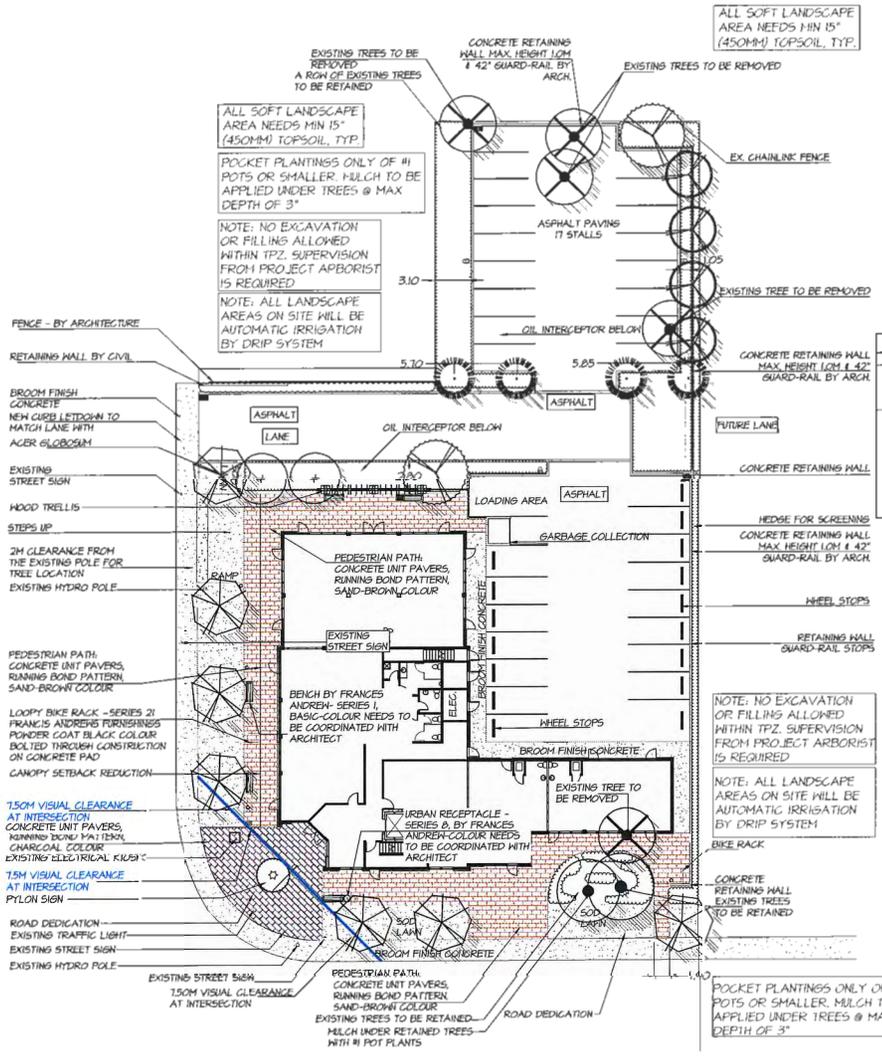
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232 STREET

DEWDNEY TRUNK ROAD



PLANT SCHEDULE-ONSITE TREE				M2 JOB NUMBER: 18024
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
1	2	ACER PLATANOIDES 'CRIMSON KING'	CRIMSON KING NORWAY MAPLE	60M CAL, 2M STD, B4B
2	2	ACER RUBRUM 'BONNALL'	BONNALL MAPLE	60M CAL, 2M STD, B4B
3	4	FRAXINUS EXCELSIOR 'WESTHOP'S GLORY'	WESTHOP'S GLORY ASH	60M CAL, 1.5M STD, B4B
4	4	PICEA CHENZURA	SCOTIAN SPRUCE	2.5M HT, B4B

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.

PLANT SCHEDULE-OFFSITE STREET TREE				M2 JOB NUMBER: 18024
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
1	1	ACER GLOBOSUM	ACER PLATANOIDES GLOBOSUM	60M CAL, 1.5M STD, B4B

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.

NO.	DATE	REVISION DESCRIPTION	DR.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

REVISIONS:

PROJECT: SO COMMERCIAL
232ND & DEWDNEY
MAPLE RIDGE, BC

DRAWING TITLE:	
LANDSCAPE PLAN	
DATE: 22.JUNE.2009	DRAWING NUMBER:
SCALE: 1:200	L1
DRAWN: BH	OF 5
DESIGN: BH	
CHECK: MFLM	
MFLA PROJECT NUMBER:	JOB NO. 18024

APPENDIX G

Advisory Design Comments.

Landscape Comments:

1. Clarify the guardrail location on landscape drawings;
2. Plant a row of shrubs between the asphalt lane and wood fence on neighbouring lot;
3. Consider moving the oil interceptor behind the trellis further away from proposed trees;
4. Consider adding different colours or patterns to the pavers in building main entry area;
5. Consider using shade tolerant plants under the two retained existing trees;
6. Ensure the mature height of the selected street tree species do not conflict with overhead power lines;
7. Ensure street trees within the 7.5 visual clearance at intersection does not obstruct visual sightlines while driving;
8. Coordinate with BC Hydro to confirm existing electrical kiosk location; if kiosk needs to remain at current location provide aesthetic coating or landscape screening to the kiosk;
9. Consider controlling water run off on East side of north parking lot to neighbouring property ie: bioswale.

Architectural Comments:

1. Discuss with City of Maple Ridge the possibility to reduce parking stalls in consideration of providing a larger public amenity space by stepping back the Eastern portion of the building;
2. Consider emphasizing more on the integrity of the building entry as a gateway to residential areas;
3. Consider redesign of the entry roof;
4. Consider a different material with accent colour for trellis and garbage enclosure to compliment the modern look of building;
5. Consider adding more accent colour throughout the building façade elements;
6. Consider providing signage guidelines for tenants;
7. Consider proportionality of pylon sign size.



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City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **First and Second Reading**
Official Community Plan Amending Bylaw No. 7636-2020;
Second Reading
Zone Amending Bylaw No. 7424-2018;
12848 240 Street

MEETING DATE: May 5, 2020
FILE NO: 2017-553-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 12848 240 Street, from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) to R-2 (Urban Residential District), to permit a future subdivision of approximately 11 single family residential lots. Council granted first reading to Zone Amending Bylaw No. 7424-2018 and considered the early consultation requirements for the Official Community Plan (OCP) amendment on March 27, 2018.

The proposed development is in compliance with the policies of the Silver Valley Area Plan of the OCP. Ground-truthing on the subject property has established its developable areas, and as a result, an OCP amendment is required to revise the *Conservation* designation boundaries to fit site conditions.

Pursuant to Council policy 6.31, this application is subject to the Community Amenity Contribution Program at a rate of \$5,100.00 per single family lot, for an estimated amount of \$56,100.00

RECOMMENDATIONS:

- 1) That, in accordance with Section 475 of the *Local Government Act*, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7636-2020 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
- 2) That Official Community Plan Amending Bylaw No. 7636-2020 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 3) That it be confirmed that Official Community Plan Amending Bylaw No. 7636-2020 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7636-2020 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7424-2018 be given second reading, and be forwarded to Public Hearing;

1102

6) That the following terms and conditions be met prior to final reading:

- i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
- ii) Amendment to Official Community Plan Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, Figure 3D - Horse Hamlet, and Figure 4 - Trails / Open Space,
- iii) Road dedication on Mill Street as required;
- iv) Park dedication as required, including construction of an equestrian trail and removal of all debris and garbage from park land;
- v) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
- vi) Registration of an Easement for drainage and servicing of southern retaining wall along proposed lots 1 to 6;
- vii) Registration of a Restrictive Covenant for Tree Protection;
- viii) Registration of a Restrictive Covenant for Stormwater Management;
- ix) Removal of existing buildings;
- x) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and
- xi) That a voluntary contribution, in the amount of \$56,100.00 be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) **Background Context:**

Applicant: 1110665 BC Ltd.

Legal Description: Lot 2 Section 27 Township 12 New Westminster District Plan 10713

OCP:

Existing: Medium/High Density Residential and Conservation
Proposed: Medium/High Density Residential and Conservation

Zoning:

Existing: RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential)
Proposed: R-2 (Urban Residential District)

Surrounding Uses:

North:	Use:	Parkland
	Zone:	RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential)
	Designation:	Conservation
South:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential)
	Designation:	Commercial and Medium/High Density Residential
East:	Use:	Storage (Masonry Contractor)
	Zone:	M-2 (General Industrial)
	Designation:	Conservation, Tourist Commercial, Civic
West:	Use:	Single Family Residential
	Zone:	RS-2 (One Family Suburban Residential)
	Designation:	Low Density Urban, Open Space, Commercial, Conservation

Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential
Site Area:	0.71 ha (1.75 acres)
Access:	Mill Street and new strata road
Servicing requirement:	Urban Standard

2) Project Description:

The subject property, located at 12848 240 Street, is 0.71 ha (1.75 acres) in area and is bound by the un-opened 240 Street right-of-way to the west, Mill Street to the east, a single family residential lot to the south and parkland to the north (see Appendices A and B). Hennipen Creek is located in the northwest corner of the subject property running east to west. The subject property has some minor grade changes around the location of Hennipen Creek, and there are trees located around the perimeter of the lot. The subject property is located in the Horse Hamlet of the Silver Valley Area Plan, which forms part of the OCP.

The applicant proposes to rezone the subject property from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) to R-2 (Urban Residential District) to permit subdivision into approximately 11 single family residential lots not less than 315 m² (3,391 ft²). The applicant is proposing a Bare Land Strata development in order to achieve similar watercourse setbacks as the adjacent development to the north, as well as a reduced internal road right-of-way.

3) Planning Analysis:

i) Official Community Plan:

The subject property is located within the Horse Hamlet of the Silver Valley Area Plan and is currently designated *Medium/High Density Residential* (51%) and *Conservation* (49%). The *Medium/High Density Residential* designation permits densities ranging between 18-40 units per hectare in either single family or multi-family form.

The proposed R-2 (Urban Residential District) zoned development is in compliance with the Silver Valley Area Plan policies. It is important to note that within the Silver Valley Area, the Horse Hamlet has the lowest relative densities in the plan area. An OCP amendment is required to adjust the *Conservation* designation boundaries to reflect the location of Hennipen Creek (see Appendix C).

ii) **Zoning Bylaw:**

The current application proposes to rezone the subject property from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) to R-2 (Urban Residential District) (see Appendix D) to permit future subdivision into approximately 11 single family residential lots (see Appendix E).

iii) **Off-Street Parking And Loading Bylaw:**

The applicant will need to provide two parking spaces per dwelling unit, as per the *Off-Street Parking and Loading Bylaw No. 4350-1990*.

iv) **Proposed Variances:**

The City does not plan to open the 240 Street road allowance to vehicle traffic due to topography and environmental constraints. A Development Variance Permit will be required to waive the servicing upgrades to 240 Street. This will be the subject of a future report to Council

v) **Development Permits:**

Pursuant to Section 8.9 of the OCP, a Watercourse Protection Development Permit application has been made (2017-553-DP) because the development is within 50 m of the top of bank of a watercourse, Hennipen Creek, an important fish bearing system in the local area. The purpose of the Watercourse Protection Development Permit is to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas. Enhancement and restoration work will be proposed as part of the development permit to improve the environmental features of the site, and will be completed in conjunction with this rezoning application.

Pursuant to Section 8.12 of the OCP, a Wildfire Development Permit application has been made (2018-165-DP), as the proposed development and subdivision is located in a wildfire risk area, as identified on Map 1 in Section 8.12 of the OCP. The purpose of the Wildfire Development Permit is for the protection of life and property in designated areas that could be at risk for wildland fire; and where this risk may be reasonably abated through implementation of appropriate precautionary measures.

vi) **Advisory Design Panel:**

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

vii) **Development Information Meeting:**

A Development Information Meeting was held at Yennadon Elementary School (23347 128 Avenue) on March 19, 2020. Due to the school closures, the meeting was held outside on the school grounds. The applicant informed staff that precautions were put in place, as per recommendations from Health Canada, in terms of social distancing and contact between attendees. One person attended the meeting; however, this person did not sign in or have any comments on the subject development.

viii) Parkland Requirement:

As there are more than two additional lots proposed to be created, the developer will be required to comply with the park dedication requirements of Section 510 of the *Local Government Act* prior to subdivision approval.

For this project, there is sufficient land that is proposed to be dedicated as park on the subject property and this land will be required to be dedicated as a condition of final reading.

4) Environmental Implications:

An Environmental Assessment, Arborist Report, Geotechnical Report and Wildfire Report were provided as part of the development application. Hennipen Creek is located in the northwest corner of the subject property, running in an east-west direction. The subject property has some minor grade changes around the location of Hennipen Creek, with low-lying areas located in the southwest corner of the property. Vegetation is located throughout the property in the form of residential lawn and ornamental shrubs, while native trees and shrubs are located along the edge of the property. Some invasive, non-native plant species were found throughout the subject property, including Himalayan Blackberry, which will be removed as part of the Watercourse Protection Development Permit (2017-553-DP) conditions. A new *Conservation* area boundary has been determined, and will be dedicated to the City as part of final reading. Areas within this *Conservation* boundary will be replanted with native plant and tree species, through an approved Enhancement Plan as part of the Watercourse Protection Development Permit. The Enhancement Plan will also include improvements to wildlife habitat by facilitating movement corridors and increasing food sources for multiple species. An equestrian trail will also be constructed with this development, connecting the 240 Street Right-of-Way to Mill Street.

5) Interdepartmental Implications:

i) Engineering Department:

The Engineering Department has identified that all the services required in support of this development will be provided as a condition of rezoning, including:

- Road dedication on Mill Street;
- Curb and gutter required across the property frontage and a driveway letdown is to be used to access the site's private bareland strata road;
- Sidewalk required along the property frontage;
- Street light and street tree design required;
- The carriageway of Mill Street to be widened to a minimum of 6 m (20 ft.) from 128 Avenue to the south property line;
- Mill Street to be designed to meet Silver Valley Collector standard across property frontage. Mill Street will also need Benkelman Beam test to determine the extent of road upgrades required;
- A sanitary sewer service is required to be installed from the sanitary main on Mill Street to the property line. The sanitary on-site will be a private system as part of the bareland strata;
- Watermain on Mill Street to be reviewed for capacity; water service to be provided to the property line from the watermain on Mill Street;
- An equestrian trail is required connecting 240 Street and Mill Street; and
- Two Servicing Agreements required for the subject application, one for rezoning works and one for the private strata subdivision works.

ii) Parks & Leisure Services Department:

An equestrian trail is to be provided linking the 240 Street Right-of-Way with Mill Street. Securities for the trail will be determined through the Rezoning Servicing Agreement.

iii) Building Department:

The Building Department does not support storm pumping, and all required services must work with gravity. Corner lots must also meet visibility clearance and driveway access requirements.

iv) Fire Department:

A fire hydrant will need to be located closer to the development site.

6) School District No. 42 Comments:

Pursuant to Section 476 of the *Local Government Act*, consultation with School District No. 42 is required at the time of preparing or amending the OCP. A referral was sent to School District No. 42 on June 26, 2018 and a response was received on July 3, 2018 with the following information:

"The proposed application would affect the student population for the catchment areas currently served by Yennadon Elementary and Garibaldi Secondary.

Yennadon Elementary has an operating capacity of 635 students. For the 2017-18 school year, the student enrolment at Yennadon Elementary was 571 students (92% utilization) including 130 students from out of catchment.

Garibaldi Secondary School has an operating capacity of 1050 students. For the 2017-18 school year, the student enrolment at Garibaldi Secondary School was 748 students (71% utilization) including 258 students from out of catchment."

7) Intergovernmental Issues:

i) Local Government Act:

An amendment to the OCP requires the local government to consult with any affected parties and to adopt related bylaws in compliance with the procedures outlined in Section 477 of the *Local Government Act*. The amendment required for this application, a conservation boundary adjustment, is considered to be minor in nature. It has been determined that no additional consultation beyond existing procedures is required, including referrals to the Board of the Regional District, the Council of an adjacent municipality, First Nations, the School District or agencies of the Federal and Provincial Governments.

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

8) Citizen/Customer Implications:

A Development Information Meeting was held on March 19, 2020. One person attended the meeting; however, no comments were provided. The Public Hearing will provide an additional opportunity for citizens to express their concern or support of the development.

CONCLUSION:

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7636-2020, that second reading be given to Zone Amending Bylaw No. 7424-2018, and that application 2017-553-RZ be forwarded to Public Hearing.

"Original signed by Mark McMullen" for

Prepared by: **Adam Rieu**
Senior Planning Technician

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

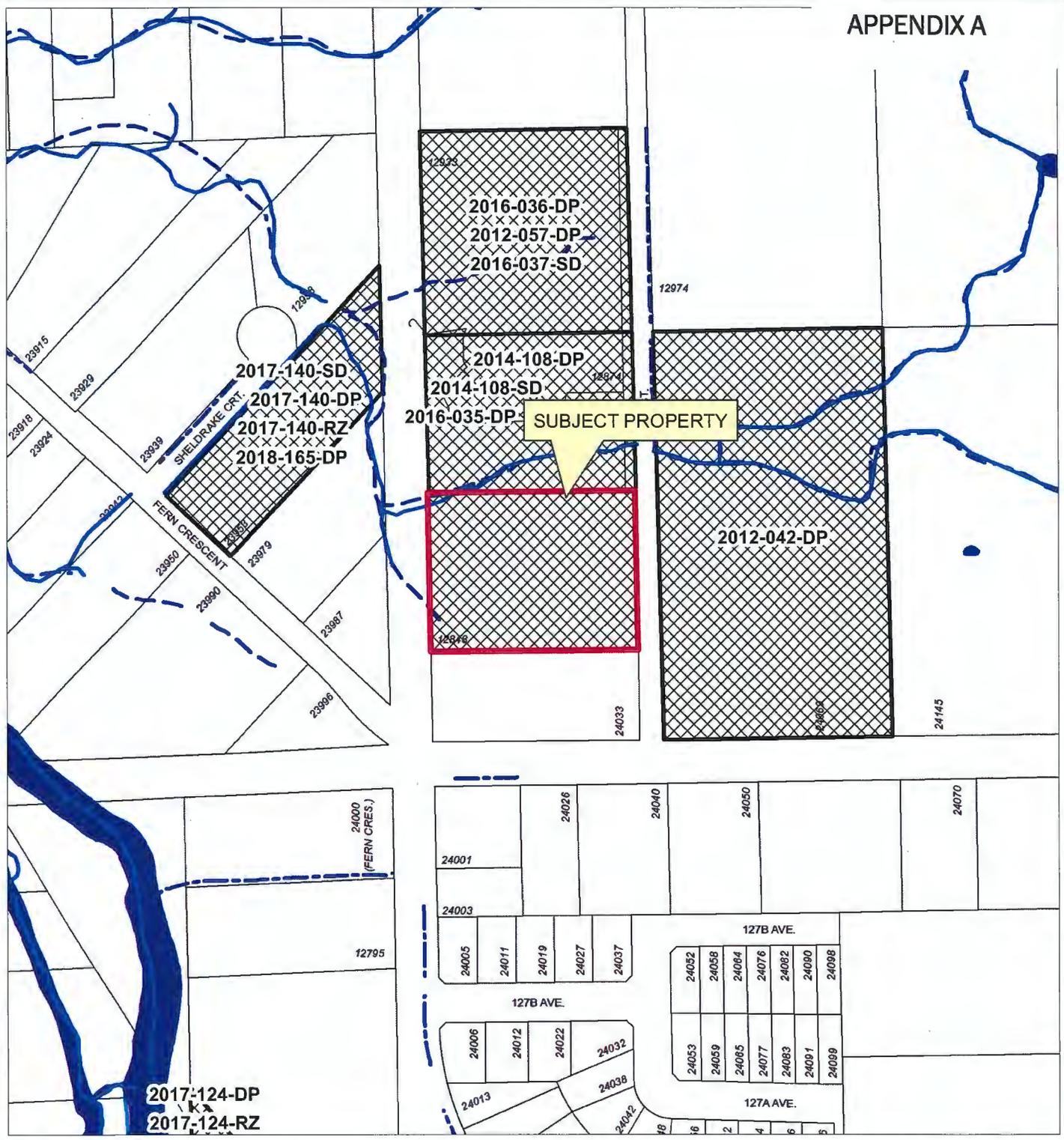
"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – OCP Amending Bylaw No. 7636-2020
- Appendix D – Zone Amending Bylaw No. 7424-2018
- Appendix E – Proposed Subdivision Plan

APPENDIX A



SUBJECT PROPERTY



Scale: 1:2,500

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

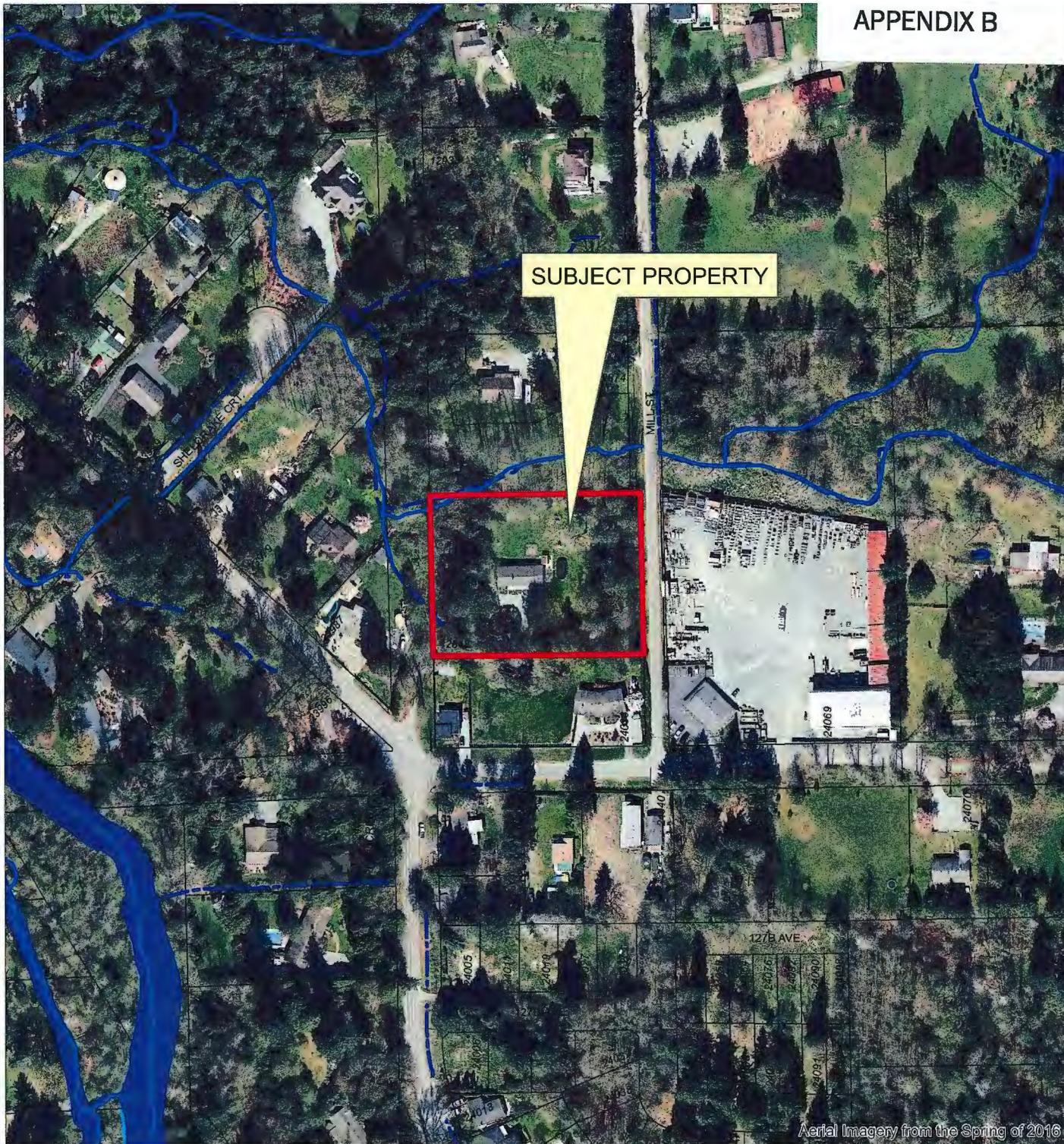
12848 240 STREET



mapleridge.ca

FILE: 2017-553-DP
DATE: May 28, 2018

BY: PC



SUBJECT PROPERTY

Aerial Imagery from the Spring of 2016



Scale: 1:2,500

Legend

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

12848 240 Street

PLANNING DEPARTMENT



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2017-553-RZ
DATE: Nov 28, 2017

BY: JV



Terra Pacific

Land Surveying Ltd
22371 St. Arnes Avenue, Maple Ridge, BC
Phone: 604-463-2509 Fax: 604-463-1501

Drawing Title:

SKETCH PLAN SHOWING SUB
ON LOT 2 BK 24 SEC 27
TP12 NWD PLAN 10713

Client:

Joel Lycan

Project:

12848 240th Street
Maple Ridge, BC

Notes:

Lot dimensions are based on
current legal survey.

Legend:

Date: February 1, 2018

Revised: April 2, 2019

File: MR17-755SK_SUB

Certified Correct
This 8th Day Of February, 2019.

Mike Bernemann, BCLS



2

1

Fern Crescent

1

240th Street (Unconstructed)

Park

ESA
Area=1929.8m²

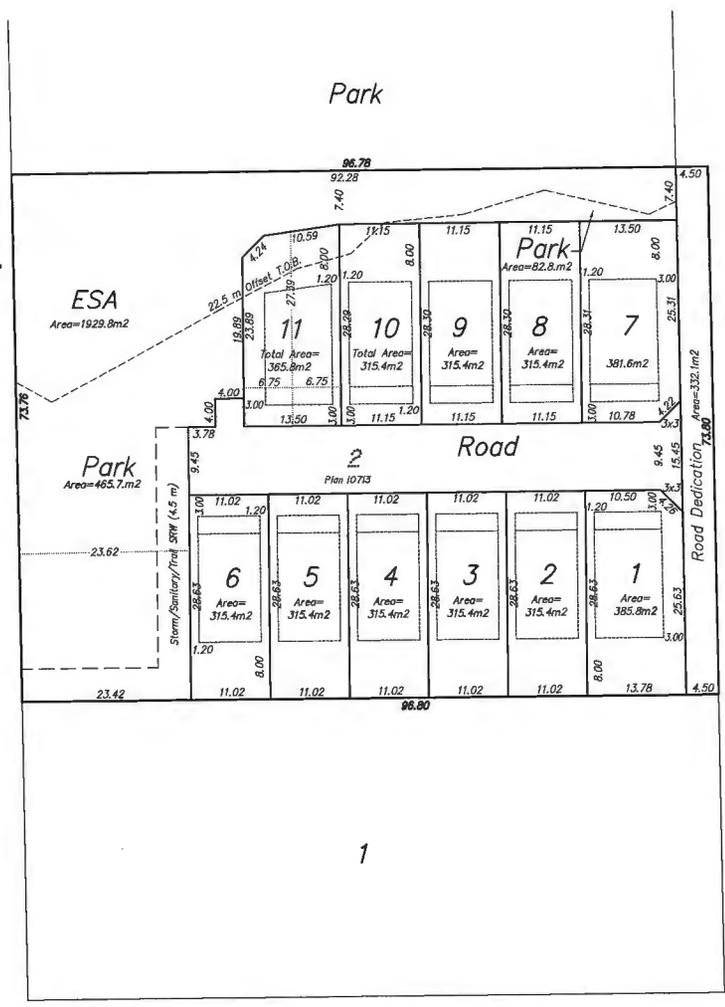
Park
Area=463.7m²

2
Plan 10713

Road

Mill Street

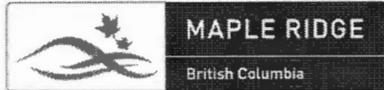
128th Avenue



APPENDIX E

SCALE 1 : 500





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City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	MEETING DATE:	May 5, 2020
FROM:	Chief Administrative Officer	FILE NO:	2018-319-DVP
		MEETING:	C o W
SUBJECT:	Development Variance Permit 11920 228 Street		

EXECUTIVE SUMMARY:

Development Variance Permit application 2018-319-DVP has been received in conjunction with a Development Permit application for a 13 storey apartment building, with townhouse units at the base, within the RM-6 (Regional Town Centre High Density Apartment Residential) zone. The requested variances are to:

1. Increase the front yard setback from not more than 4.5 m (14.8 ft.) to 6 m (19.7 ft.); and
2. Reduce the short-term Bicycle Parking requirement from 27 to 26 spaces.

It is recommended that Development Variance Permit 2018-319-DVP be approved to support the accompanying Development Permit 2018-319-DP.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2018-319-DVP respecting property located at 11920 228 Street.

DISCUSSION:

a) Background Context

Applicant:	M. Charkhchi, Sunnyville Project 228 Ltd.
Legal Description:	Lot A, Section 17, Township 12, New Westminster District Plan 86981

OCP:	
Existing/Proposed:	Medium and High-Rise Apartment
Zoning:	
Existing/Proposed:	RM-6 (Regional Town Centre High Density Apartment Residential)

Surrounding Uses			
North:	Use:	Mixed-Use Commercial and Residential	
	Zone:	C-3 (Town Centre Commercial) and CS-1 (Service Commercial)	
	Designation:	Town Centre Commercial	
South:	Use:	Multi-Family Apartment Residential	
	Zone:	RM-2 (Medium Density Apartment Residential)	
	Designation:	Low Rise Apartment	

1103

East:	Use:	Multi-Family Apartment Residential and Single Family Residential
	Zone:	RM-2 (Medium Density Apartment Residential) and RS-1 (One Family Urban Residential)
	Designation:	Low Rise Apartment
West:	Use:	Office and Lumber Yard
	Zone:	C-3 (Town Centre Commercial) and CS-1 (Service Commercial)
	Designation:	Town Centre Commercial and Low Rise Apartment

Existing Use of Property:	Vacant
Proposed Use of Property:	Apartment Building with Townhouse Units at the Base
Site Area:	3,843.5 m ² (0.38 ha)
Access:	228 Street
Servicing:	Urban Standard

a) **Project Description:**

The subject property is located on the east side of 228 Street, at the intersection of 119 Avenue and 228 Street. The property is currently vacant and generally flat, with a mixed-use, two-storey commercial and residential building to the northwest; a two-storey commercial building to the northeast; a three-storey apartment building and single family residence to the east; a three-storey apartment building to the south; and a single-storey commercial building and lumber yard to the west (see Appendices A and B).

The development proposal for the subject property, located at 11920 228 Street, is for the construction of a 13 storey apartment building with 92 units. The development consists of 13 two-storey townhouse units at the base of the building with an amenity room on the ground floor and three apartment units and an indoor gym on the second storey. The building then steps back to a tower with 8 apartment units on each of the third to eleventh storeys; and 4 two-storey penthouse units on the twelfth and thirteenth storeys. In total, there are 75 apartment units, 13 townhouse units, and 4 penthouse units.

b) **Variance Analysis:**

The Zoning Bylaw establishes general minimum and maximum regulations for multi-family developments. 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. *Maple Ridge Zoning Bylaw No 3510 -1985*, Part 6, Section 607, 6) SITING, a) i. to increase the setback from not more than an average of 4.5 m (14.8 ft.) from a front lot line to 6 m (19.7 ft.)

This increased front setback can be supported as it is minor in nature and will not negatively impact the views from neighbouring properties.

2. *Maple Ridge Off Street Parking and Loading Bylaw No 4350 -1990*, Schedule A, OFF-STREET PARKING SPACE REQUIREMENTS, Section 10.4, requires 6 Short-Term Bicycle Parking Spaces for every 20 units, requiring 27 Short-Term Bicycle Parking Spaces. The requested variance is to reduce this requirement to 26 Short-Term Bicycle Parking Spaces.

This reduction in Short-Term Bicycle Parking Spaces can be supported as it is minor in nature.

c) 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 they are minor in nature and because the increased front setback from the property line does not negatively impact views from the neighbouring properties. It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2018-319-DVP.

"Original signed by Michelle Baski"

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

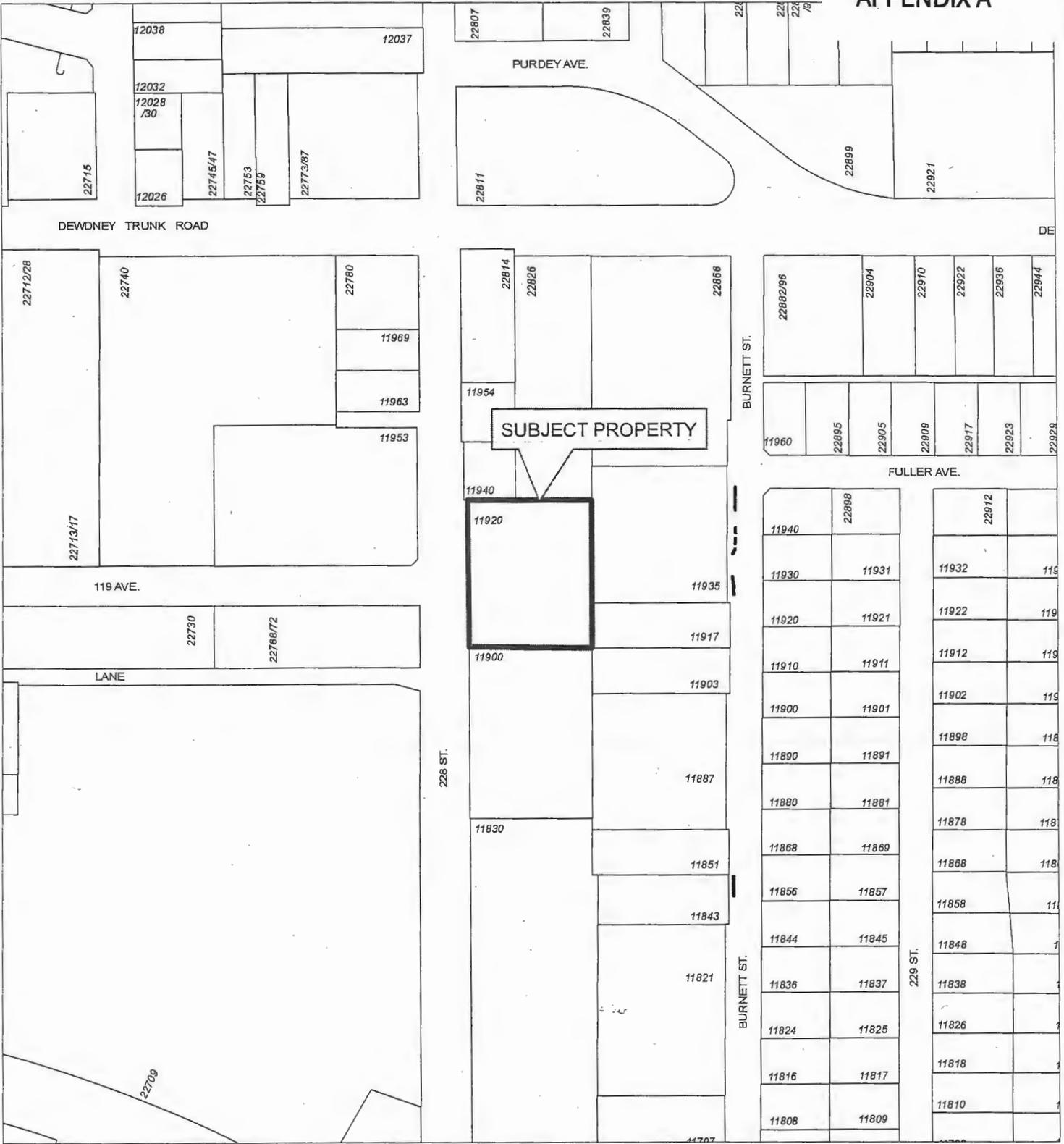
"Original signed by Al Horsman"

**Concurrence: Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Site Plan with Proposed Variances

APPENDIX A



Legend
 - - - - Ditch Centreline

Scale: 1:2,500

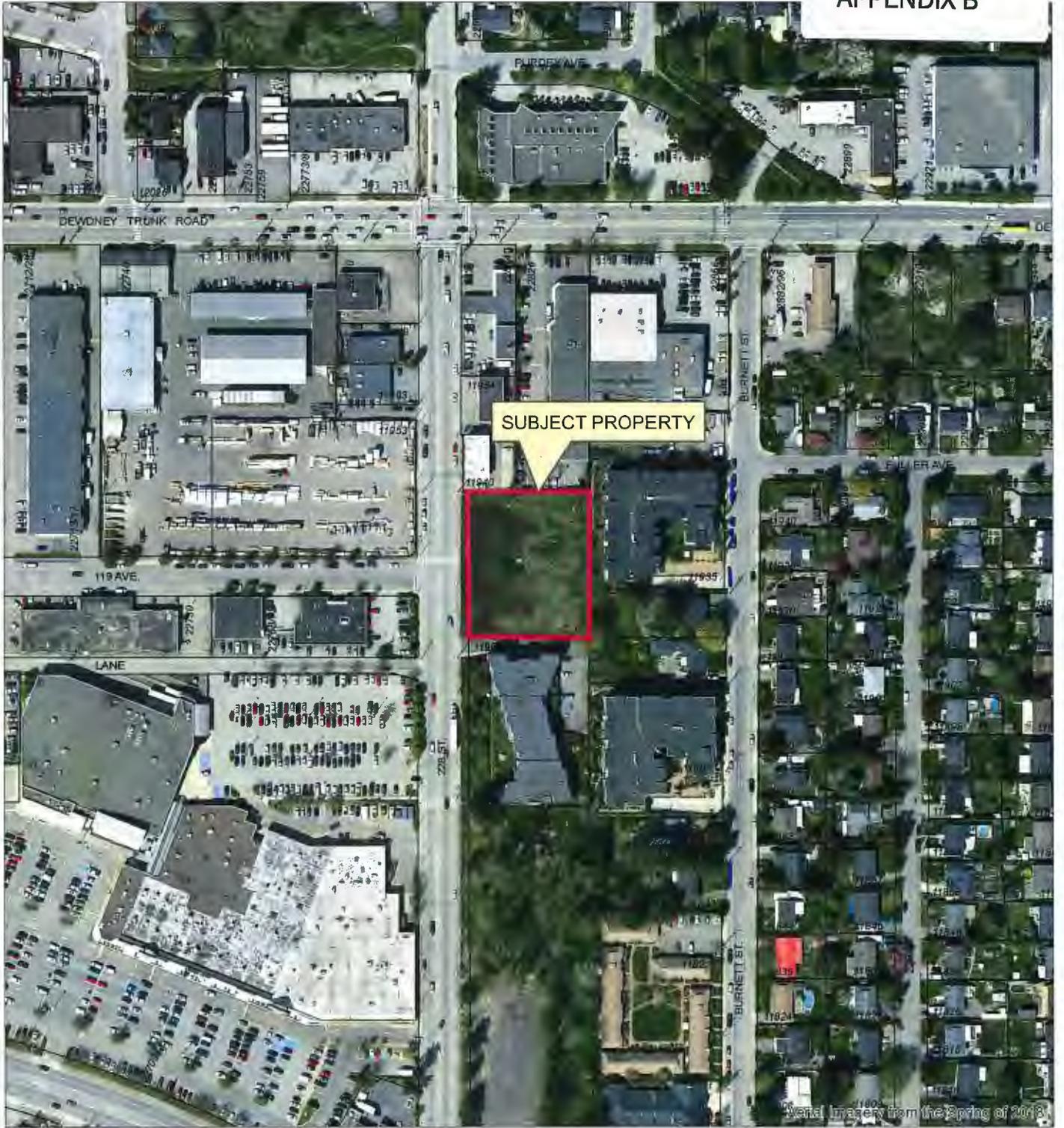
11920 228 STREET
 PID: 016-552-148

PLANNING DEPARTMENT

mapleridge.ca

FILE: 2018-319-VP
 DATE: Jun 28, 2019

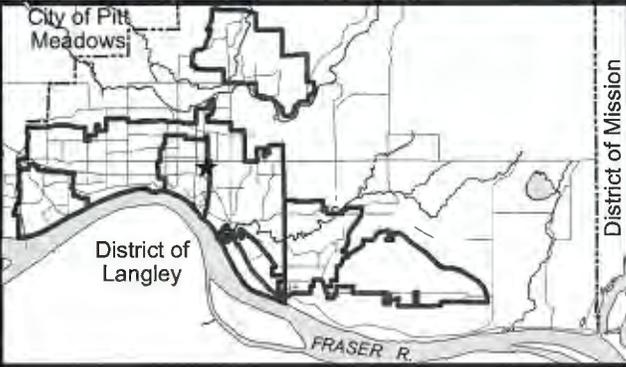
BY: PC



World Imagery from the Spring of 2018



Scale: 1:2,500



District of Mission

11920 228 STREET
PID: 016-552-148

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2018-319-VP
DATE: Jun 28, 2019

BY: PC

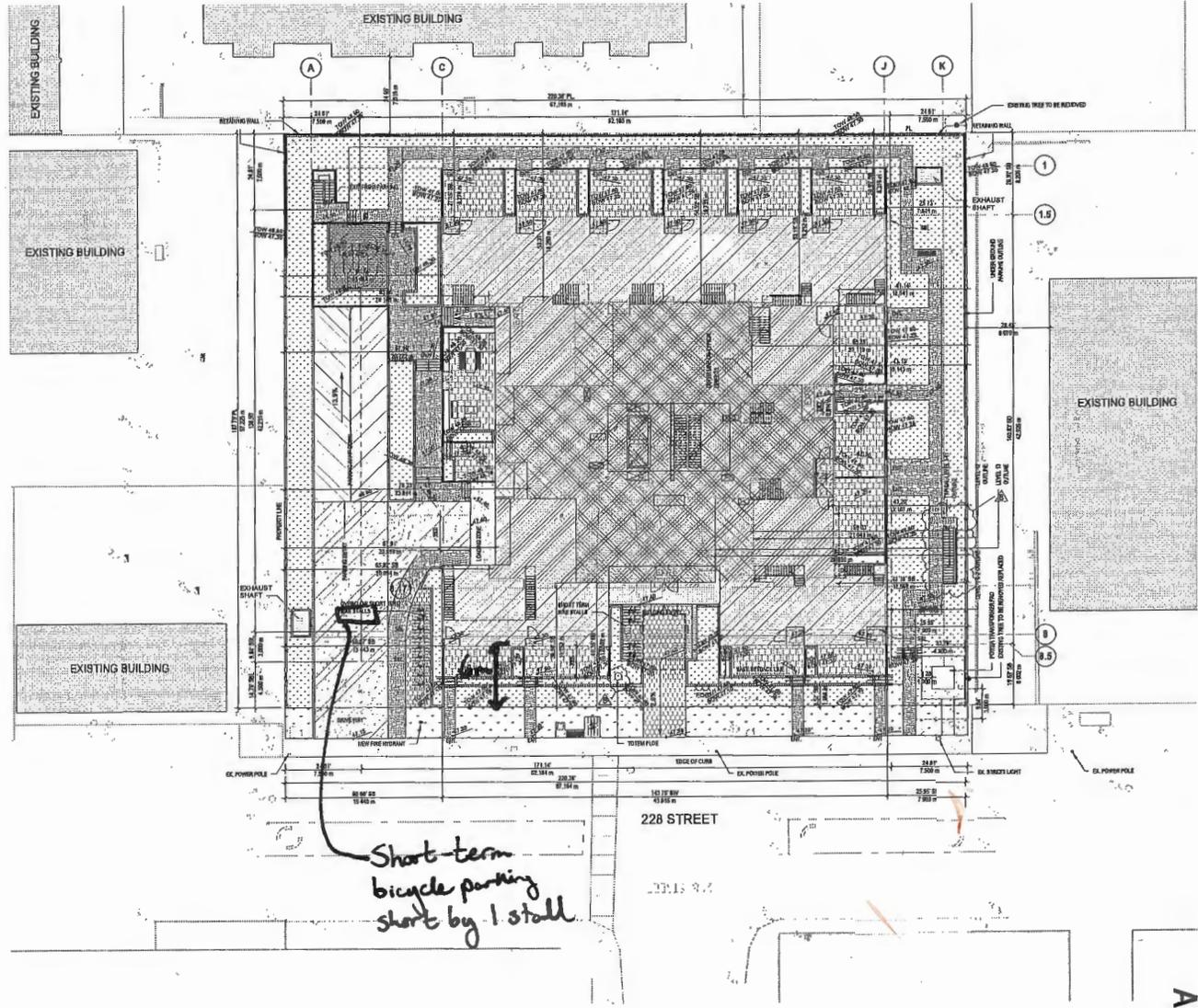
Proposed Variances

Inspired Architecture

750 BURNHAM DRIVE, NORTH VANCOUVER
 BRITISH COLUMBIA V7Y 1Y4 CANADA
 (604) 451-9100 FAX: (604) 451-9101

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 BYLAWS WITH THE CONDITION ON SITE AND IS RESPONSIBLE FOR
 NOTIFYING AND OBTAINING THE NECESSARY PERMISSIONS FOR
 ANY VARIANCES.



SITE PLAN LINE TYPES

- PROPERTY LINE
- SETBACK LINE
- PARKING OUTLINE
- LEVEL 1&2 OUTLINE
- LEVEL 3-11 OUTLINE
- LEVEL 12 OUTLINE
- LEVEL 13 OUTLINE

SITE PLAN LEGEND

- GRAVEL SURFACING
- CONCRETE PAVER
- CONCRETE SLAB
- GRASS/LAWN
- CONCRETE PAVER
- CONCRETE DRIVEWAY
- FIBER WOOD SURFACING
- BUILDING FOOTPRINT

1 SITE PLAN
 SCALE: 1:200

PROJECT
228th STREET RESIDENTIAL TOWER
 11920 228th STREET MAPLE RIDGE, BC

DRAWING TITLE
SITE PLAN

DRAWING ISSUE
ISSUED FOR DEVELOPMENT PERMIT

PROJECT NO.	DATE	DRAWN	MGH
17181	DECEMBER 18, 2019		
SCALE	AS INDICATED	REVIEWED	AF
DRAWING NO.	A0101	REVISION	8

APPENDIX C



mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council

FROM: Chief Administrative Officer

SUBJECT: Development Permit
11920 228 Street

MEETING DATE: May 5, 2020
FILE NO: 2018-319-DP
MEETING: C o W

EXECUTIVE SUMMARY:

A Development Permit application has been submitted for the subject property, located at 11920 228 Street. The development proposal is for the construction of a 13 storey apartment building, with 13 townhouse units at the base, 75 apartment units, and 4 penthouse units, for a total of 92 units. The subject property is currently zoned RM-6 (Regional Town Centre High Density Apartment Residential); therefore, it is not subject to the Community Amenity Contribution Policy.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2018-319-DP respecting the property located at 11920 228 Street.

DISCUSSION:

a) Background Context:

Applicant: M. Charkhchi, Sunnyville Project 228 Ltd.
Legal Description: Lot A, Section 17, Township 12, New Westminster District Plan 86981

OCP:
Existing/Proposed: Medium and High-Rise Apartment

Zoning:
Existing/Proposed: RM-6 (Regional Town Centre High Density Apartment Residential)

Surrounding Uses

North:	Use:	Mixed-Use Commercial and Residential
	Zone:	C-3 (Town Centre Commercial) and CS-1 (Service Commercial)
	Designation:	Town Centre Commercial
South:	Use:	Multi-Family Apartment Residential
	Zone:	RM-2 (Medium Density Apartment Residential)
	Designation:	Low Rise Apartment
East:	Use:	Multi-Family Apartment Residential and Single Family Residential
	Zone:	RM-2 (Medium Density Apartment Residential) and RS-1 (One Family Urban Residential)
	Designation:	Low Rise Apartment
West:	Use:	Office and Lumber Yard
	Zone:	C-3 (Town Centre Commercial) and CS-1 (Service Commercial)
	Designation:	Town Centre Commercial and Low Rise Apartment

1104

Existing Use of Property:	Vacant
Proposed Use of Property:	Apartment Building with Townhouse Units at the Base
Site Area:	3,843.5 m ² (0.38 ha)
Access:	228 Street
Servicing:	Urban Standard

a) **Project Description:**

The subject property is located on the east side of 228 Street, at the intersection of 119 Avenue and 228 Street. The property is currently vacant and generally flat, with a mixed-use two-storey commercial and residential building to the northwest; a two-storey commercial building to the northeast; a three-storey apartment building and single family residence to the east; a three-storey apartment building to the south; and a single-storey commercial building and lumber yard to the west (see Appendices A and B).

The development proposal for the subject property, located at 11920 228 Street, is for the construction of a 13 storey apartment building with 92 units. The development consists of 13 two-storey townhouse units at the base of the building with an amenity room on the ground floor and three apartment units and a gym on the second storey. The building then steps back to a tower with 8 apartment units on the third to eleventh storeys; and 4 two-storey penthouse units on the twelfth and thirteenth storeys. In total, there are 75 apartment units, 13 townhouse units, and 4 penthouse units (see Appendix C).

An amenity area with a play structure and benches are provided on the northwest corner of the property (see Appendix D). Ground-level entries are provided for each of the townhouse units with patio areas. Sundecks are provided for the four penthouse units and decks are provided for the apartment units.

Two levels of underground parking are provided with long-term bicycle storage provided on the first parking level, and short-term bicycle storage provided at grade near the entrance to the building and at the northwest corner of the building.

b) **Planning Analysis:**

i. **Official Community Plan:**

The subject property is located within the *Downtown East Precinct* of the *Town Centre Development Permit Area* within the Official Community Plan (OCP). This precinct offers great potential for new development that can contribute to more urban and pedestrian-oriented development. A number of large and/or underdeveloped lots in the area can accommodate a variety of building forms, from single-storey, bigger-box commercial to mixed-use, commercial buildings with residential above, provided the building orients to the street and offers a pedestrian-friendly façade. Medium to high density residential high-rise towers can also be accommodated. This property is designated *Medium and High-Rise Apartment*, which supports development of apartment forms of dwelling that are 5 to 20 storeys with underground parking.

A Multi-Family Residential Development Permit for the Downtown East Precinct is required for new multi-family development on land designated *Medium and High-Rise Apartment* on Schedule 1 of the Town Centre Area Plan. Section 8.11, Town Centre 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. **Provide a gateway to the Town Centre.** New development should promote the Downtown East Precinct as a Town Centre gateway for travelers heading west along Dewdney Trunk Road and Lougheed Highway. A gateway element should have strong visual presence that features landmark structure(s), landscape elements, welcome signage, public art and/or enhanced views to the mountains, while maintaining architectural quality and character of associated new development.

The proposed development promotes the streetscape view using modern architectural elements as landmark structures in the form of c-shaped concrete forms at the base, strong landscaping, such as privacy shrubs, building signage, public art, and high-quality finish materials, which creates a very strong building character.

2. **Create a pedestrian-oriented, mixed-use commercial area.** New development in the Downtown East Precinct should foster a pedestrian-oriented, mixed-use commercial area with a portion of medium to high density residential development. New development should promote the East Precinct as an important new commercial and residential urban environment in downtown Maple Ridge. A building's form and mass should support a strong pedestrian-oriented urban realm and should help to define the street and sidewalk areas as active public spaces. Taller buildings (greater than 5 stories) should be stepped back in a podium style to blend with low-rise (3 to 5 storey buildings) and provide a more ground-oriented feel.

The proposed pedestrian-oriented streetscape view, high-quality landscaping, artwork and a recognizable strong entry and limited sitting area creates a pedestrian-oriented, urban realm and promotes the residential urban feel in the Town Centre.

3. **Enhance the quality, character and vibrancy of the Town Centre.** New development should inform the quality, character and vibrancy of the urban environment. Colours should be harmonious and materials of sustainable quality. All new commercial, multi-family and mixed-use buildings should create an attractive appearance to the street and should maintain a cohesive building style. The precinct can accommodate a variety of building forms, from single-storey bigger box commercial to mixed-use commercial buildings with residential above, provided the building orients to the street and offers a pedestrian-friendly façade.

High quality materials, windows, and doors, with a combination of different claddings and architecturally-finished concrete will be used on the base of the building. Exterior high density composite panels, aluminum window frames, and glass railings will be used on the base and upper levels.

The proposed finish materials are high quality and have a long life-cycle. The tower base form and character and landscaping are highly pedestrian-oriented and are inviting. The dominant tower cladding colour is beige Trespa panels, with a dark navy blue on the tower. The tower base will be off-white, with a classic burgundy as an accent colour. The building base form and character consists of "c" shaped concrete frames which are repeated on the tower, which contrast with curved-edge balconies.

4. **Capitalize on important views.** New development within proximity to 226 Street should protect important mountain views to the north. Existing streets and buildings should maintain and enhance these views.

The proposed development is at the City centre. The upper tower levels will have a mountain view from the north suites and a river view from the south suites. The proposed tower has a significant setback from the property line, which permits two greater than 60 degree view cones from the adjacent existing buildings on either side of the development.

5. **Provide public outdoor space.** New developments should include attractive, functional public outdoor spaces, where appropriate and feasible. Outdoor spaces should be designed to accommodate a wide use of activities, incorporate universal access, reduce vandalism, and increase safety.

There is a limited public outdoor space provided in this project. A bench and bike rack are provided near the entrance, as required by the Town Centre Secondary Ring Route requirements, with public art in the form of a totem pole provided at the entrance.

6. **Provide climate appropriate landscaping and green features.** New development should provide landscape elements that reinforce the urban character and vibrancy of the Town Centre. Landscape elements should enrich the pedestrian-friendly character of streets in the precinct, moderate the internal building climate, manage stormwater on site, and reference the architectural quality of new buildings. Where feasible, mature trees should be retained, vegetation suitable for the Maple Ridge climate should be planted, and green roofs and walls should be considered.

Plantings are all at least moderately drought-tolerant and include native and adapted species. The perimeter plantings buffer winds and provide privacy within the site. Tree species have been selected to provide summer and winter interest, shade the parking, and pedestrian routes, and to help soften the views of the building. The high quantity of planting will reduce ground-level surface water flow, collecting water via roof drains to a detention tank.

7. **Maintain street interconnectivity.** New development should maintain street interconnectivity and the traditional use of the lane as a service street and secondary vehicular and pedestrian thoroughway. Where feasible, parking requirements should be accommodated underground.

The proposed development has a big lobby with double-height exterior glazing which strongly connects the main building without an access ramp. No surface parking is proposed for this project.

ii. **Zoning Bylaw:**

The subject property was rezoned to the RM-6 (Regional Town Centre High Density Apartment Residential) zone in 2007. The original proposed development was for a 16-storey apartment building, with 3 storey townhouse units at the base. The RM-6 (Regional Town Centre High Density Apartment Residential) zone allows for a maximum floor space ratio of 1.6 times the lot area, with some exceptions for additional density. The applicant is proposing to take advantage of the following exceptions within the zone for additional density, for a total Floor Space Ratio of 2.8:

- i. an amount equal to 0.2 times the lot area may be added for each storey above the eighth, to a maximum of 1.0 times the lot area;
- ii. an amount equal to 0.1 times the lot area may be added for providing a minimum of 90% of the required parking spaces in an underground structure. An additional 0.1 times the lot area may be added for providing all required parking spaces, excluding visitor spaces, in an underground structure.

The RM-6 (Regional Town Centre High Density Apartment Residential) zone requires 1m²/unit of common indoor amenity space, which for this development would be 92 m² (990 ft²). The development has 176.7 m² (1,902 ft²) of amenity space provided through an indoor gym provided on the second storey, and an indoor amenity area provided on the first storey. In addition, a minimum of 30% of the lot area is to be provided as useable open space. This lot would require 1152 m² (12,400 ft²) of useable open space, and they are providing 2,410 m² (25,942 ft²) through a playground, decks, and patios. A large patio (60 m², 646 ft²) is provided adjacent to the amenity room at the ground level. Large decks (516 m², 5,554 ft²) are provided for the third storey residents, and the twelfth storey residents (306 m², 3,294 ft²).

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

- Front yard setback increased from not more than 4.5 m (14.8 ft.) to 6.0 m (19.7 ft.); and
- Reduced short-term bicycle parking requirement from 27 spaces to 26 spaces.

The requested variances to the RM-6 (Regional Town Centre High Density Apartment Residential) zone are the subject of an accompanying Council report under application 2018-319-DVP.

iii. Off-Street Parking and Loading Bylaw:

The *Off-Street Parking and Loading Bylaw No. 4350-1990* requires that development within the Central Business District of the Town Centre for Multi-Family Market Housing provide the following:

Residential Component:

- Bachelor = 0.9 spaces/unit
- 1 bedroom = 1 space/unit
- Each additional bedroom = 0.1/unit

Visitor Component:

- 0.10 space/unit – where on-street supply is available.

This development consists of:

- 2 one-bedroom units;
- 50 two-bedroom units;
- 38 three-bedroom units; and
- 2 four-bedroom units

The total parking requirement results in 107 stalls for the residents and nine stalls for visitors, two of which should be allocated for vehicles of people with disabilities. The applicant is providing 143 parking stalls in two levels of underground parking, nine of which are allocated for vehicles of people with disabilities, and nine of which are visitor stalls. The development has 33 small car parking stalls, which is 23% of the total parking; however, there are 27 parking stalls provided above what is

required. The small car parking percentage is brought down to the permitted 10% based on the number of required parking stalls.

The Maple Ridge Town Centre Parking Standards also specify Bicycle Parking Space Requirements, as follows:

Building Classification	Long-Term Bicycle Parking Required	Long-Term Bicycle Parking Provided	Short-Term Bicycle Parking Required	Short-Term Bicycle Parking Provided
Townhouses	Storage provided inside individual units = 0 spaces required	0	3 spaces for every 20 units, located at visitor parking areas = 3 required spaces	3
Low-Rise, Medium-Rise, and High Rise Residential	1 space per 4 units = 79 apartment units/4, 20 spaces required	32	6 spaces for every 20 units = 79 apartment units/20 x 6, 24 required spaces	23

Based on the number of units proposed, 20 long-term Bicycle Parking stalls are required and 27 short-term Bicycle Parking stalls are required. The applicant is providing 32 long-term Bicycle Parking stalls and 26 short-term Bicycle Parking stalls. The applicant is seeking a variance for the one short-term Bicycle Parking stall that they are missing.

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 September 18, 2019. The ADP supported the project with the following resolutions, which have since been resolved, as outlined in italics below by the project architect:

Landscape Comments:

1. Ensure the pad-mounted transformer (PMT) has access to street for maintenance;
The PMT is accessible via the sod lawn in front of the pad, at the street.
2. Consider green separation between patios;
Planters have been added between patios, with evergreen shrubs for year-round colour and privacy.
3. Provide more planting buffer between private patios and public areas ie: bike rack area, guest suite, amenity area, exit walkways;
Planters were added to provide a soft visual buffer between private and public spaces in the locations requested.
4. Review trellis and screen detail to ensure patios are enclosed;
The trellis and screens have been joined to ensure privacy at patios.
5. Coordinate soil and fall surfacing depths on slab with Landscape Architect and Engineer;
The fall surface has been revised to resilient tiles to allow for a taller parkade roof in the play area. Soil in planters will meet British Columbia Society of Landscape Architects standards for on-slab conditions.

6. Review installation detail of step posts and play equipment over slab;
Play equipment has been revised to suit the slab conditions.
7. Consider continuing semi-public walkway around East side of building to ensure onsite access to amenity from southern ground floor units;
This has been implemented.
8. Consider reviewing landscape design to provide Tier 3 stormwater management;
Stormwater will be directed to tanks or will be infiltrated at the surface.
9. Provide softening of first floor North elevation through architectural features, landscaping and programming (reduction of exposed concrete, adding raised planting beds or landscape features).
Additional planters have been added on the patios to add softness to the north elevation.

Architectural Comments:

1. Consider simplification of the architectural language through architectural features, materials and colours;
We replaced the dark blue colour with the architectural concrete panel and simplified the balcony edges in typical front balconies.
2. Consideration for sustainable features beyond code minimums;
The current BC Building Code calls for Step 1 energy level in multi-family buildings. We are proposing Step 2 energy for the proposed development.
3. Provide softening of first floor North elevation through architectural features, landscaping and programming (reduction of exposed concrete, adding raised planting beds or landscape features);
We provided a landscape strip along the big wall at the north-west corner and provided a new glazing in the wall to have a smaller solid wall face.
4. Consider emphasis on tower entry features to clearly delineate activity;
We removed the entry arbour and replaced it with a modern steel canopy.
5. Planning Department to confirm that the Public Art component is substantiated through regulations and is located within the public realm;
We replaced the proposed Spawning Salmon with a 10 ft. high, stained Totem pole. The location of the pole is near the public realm and the building entry.
6. Review and confirm material consistency through colours and use ie.: trellis and wood features.
We replaced the wood privacy screens with pre-finished aluminum privacy screen to match the arbours.

The ADP concerns have been addressed appropriately and are reflected in the current plans.

5. Environmental Implications:

Green building techniques have been incorporated into the development, as required by the Town Centre Development Permit Area Guidelines, as described below.

Building Setbacks, Form, Mass, and Height:

The proposed development will have concrete planters and trellises on the third storey. Roof decks are provided for the penthouse suites. Trellises are proposed for the west and south ground patio entries and over the main entry walkway. The development steps back at the third and eleventh storeys to reduce the wind tunnel effect and over-shadowing.

Building Facades, Materials, and Colour:

Large balconies are provided for exterior shading. High life-cycle materials will be used for the proposed development with most of the building material purchased from local suppliers, aside from the cladding. LED light fixtures are proposed throughout the project, and the proposed fixtures will provide a downcast light to minimize light pollution. All exterior wall studs and cladding substructure and fasteners will have a zinc coat for longer life-cycle, and all materials are UV rated.

Building Site Considerations:

Hard landscape materials include poured-in-place concrete retaining and planter walls, commercial-grade concrete slab pavers, and aluminum metal fencing. Furnishings are commercial-grade and durable. The site will gather surface water into detention tanks and use the rainwater for the irrigation system. The site is designed with a high level of shrub and tree planting to create an attractive, functional, and practical garden-style landscape. There are 55 trees proposed onsite, with four street trees. The proposed plants are climate-appropriate, functional and practical, and do not require high maintenance techniques or extensive watering for survival. A variety of flowering and fruit-producing native and non-native plants have been selected to support habitat.

Short-term bicycle parking is provided at the entry and to the side of the building, and long-term bicycle parking is provided in secured bike storage lockers in the underground parking area, with a direct sight-line from the elevator area.

This development is proposing to use permeable pavers, an irrigation cistern, and detention tank to be incorporated into the Stormwater Management Plan.

6. Citizen/Customer Implications:

A Development Information Meeting (DIM) was not required, as the subject property was already zoned RM-6 (Regional Town Centre High Density Apartment Residential).

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 \$200,425.85, the security will be \$200,425.85.

CONCLUSION:

As the development proposal complies with the *Town Centre – Downtown East Precinct* Multi-Family Development Permit Area Guidelines of the OCP for form and character, it is recommended that 2018-319-DP be given favourable consideration.

“Original signed by Michelle Baski”

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

“Original signed by Chuck Goddard”

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

“Original signed by Christine Carter”

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

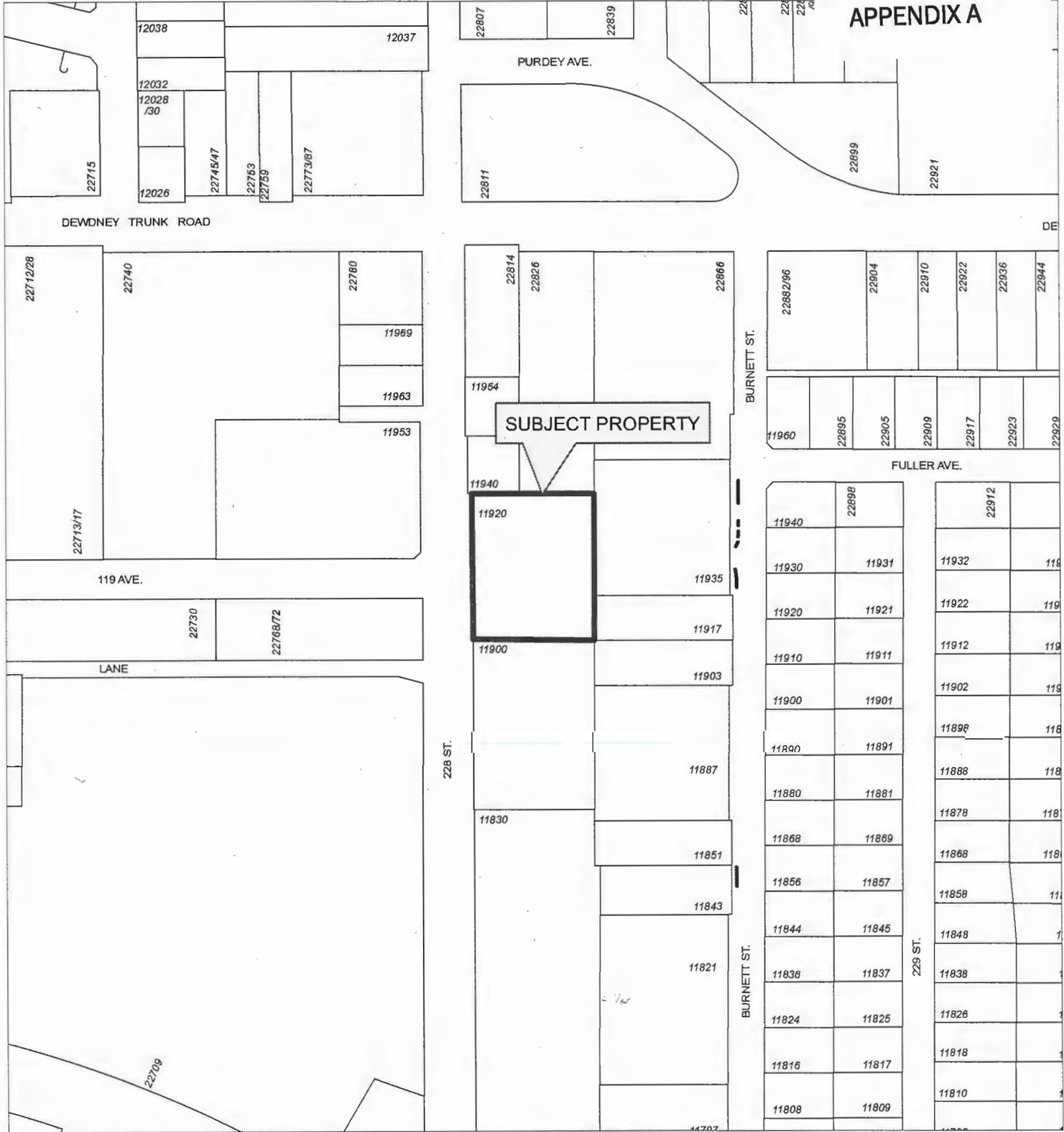
“Original signed by Al Horsman”

**Concurrence: Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Architectural Plans and Elevations
- Appendix D – Landscape Plans

APPENDIX A



SUBJECT PROPERTY



Scale: 1:2,500

Legend

--- Ditch Centreline

11920 228 STREET
PID: 016-552-148

PLANNING DEPARTMENT



MAPLE RIDGE

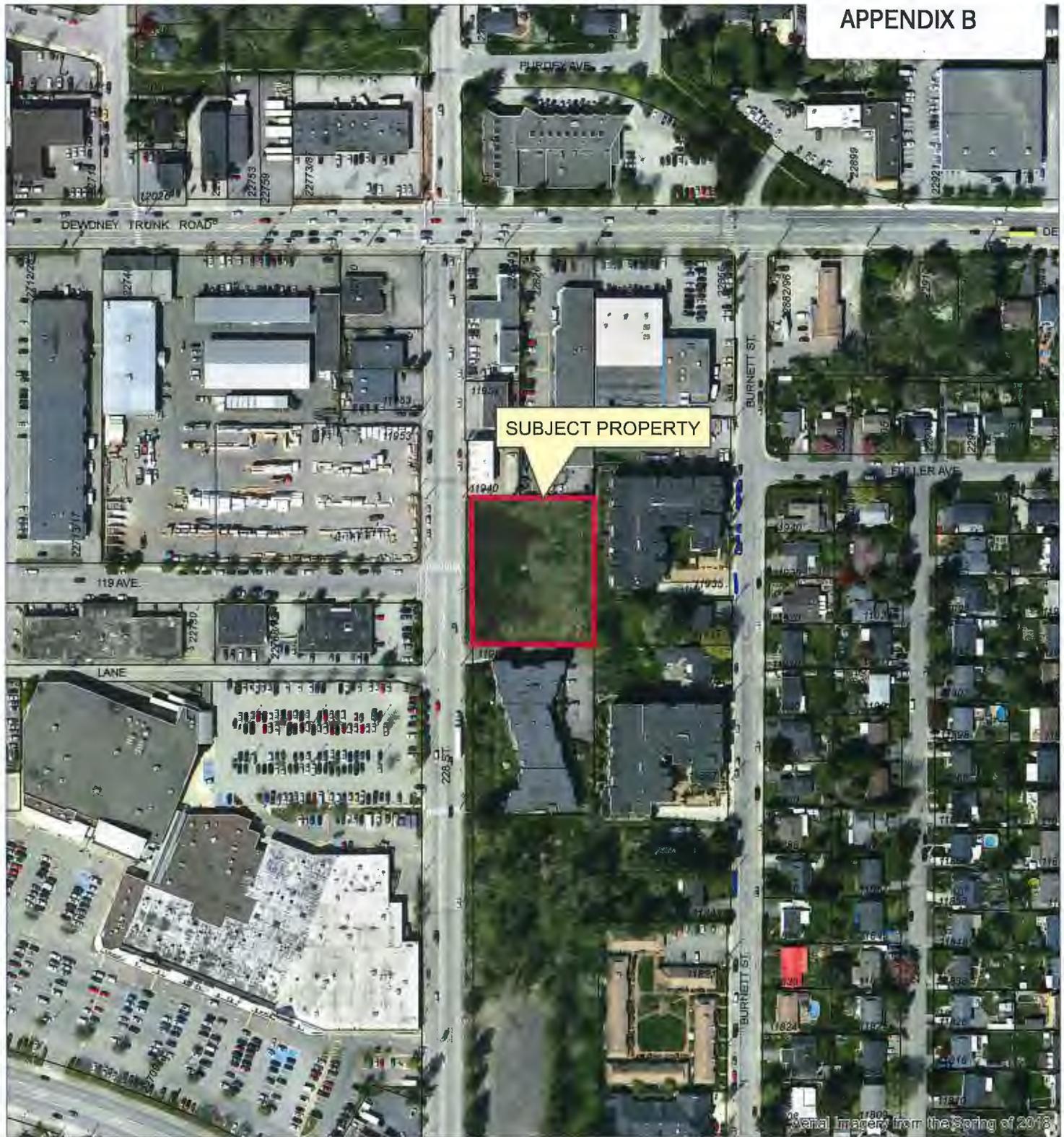
British Columbia

mapleridge.ca

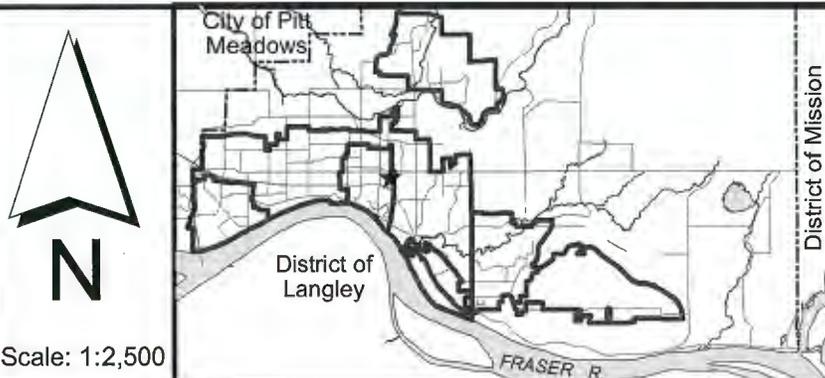
FILE: 2018-319-VP
DATE: Jun 28, 2019

BY: PC

APPENDIX B



Aerial Imagery from the Spring of 2018



11920 228 STREET
PID: 016-552-148

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2018-319-VP
DATE: Jun 28, 2019

BY: PC

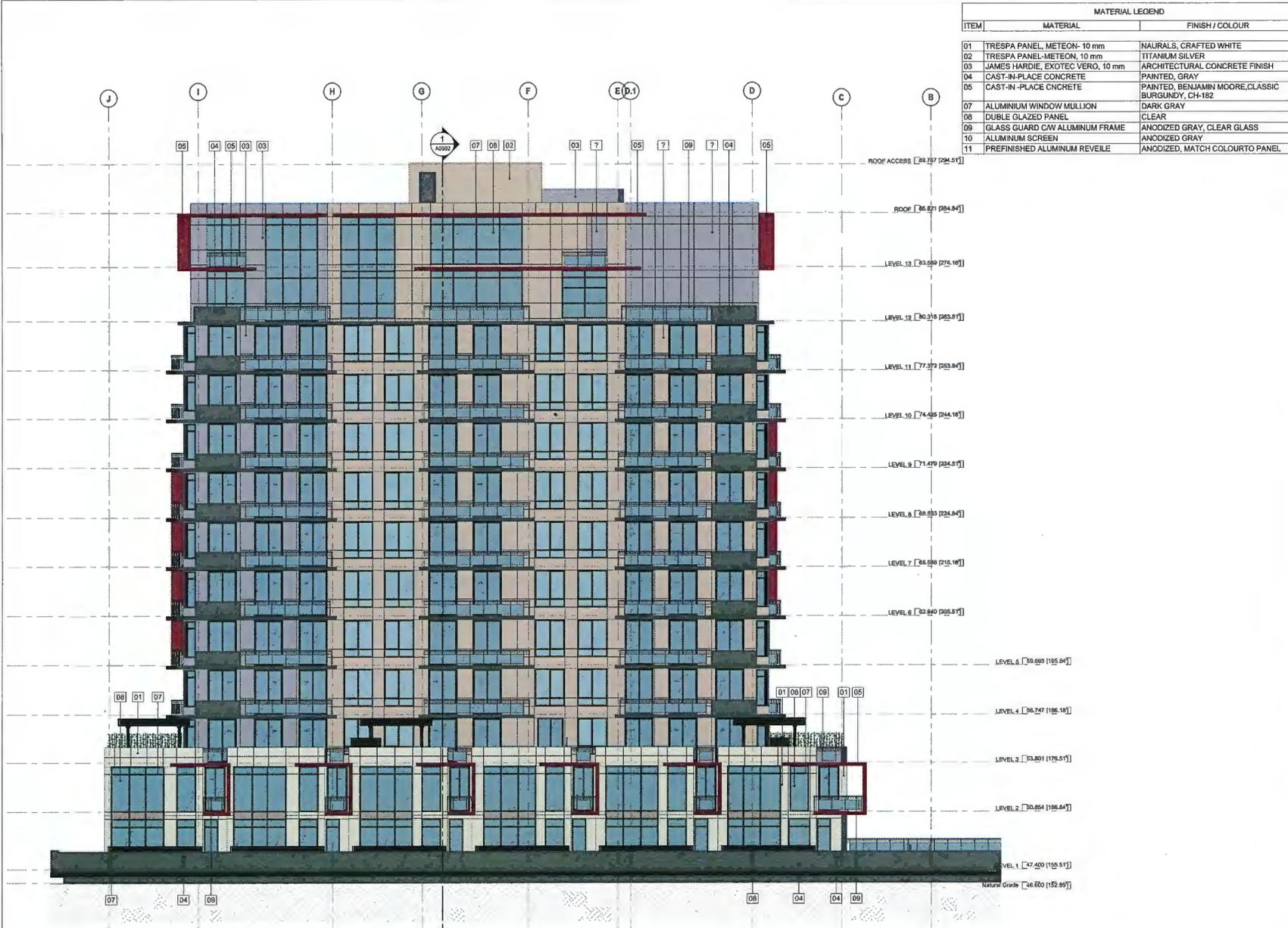
MATERIAL LEGEND		
ITEM	MATERIAL	FINISH / COLOUR
01	TRESPA PANEL-METEON- 10 mm	NAURALS, CRAFTED WHITE
02	TRESPA PANEL-METEON, 10 mm	TITANIUM SILVER
03	JAMES HARDIE, EXOTEC VERO, 10 mm	ARCHITECTURAL CONCRETE FINISH
04	CAST-IN-PLACE CONCRETE	PAINTED, GRAY
05	CAST-IN-PLACE CONCRETE	PAINTED, BENJAMIN MOORE,CLASSIC BURGUNDY, CH-182
07	ALUMINIUM WINDOW MULLION	DARK GRAY
08	DUBLE GLAZED PANEL	CLEAR
09	GLASS GUARD CW ALUMINIUM FRAME	ANODIZED GRAY, CLEAR GLASS
10	ALUMINIUM SCREEN	ANODIZED GRAY
11	PREFINISHED ALUMINIUM REVEILE	ANODIZED, MATCH COLOURTO PANEL

Inspired Architecture

216-232 HARBOR DRIVE, NORTH VANCOUVER
 BRITISH COLUMBIA V7V 1V7 CANADA
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1 East Elevation-Back
 SCALE: 1:100

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50	2018-08-28	ISSUED FOR DEVELOPMENT PERMIT AS PER ADP COMMENTS	AF	

PROJECT
228th STREET RESIDENTIAL TOWER
 11920 228th STREET MAPLE RIDGE, BC

DRAWING TITLE
ELEVATIONS-EAST

DRAWING STATUS
ISSUED FOR DEVELOPMENT PERMIT AS PER ADP COMMENTS

PROJECT NO. 17181	PROJECT DATE DECEMBER 16, 2019	DRAWN BY REVISOR	AUTHOR
DRAWING NO. A0402	SCALE 1:100	CHECKED BY REVISOR	DATE 6

MATERIAL LEGEND		
ITEM	MATERIAL	FINISH / COLOUR
01	TRESPA PANEL, METEON- 10 mm	NAURAL S, CRAFTED WHITE
02	TRESPA PANEL-METEON, 10 mm	TITANIUM SILVER
03	JAMES HARDIE, EXOTEC VERO, 10 mm	ARCHITECTURAL CONCRETE FINISH
04	CAST-IN-PLACE CONCRETE	PAINTED, GRAY
05	CAST-IN-PLACE CONCRETE	PAINTED, BENJAMIN MOORE, CLASSIC BURGUNDY, CH-182
07	ALUMINIUM WINDOW MULLION	DARK GRAY
08	DOUBLE GLAZED PANEL	CLEAR
09	GLASS GLAZED CW ALUMINIUM FRAME	ANODIZED GRAY, CLEAR GLASS
10	ALUMINIUM SCREEN	ANODIZED GRAY
11	PREFINISHED ALUMINIUM REVEILE	ANODIZED, MATCH COLOUR TO PANEL

Inspired Architecture

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 Vancouver, BC V6C 3R8
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ROOF [19.821 (224.64)]

LEVEL 13 [19.899 (224.10)]

LEVEL 12 [19.919 (223.51)]

LEVEL 11 [19.932 (223.04)]

LEVEL 10 [19.945 (224.10)]

LEVEL 9 [19.959 (224.51)]

LEVEL 8 [19.973 (224.04)]

LEVEL 7 [19.986 (218.10)]

LEVEL 6 [19.999 (223.51)]

LEVEL 5 [20.013 (198.04)]

LEVEL 4 [20.027 (188.10)]

LEVEL 3 [20.041 (178.51)]

LEVEL 2 [20.054 (168.04)]

LEVEL 1 [20.067 (105.81)]

Vertical Grids [19.620 (112.00)]

South Elevation-Side
 SCALE: 1:100

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5	2018-03-14	ISSUED FOR DEVELOPMENT PERMIT AS PER ADP COMMENTS	AM	AM
6	2018-03-14	ISSUED FOR DEVELOPMENT PERMIT AS PER ADP COMMENTS	AM	AM

PROJECT:

228th STREET RESIDENTIAL TOWER

11920 228th STREET MAPLE RIDGE, BC

DESCRIPTION:

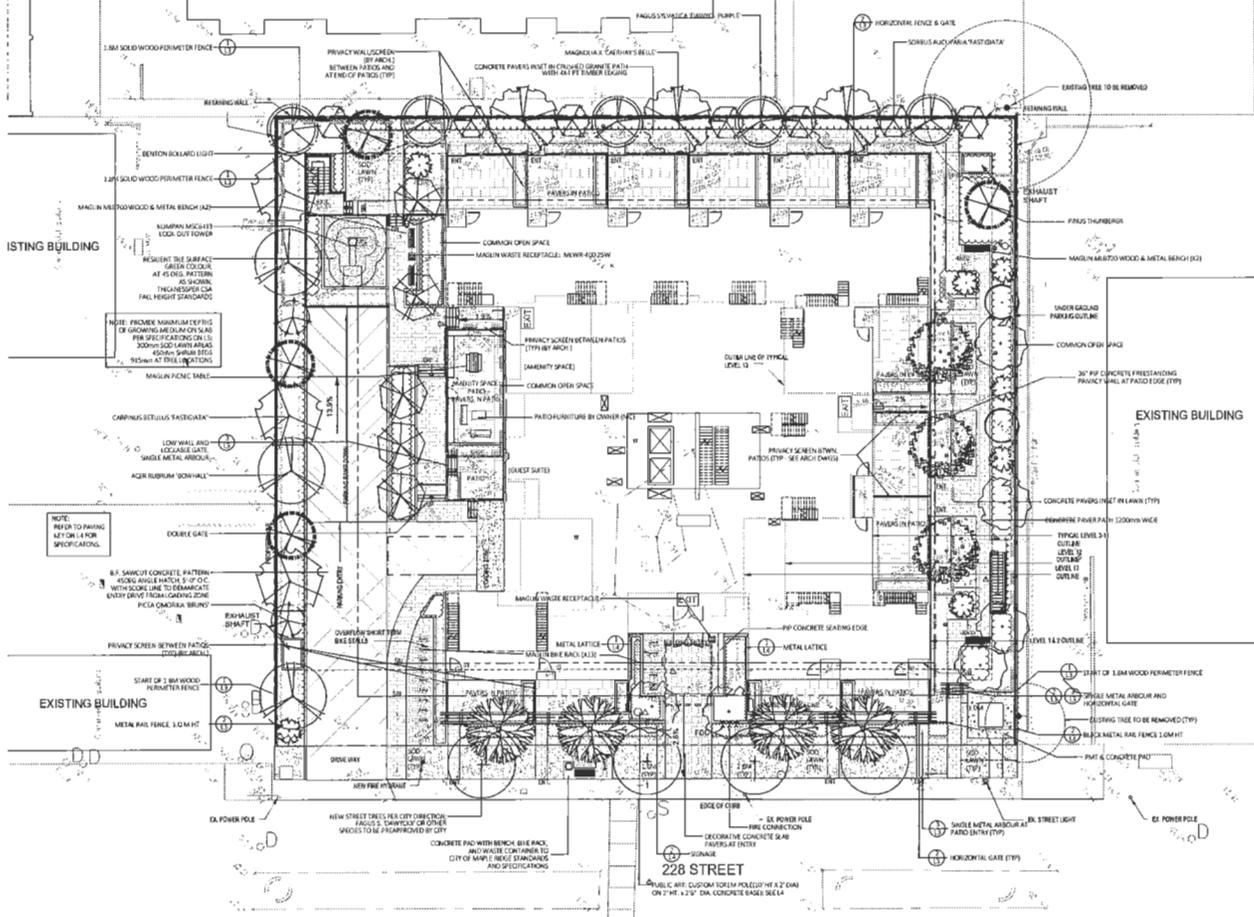
ELEVATIONS-SOUTH

ISSUED FOR DEVELOPMENT PERMIT AS PER ADP COMMENTS

PROJECT NO.	PROJECT	DATE	SCALE	REVISION	DATE
11920	228th STREET RESIDENTIAL TOWER	2018-03-14	1:100	6	2018-03-14

PROJECT NO. **A0403**

REVISION: **6**



DISTRICT OF MAPLE RIDGE - STREET TREE PLANTING REQUIREMENTS

STREET TREE SPECIES TO BE PLANTED AT MINIMUM CANOPY WIDTH

LEAF STANDARDS	4.0M
SMALL TREES	2.0M
FREE STANDING CATCH BASINS - HORNETS	2.0M
NOVE BORIS, VERTICILL, HORNETS	1.5M
LEAF SERVICES	1.5M
CONCRETE CONDUIT TRIANGLE	2.0M

MINIMUMS

COLUMNAR TREES	2.0M
SPREADING TREES	3.0 TO 4.0M
SMALL TREES	1.5M
MEDIUM TREES	2.0M
LARGE TREES	3.0M

NOTES:

- TREES MAY BE PLACED ABOVE A UTILITY PROVIDED THAT THE UTILITY HAS A MINIMUM 30CM COVER.
- STREET TREES SHALL BE SPACED FROM 1M TO 2.5M ON CENTER ENDING ON THE SPECIES SELECTION AND SITE CONDITIONS.
- ACTIVE TREE NUMBER, SPECIES & LOCATION SHALL BEYOND ACCORDING TO DISTRICT TREE CONDITIONS AND SPECIES SELECTION. LOCATIONS TO BE SET BY THE CONTRACTOR ACCORDING TO THE PLANS AND VERIFIED ON SITE BY LANDSCAPE ARCHITECT. PRIOR TO PLANTING, WORKER NOTATIONS ON LOCATION AND TOLERANCE DIMENSIONS ARE REQUIRED. OPERATIONS REGARDING MAINTENANCE TO THE PLANNING PLAN ARE TO BE REPORTED TO THE DISTRICT OF MAPLE RIDGE FOR RESOLUTION.
- MINIMUMS & SPECIFICATIONS: THE FOLLOWING IS AN ADDITION TO THOSE ITEMS LISTED IN THE SPECIFICATIONS.
 - EXPOSED THE WINDWARD SIDE: THE EXPOSED SIDE SHALL BE PLACED AT THE END OF THE PLANTING LINE TO SHOW DIRECTIONALITY AS DETERMINED BY THE DISTRICT OF MAPLE RIDGE.
 - ALL TREES SHALL BE PLANTED AT THE END OF THE PLANTING LINE TO SHOW DIRECTIONALITY AS DETERMINED BY THE DISTRICT OF MAPLE RIDGE.
 - THE WINDWARD SIDE SHALL BE PLANTED FOR A MINIMUM OF 10% OF THE TOTAL PLANTING PERCENT.
 - AFTER ONE YEAR MAINTENANCE PERIOD IS COMPLETE, THE DEVELOPER HAS LANDSCAPE ARCHITECT COMPLETE MAINTENANCE STREET TREE.
- CONTACT LANDSCAPE ARCHITECT PRIOR TO INSTALLATION FOR NEGOTIATION OF STREET TREE. STREET TREES TO MEET DISTRICT OF MAPLE RIDGE STANDARDS.
- UPON COMPLETION OF METAL LANDSCAPE CONTRACTOR TO PROVIDE AS BUILT MAP OF ALL STREET TREE LOCATIONS TO LANDSCAPE ARCHITECT FOR SUBMISSION TO CITY.

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pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4180 Still Creek Drive
Burnaby, British Columbia, V5C 6C2
p. 604 294-0011 | f. 604 294-0022

REVISIONS

NO.	DATE	REVISION DESCRIPTION	DR.
1	2018-05	ENTRY, STAIRS, AND REVIEW	NI
2	2018-05	REVISIONS TO CORRECTION	AI
3	2018-14	REVISIONS TO CORRECTION	AI
4	2018-17	PHASE LINE PUBLIC BATHING AREA	AI
5	2018-27	REV. PER CITY COMMENTS	AI
6	2018-22	ASP SUBMITTAL	AI
7	2018-24	REVISIONS PER CITY COMMENTS	AI

CLIENT:

PROJECT: RESIDENTIAL TOWER
11920 228TH STREET
MAPLE RIDGE, BC

DRAWING TITLE: LANDSCAPE PLAN

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SCALE: 1:300
DRAWN BY: JCM
CHECKED BY: FCM
DESIGN: FCM
DATE: 18.04.25 DRAWING NUMBER: L1
SCALE: 1:300
DRAWN BY: JCM
CHECKED BY: FCM
DESIGN: FCM

PMG PROJECT NUMBER: 18-050

PLANT SCHEDULE

NO.	SYMBOL	SCIENTIFIC NAME	TRADE	COMMON NAME	PMG JOB NUMBER: 18-050
1	(Symbol)	ACER SERRULATA	FRUITING	RED BELL	18-050
2	(Symbol)	ACER RUBRA	FRUITING	RED BELL	18-050
3	(Symbol)	ACER SERRULATA	FRUITING	RED BELL	18-050
4	(Symbol)	ACER RUBRA	FRUITING	RED BELL	18-050
5	(Symbol)	ACER SERRULATA	FRUITING	RED BELL	18-050
6	(Symbol)	ACER RUBRA	FRUITING	RED BELL	18-050
7	(Symbol)	ACER SERRULATA	FRUITING	RED BELL	18-050
8	(Symbol)	ACER RUBRA	FRUITING	RED BELL	18-050
9	(Symbol)	ACER SERRULATA	FRUITING	RED BELL	18-050
10	(Symbol)	ACER RUBRA	FRUITING	RED BELL	18-050

NOTES: PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. CONTRACTOR SHALL SPECIFY AS PER CITY STANDARD. WITH PLANT SIZE AND CONTAINER SIZE AND THE MINIMUM ACCEPTABLE SIZE. "R" IS TO BE SPECIFIED FOR BOTTLED CONTAINERS. MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. "S" IS TO BE SPECIFIED FOR PLANT MATERIAL AVAILABLE FOR LANDSCAPE ARCHITECT AT SOURCE OF MATERIAL. PLANT MATERIAL SHALL BE PROVIDED FROM EITHER LOCAL OR FOREIGN SOURCES. PLANT MATERIAL SHALL BE PROVIDED FROM EITHER LOCAL OR FOREIGN SOURCES. PLANT MATERIAL SHALL BE PROVIDED FROM EITHER LOCAL OR FOREIGN SOURCES.

PLANT SCHEDULE

NO.	SYMBOL	SCIENTIFIC NAME	TRADE	COMMON NAME	PMG JOB NUMBER: 18-050
11	(Symbol)	ACER SERRULATA	FRUITING	RED BELL	18-050
12	(Symbol)	ACER RUBRA	FRUITING	RED BELL	18-050
13	(Symbol)	ACER SERRULATA	FRUITING	RED BELL	18-050
14	(Symbol)	ACER RUBRA	FRUITING	RED BELL	18-050
15	(Symbol)	ACER SERRULATA	FRUITING	RED BELL	18-050
16	(Symbol)	ACER RUBRA	FRUITING	RED BELL	18-050
17	(Symbol)	ACER SERRULATA	FRUITING	RED BELL	18-050
18	(Symbol)	ACER RUBRA	FRUITING	RED BELL	18-050
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20	(Symbol)	ACER RUBRA	FRUITING	RED BELL	18-050

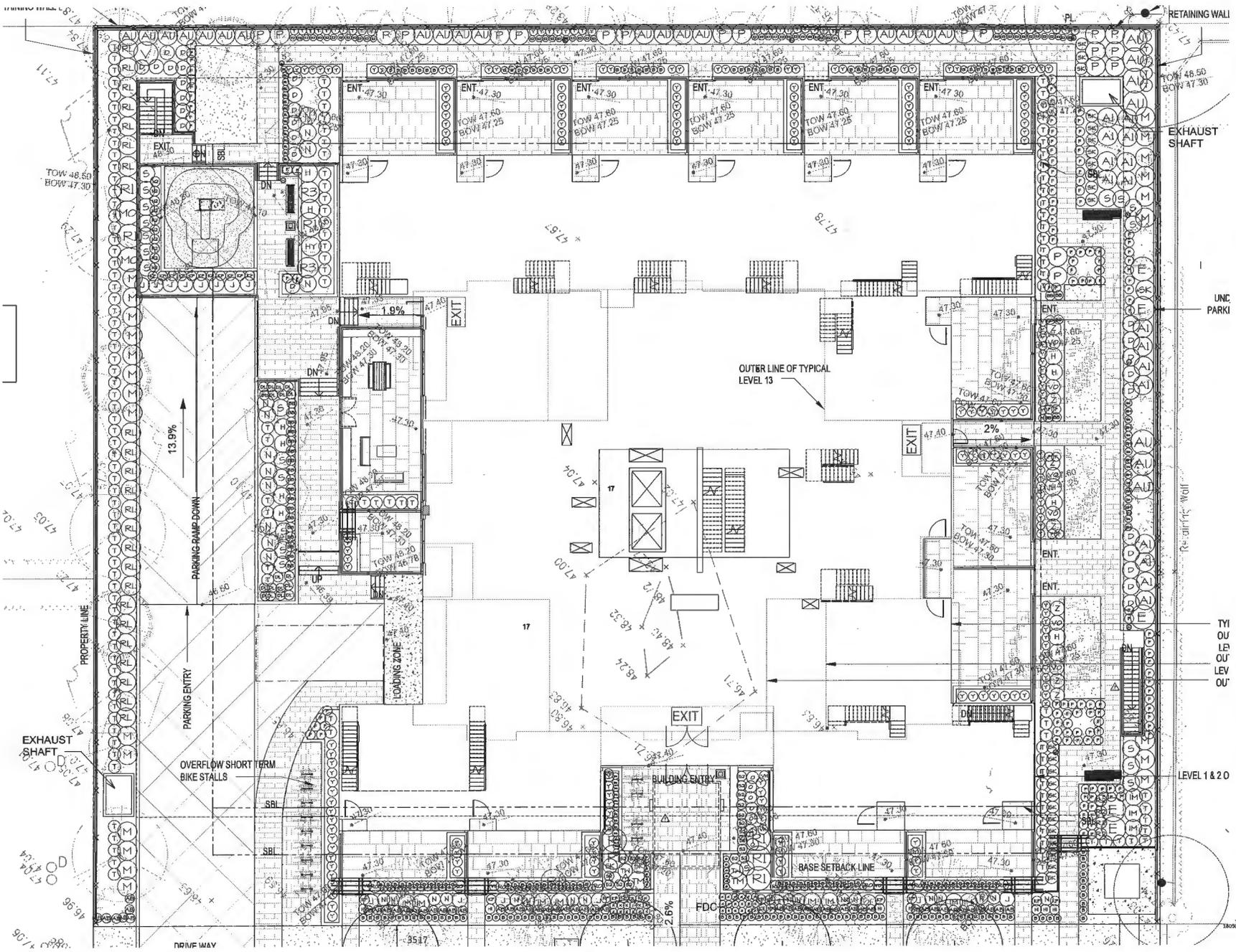
NOTES: PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. CONTRACTOR SHALL SPECIFY AS PER CITY STANDARD. WITH PLANT SIZE AND CONTAINER SIZE AND THE MINIMUM ACCEPTABLE SIZE. "R" IS TO BE SPECIFIED FOR BOTTLED CONTAINERS. MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. "S" IS TO BE SPECIFIED FOR PLANT MATERIAL AVAILABLE FOR LANDSCAPE ARCHITECT AT SOURCE OF MATERIAL. PLANT MATERIAL SHALL BE PROVIDED FROM EITHER LOCAL OR FOREIGN SOURCES. PLANT MATERIAL SHALL BE PROVIDED FROM EITHER LOCAL OR FOREIGN SOURCES. PLANT MATERIAL SHALL BE PROVIDED FROM EITHER LOCAL OR FOREIGN SOURCES.

PLANT SCHEDULE

NO.	SYMBOL	SCIENTIFIC NAME	TRADE	COMMON NAME	PMG JOB NUMBER: 18-050
21	(Symbol)	ACER SERRULATA	FRUITING	RED BELL	18-050
22	(Symbol)	ACER RUBRA	FRUITING	RED BELL	18-050
23	(Symbol)	ACER SERRULATA	FRUITING	RED BELL	18-050
24	(Symbol)	ACER RUBRA	FRUITING	RED BELL	18-050
25	(Symbol)	ACER SERRULATA	FRUITING	RED BELL	18-050
26	(Symbol)	ACER RUBRA	FRUITING	RED BELL	18-050
27	(Symbol)	ACER SERRULATA	FRUITING	RED BELL	18-050
28	(Symbol)	ACER RUBRA	FRUITING	RED BELL	18-050
29	(Symbol)	ACER SERRULATA	FRUITING	RED BELL	18-050
30	(Symbol)	ACER RUBRA	FRUITING	RED BELL	18-050

NOTES: PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. CONTRACTOR SHALL SPECIFY AS PER CITY STANDARD. WITH PLANT SIZE AND CONTAINER SIZE AND THE MINIMUM ACCEPTABLE SIZE. "R" IS TO BE SPECIFIED FOR BOTTLED CONTAINERS. MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. "S" IS TO BE SPECIFIED FOR PLANT MATERIAL AVAILABLE FOR LANDSCAPE ARCHITECT AT SOURCE OF MATERIAL. PLANT MATERIAL SHALL BE PROVIDED FROM EITHER LOCAL OR FOREIGN SOURCES. PLANT MATERIAL SHALL BE PROVIDED FROM EITHER LOCAL OR FOREIGN SOURCES. PLANT MATERIAL SHALL BE PROVIDED FROM EITHER LOCAL OR FOREIGN SOURCES.

APPENDIX D



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 LANDSCAPE
 ARCHITECTS
 Suite C100 - 4185 88th Street Drive
 Burnaby, British Columbia, V5C 8C9
 P: 604 294-0211 | F: 604 294-0222

SEAL:

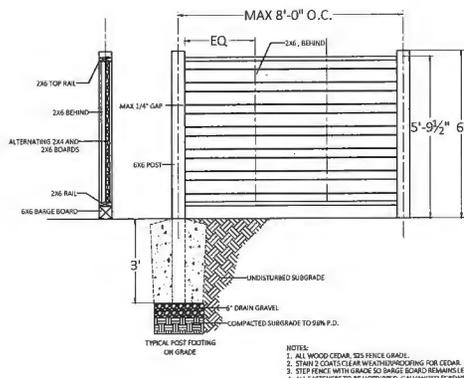
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99	20/04/23	REVISED PERMITS	PM
100	20/04/23	REVISED PERMITS	PM

PROJECT:
RESIDENTIAL TOWER
 11920 228TH STREET
 MAPLE RIDGE, BC

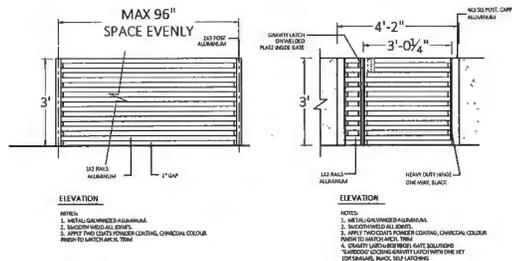
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SHRUB PLAN

DATE: 14 JUL 23 DRAWING NUMBER:
 SCALE: 1:100
 DRAWN: **L2**
 DESIGN:
 CHECKED: PCM OF 5
 PMG PROJECT NUMBER: 18-050

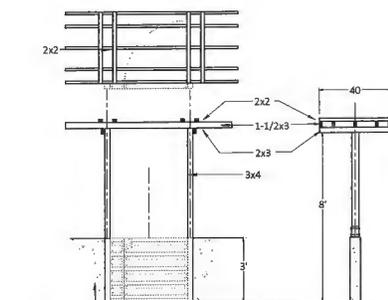
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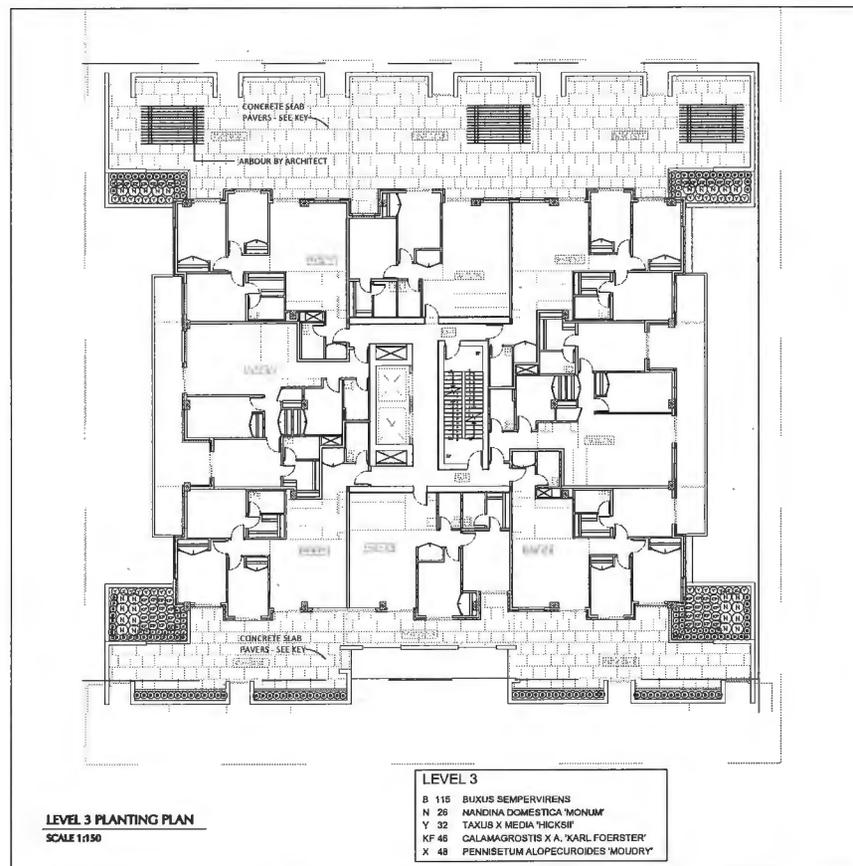
1
LS HORIZONTAL PERIMETER FENCE
12'-11/2"



2
LS HORIZONTAL FENCE AND GATE
8'-11/2"



3
LS SINGLE METAL ARBOUR
3'-11/2"



LEVEL 3 PLANTING PLAN
SCALE 1:150

LEVEL 3	
B 115	BUXUS SEMPERVIRENS
N 25	NANDINA DOMESTICA 'MONLUM'
Y 32	TAXUS X MEDIA 'HICKSII'
KF 46	CALAMAGROSTIS X A. 'KARL FOERSTER'
X 48	PENNISETUM ALOPECUROIDES 'MOJORY'

NO.	DATE	REVISION DESCRIPTION	DR.
3	04.13.17	P.M.G. P.M.G. PUBLIC SQUARE AREA	BT
2	13.FEBRU.17	REV. PER P.M.G. COMMENTS	BT
1	03.OCT.16	REV. PER P.M.G. COMMENTS	BT

CLIENT:

PROJECT:

RESIDENTIAL TOWER

11920 228TH STREET
MAPLE RIDGE, BC

DRAWING TITLE:
LANDSCAPE DETAILS
LEVEL 3 SHRUB PLAN

DATE: 18.JUL.13 DRAWING NUMBER:

SCALE: VARIES

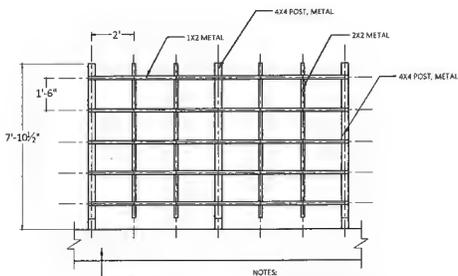
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DESIGN:

CHECK: PCM

L3

OF 5



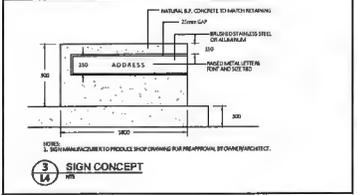
1
14 METAL LATTICE
38\"/>

NOTES:
1. POSTS LATTICE ALUMINUM.
2. WELD ALL SEAMS.
3. POWDER COAT GUNNIS BLACK.
4. VERIFY ALL CONCRETE OPENING WIDTHS AND POST CONNECTION LOCATIONS PRIOR TO CONSTRUCTION.

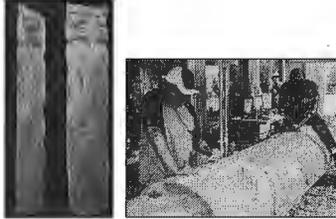
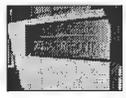
PAVING KEY

	B.F. CONCRETE SCORE CITY 1300mm CC AUGER RE BARING COLOUR: NATURAL		REAR EXT. TREES PLANTAL PLANT TILES (FOR SIMULAN) GREEN COLOUR THICKNESS PER CSA FULL HEIGHT REQUIREMENTS FOR 22.5 CM INSTALL PER MANUFACTURER'S SPECIFICATIONS
	AMPCOR CONCRETE PRODUCTS CLAYTAY CONCRETE SLAB FINISH 12\"/>		
	AMPCOR CONCRETE PRODUCTS NEW YORK SERIES SLAB FINISH 12\"/>		
	AMPCOR CONCRETE PRODUCTS NEW YORK SERIES SLAB FINISH 2\"/>		

PLANT IMAGES



3
14 SIGN CONCEPT
100



PUBLIC ART CONCEPT IMAGE: TOTEM POLE

CONCEPT IMAGES



BENCH: MAGLUM M4200-W-A
POWDERCOAT BLACK ALUMINUM
PE WOOD, STAINED
SURFACE MOUNT TO PREPARED CONCRETE SLAB

WASTE RECEPTACLE: MAGLUM M4200-W-22L
POWDERCOAT BLACK ALUMINUM
PE WOOD, STAINED
SURFACE MOUNT TO PREPARED CONCRETE SLAB



BIKE RACK: MAGLUM S308-1000
POWDERCOAT BLACK ALUMINUM
SURFACE MOUNT TO PREPARED CONCRETE SLAB



PICNIC TABLE: MAGLUM M41PT200
POWDERCOAT BLACK ALUMINUM
PE WOOD, STAINED
SURFACE MOUNT TO PREPARED CONCRETE SLAB



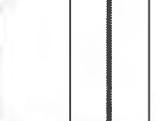
ROMPAN LOCKOUT TOWER (M3C 5413)
INSTALLED ON HOUSEKEEPING SLAB
WITH SAFETY SURFACE TO CSA STANDARDS



ARISTONAT PAVES: COVER GREY
PATTERN VARIES, T80



CELLAR: 4000A WIRELESS WIRING
TO BE PRE-APPROVED BY ELECT. ENG.



PEDESTRIAN STREET LIGHT: LOGMAN ANDERSON 1
POWDERCOAT BLACK ALUMINUM
TO BE PRE-APPROVED BY MAPLE RIDGE ENGINEERING DEPT.

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Suite C100 - 4185 Burr Creek Drive
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p: 604 294-0011 ; f: 604 294-0022

REVISIONS

NO.	DATE	REVISION DESCRIPTION	DR.
3	19.03.17	PMG, ARS PBL, PUBLIC SEATING AREA	BJ
2	18.06.27	REV. PER ARS COMMENTS	BJ
1	19.04.23	REV. PER ARS COMMENTS	BJ
1	19.04.23	REVISIONS PER CITY COMMENTS	BJ

CLIENT: _____
PROJECT: _____

RESIDENTIAL TOWER
11920 228TH STREET
MAPLE RIDGE, BC

DRAWING TITLE:
LANDSCAPE CONCEPT DETAILS

DATE: 18.JUL.23 DRAWING NUMBER:
SCALE: VARIES
DRAWN: BJ
DESIGN: BJ
CHECKED: PCM OF 5

PMG PROJECT NUMBER: 18050-6-2P 18-050



mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council

FROM: Chief Administrative Officer

SUBJECT: **Development Permit
20390 Dewdney Trunk Road**

MEETING DATE: May 5, 2020
FILE NO: 2019-065-DP
MEETING: C o W

EXECUTIVE SUMMARY:

A Commercial Development Permit application has been submitted for the subject property located at 20390 Dewdney Trunk Road, to allow for renovations on the existing McDonald's restaurant to upgrade to their new corporate image. The subject property is zoned CS-1 (Service Commercial), which allows for restaurant and drive-through use. The proposed renovations have already been completed at other McDonald's restaurant locations in Canada, including the location on Lougheed Highway that was the subject of a separate Development Permit application 2019-011-DP for similar revisions and that was approved by Council in October 2019.

After initial review by the Advisory Design Panel of both applications in the same meeting, the applicant made revisions to the architectural plans of the subject application, and resubmitted new plans to be reviewed. The panel supports the revised subject application as presented.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2019-065-DP respecting property located at 20390 Dewdney Trunk Road.

DISCUSSION:

a) Background Context:

Applicant:	Lovick Scott Architects Ltd. Andrea Scott
Owner:	McDonald's Restaurants of Canada Ltd
Legal Description:	Lot B, District Lot 222, New Westminster District Plan LMP34007
OCP :	
Existing:	Commercial
Proposed:	Commercial
Zoning:	
Existing:	CS-1 (Service Commercial)
Proposed:	CS-1 (Service Commercial)
Surrounding Uses	
North:	Use: Church
	Zone: P-4 (Place of Worship Institutional)
	Designation Institutional

1105

South:	Use:	Commercial
	Zone:	C-2 (Community Commercial)
	Designation:	Commercial
East:	Use:	Commercial
	Zone:	C-2 (Community Commercial)
	Designation:	Commercial
West:	Use:	Commercial
	Zone:	CS-1 (Service Commercial)
	Designation:	Commercial

Existing Use of Property:	Restaurant with drive-through
Proposed Use of Property:	Restaurant with drive-through
Site Area:	2000 m ² (0.5 acre)
Access:	Dewdney Trunk Road
Servicing:	Urban

b) Project Description:

A Commercial Development Permit application was submitted for the subject property, located at 20390 Dewdney Trunk Road, to allow for internal and external renovations on the existing McDonald's location, and upgrade to the new corporate image (see Appendices A, B, and C). The property is zoned CS-1 (Service Commercial), allowing for the restaurant and drive-through use.

The renovations and upgrades were triggered through a marketing campaign by McDonald's headquarters to update their restaurant's image.

c) Planning Analysis:

Official Community Plan (OCP)

This restaurant is located on the north side of Westgate Shopping Centre, bounded by Dewdney Trunk Road and 203 Street. The current application will revitalize the commercial area with a new corporate façade upgrade that will reflect McDonald's new corporate image. This is reflective of a recent trend of other "fast food" restaurants in the area, such as Burger King for example on the other side of Westgate Shopping Centre and across Lougheed Highway to the south.

Development Permits

The OCP for Maple Ridge designates the following as Development Permit Area:

1. Commercial Development Permit pursuant to Section 919.1(1)(f) of the *Local Government Act* for the form and character of lands designated Commercial on Schedule B of the Official Community Plan or for lands designated Commercial in an Area Plan;

Applications for Commercial Development Permits are assessed against the following key guideline concepts:

1. Avoid conflicts with adjacent uses through sound attenuation, appropriate lighting, landscaping, traffic calming and the transition of building massing to fit with adjacent development.

The application seeks the modernization of the existing building and therefore, should not negatively affect any other nearby commercial buildings. The traffic, noise and lighting generated after the renovations should not exceed the current levels.

2. Encourage a pedestrian scale through providing outdoor amenities, minimizing the visual impact of parking areas, creating landmarks and visual interest along street fronts.

Through the original development permit the drive-thru area was established, together with landscaping.

3. Promote sustainable development with multimodal transportation circulation, and low impact building design.

The building design is being upgraded to national marketing standards, established through the restaurant's headquarters. The proposed renovations are compatible with the commercial area and uses nearby.

4. Respect the need for private areas in mixed use development and adjacent residential areas.

The subject property is adjacent to mostly commercial properties, except to the north, which is a religious assembly use in nature. The subject property is separated from several single-family homes to the northeast by Dewdney Trunk Road, a major corridor.

5. The form and treatment of new buildings should reflect the desired character and pattern of development in the area by incorporating appropriate architectural styles, features, materials, proportions and building articulation.

The subject architectural style upgrade is considered appropriate form and character for the established commercial business and is consistent with the upgrade to the other McDonald's restaurant location in Maple Ridge.

Zoning

The property is zoned CS-1 (Service Commercial), which allows for restaurant and drive-through use. The subject zone is consistent with the existing use.

The following staff comments were provided to the applicant, and are shared with Council;

- If additional facilities such as expansion of washrooms are being proposed, the applicant will need to contact our Engineering Department to discuss the capacity of the existing water, sanitary and drainage systems, to handle increase.

- Any signs will ultimately need to conform with the requirements of the Sign Bylaw for the CS-1 (Service Commercial) zone, but the submitted is sufficient for this Commercial Development Permit application.

d) Advisory Design Panel:

Firstly, on September 18, 2019, the Advisory Design Panel discussed both the subject application 2019-065-DP and the other application 2019-011-DP for the Lougheed Highway location. In response to that ADP resolution, the Architect provided the following responses related to the subject application below:

"Landscape Comments:

- *Ensure existing vegetation is retained and protected; Yes*
- *Ensure pedestrian safety with pedestrian oriented circulation from East side of building to West side of building along North elevation; Yes sidewalk added on North side*
- *Consider adding bollards on North elevation for vehicular protection; Yes*
- *Consider providing additional exterior bike racks for clients and staff. Yes, 3 additional bike racks adjacent on 3 existing bike racks located West side of the building*

Note we also added a new sidewalk between parking stalls (North side) connecting the existing City sidewalk to the main entry. "

After this initial response, the applicant made revisions to the architectural plans for the subject location. The architect provided a written explanation of the proposed new changes and the revised application was brought before the panel a second time in March 2020. Staff requested that ADP provide comments on the changes to the design of the proposed renovations, as well as the responses to the initial comments that ADP provided at their previous meeting of September 18, 2019.

At the meeting of March 18, 2020, ADP members moved that the application be brought before Council for approval.

CONCLUSION:

The subject application is in compliance with both the Commercial Development Permit Guidelines, and therefore it is recommended the Corporate Officer be authorized to sign and seal 2019-065-DP respecting property located at 20390 Dewdney Trunk Road.

"Original signed by Mark McMullen" for

Prepared by: **Therese Melser**
Planning Technician

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

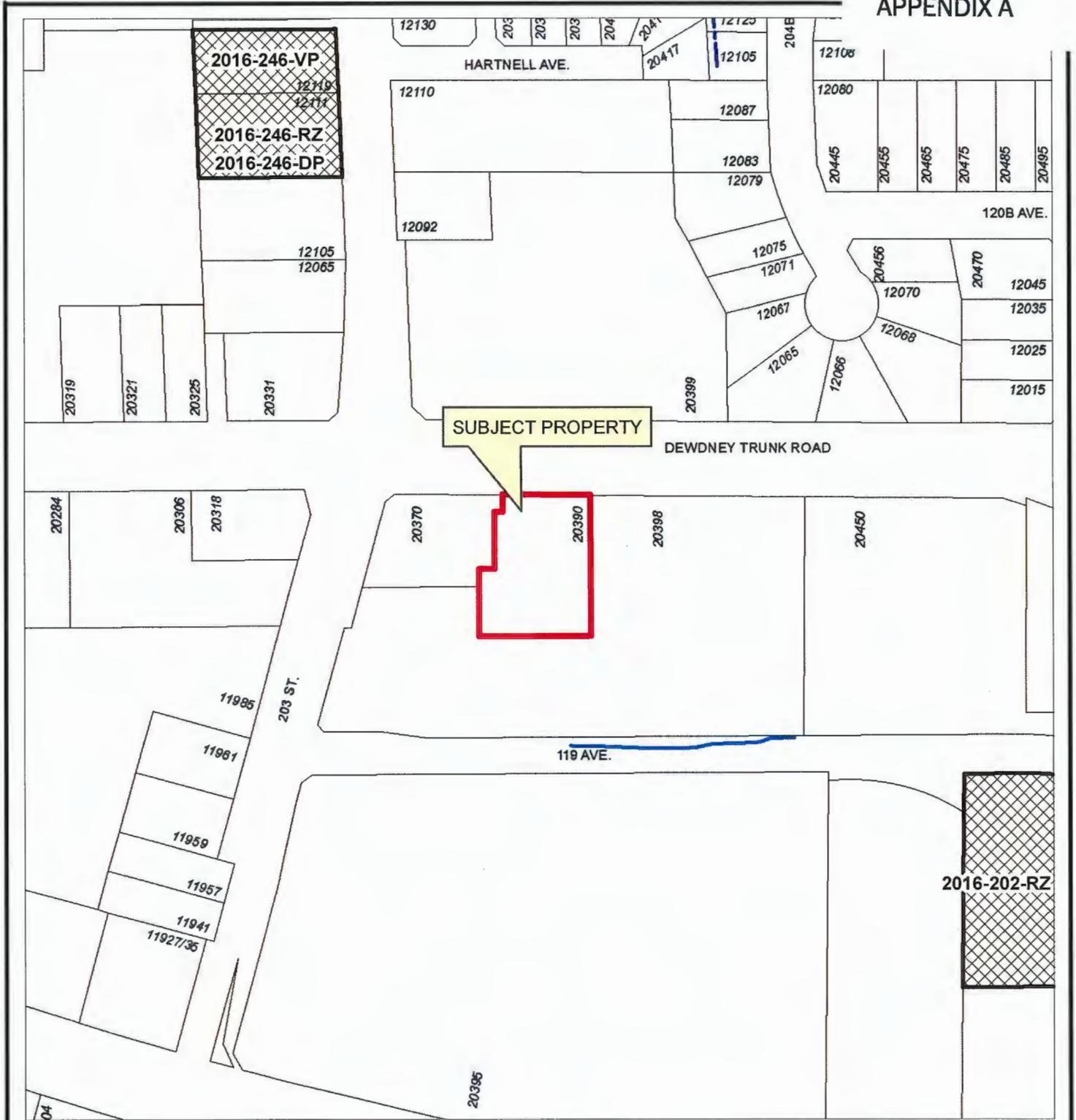
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

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



SUBJECT PROPERTY



Legend

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

Scale: 1:2,000

20390 Dewdney Trunk
PID 023-816-406

PLANNING DEPARTMENT



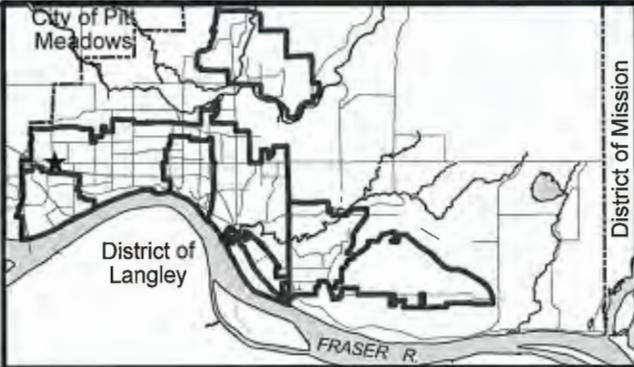
mapleridge.ca

FILE: 2019-065-DP
DATE: Feb 22, 2019

BY: MC



Scale: 1:2,000



20390 Dewdney Trunk
 PID 023-816-406

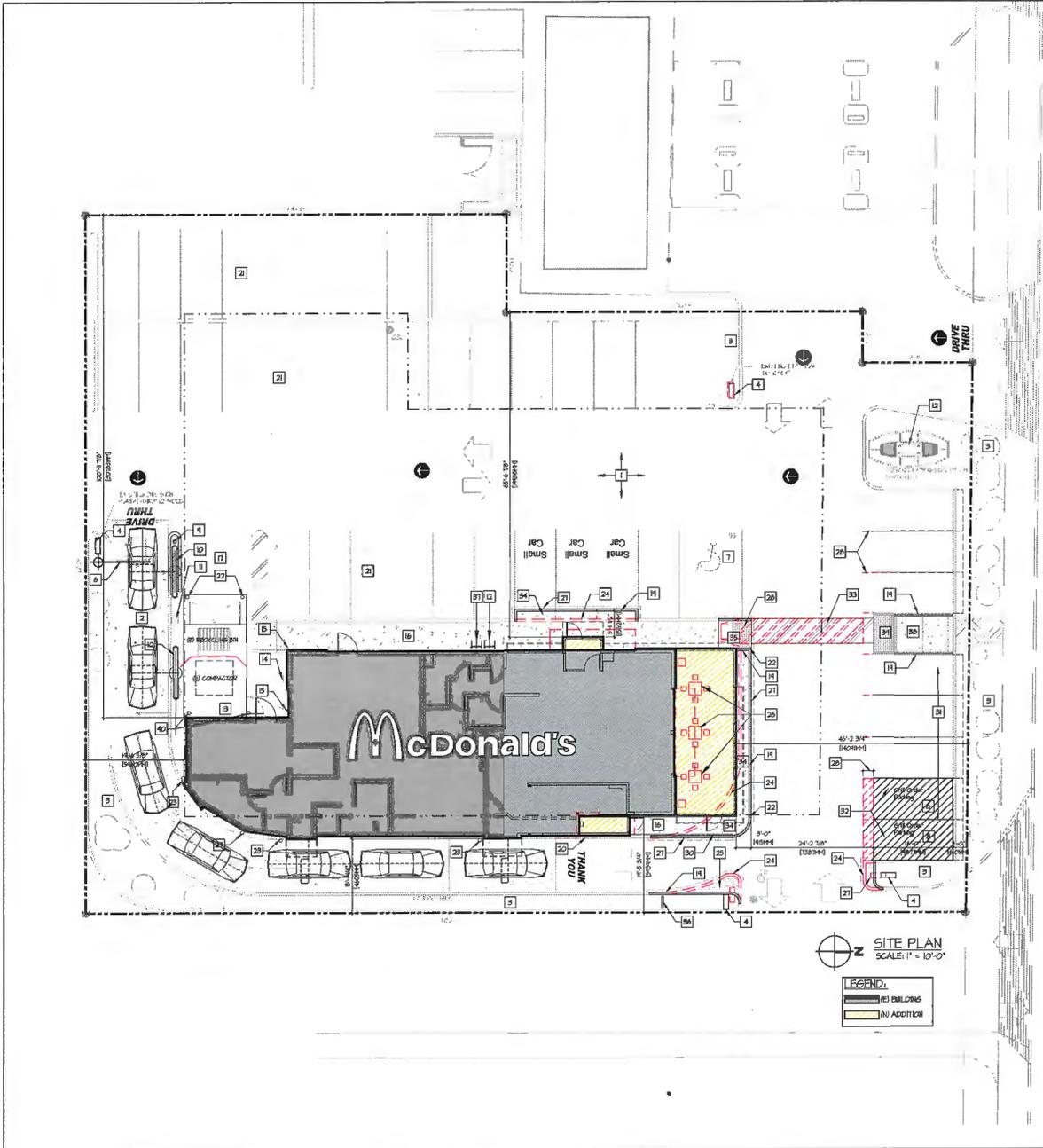
PLANNING DEPARTMENT



mapleridge.ca

FILE: 2019-065-DP
 DATE: Feb 22, 2019

BY: MC



Dewdney Trunk Road

PROJECT STATISTICS

PROPERTY: HAVAS ASSOCIATION
CITY OF WAULI TEEDE

LEGAL ADDRESS:
LOT 8, DEWDNEY LOT 322, GROUP 1,
MCDONALD L.P. 34007

CAD ADDRESS:
203RD AVENUE TRUNK ROAD, MAPLE RIDGE, BC

ZONING:
C24 SERVICE COMMERCIAL

LOT SUBSTANTIATION (NO CHANGE):
2200 SQ FT (20078 SQM)

BUILDING AREA:
BUILDING AREA (B) = 3,285.00 SQ FT (304.86 SQM)
REAR PORCH AREA (R) = 2,385.00 SQ FT (220.86 SQM)

USE EXISTING & NO CHANGE:
RESTAURANT

USE CHANGE:

ALLOWABLE: 408
LOT AREA: 22,074 SQ FT (2048.50 SQM)
BUILDING AREA (B): 2,000.00 SQ FT (185.81 SQM)
ADDITION (A): 4,000.00 SQ FT (371.62 SQM)
TOT. BUILDING AREA: 5,885.00 SQ FT (544.47 SQM)

SITE COVERAGE: 26.24% (5,885.00 SQ FT)
 3425 X 100 = 342,500
 18,288

REMARKS (EXISTING & NO CHANGE)	ALLOWED	EXISTING (NO CHANGE)
ELEVATOR	ALLOWED	EXISTING (NO CHANGE)
SCOR	ALLOWED	EXISTING (NO CHANGE)
NORTH EAVES	8.0 m (26'-0")	30.00 m (98'-7")
EAST EAVES	8.0 m (26'-0")	4.80 m (15'-9") NO CHANGE
NORTH FENCE	8.0 m (26'-0")	14.00 m (46'-0")
SOUTH FENCE	8.0 m (26'-0")	4.70 m (15'-5") NO CHANGE

BUILDING HEIGHT:
 ALLOWABLE = 25'-0"
 EXISTING = 22'-0"
 PROVIDED = 28'-0"

SEATING:
 EXISTING: 38 SEATS
 PROPOSED: 12 SEATS

PARKING (EXISTING & NO CHANGE)

MINIMUM: 1 PARKING SPACE PER 4 SEATS
 12 SEATS / 4 = 3
 30 PARKING SPACES

PROVIDED: HANDICAPPED = 1 PARKING SPACES
 30 SEATS = 30 PARKING SPACES
 30 SEATS = 30 PARKING SPACES
 30 SEATS = 30 PARKING SPACES
 TOTAL = 42 PARKING SPACES

LOADINGS (EXISTING & NO CHANGE)
 PROVIDED: 1

BIOMASS (EXISTING & NO CHANGE)
 PROVIDED: 3 (E2 AND A2)
 TOTAL = 6

- SITE KEY NOTES:**
- EXISTING ASPHALT PARKING TO REMAIN INCLUDING ALL PAINTED STRIPES AND PARKING LINES. LINES OTHERS NOTED.
 - SEE SITE PLAN NOTES
 - DRIVE-SIDE LANES (E)
 - LANDSCAPING (E) TO REHAB. (E)
 - FUNCTIONAL SIGN (E)
 - PLYUM SIGN (E)
 - VEHICULAR HEIGHT DETECTOR (N)
 - NO PARKING STALL (E)
 - DRILL ORDER STALL (E)
 - NEW BOARD (E)
 - PLASTER BOYS (E)
 - BIKE RACK TO BE RELOCATED (E)
 - BARBAGE ENCLOSURE (N)
 - BAG METER (E)
 - CCVY (E)
 - EXISTING SIDEWALK WITH NEW BRICKED CURB, PAVEMENT
 - LANDING (E)
 - PRESTRESS CROSSWALK (E)
 - CONCRETE CURB (N)
 - RAIL (E) TO BE REMOVED
 - EXISTING PARKING AREA TO REMAIN (E)
 - BOLLARDS (E) TO BE REMOVED
 - BOLLARDS (E) TO BE REMOVED
 - BOLLARDS (E) TO BE REMOVED
 - CONCRETE CURB (E) TO BE REMOVED.
 - REMOVING LANDSCAPE MATERIALS AND PAVING TO MATCH EXISTING DRIVEWAY LINE SURFACE. PAVING MATERIALS TO BE REMOVED AND HAND OVER TO THE OWNER. PATCH & REPAIR EXISTING ASPHALT SURFACE DUE TO HIGH CONCRETE CURB CONSTRUCTION.
 - EXISTING PAINTED PARKING LINES TO BE BLACKED OUT (E/P OF A)
 - EXISTING PAINTED LINES TO BE BLACKED OUT.
 - NEW PIPE BOUND RAILING CAN TOP 4 BOTTOM VERTICAL SIGN & FIELDS.
 - NEW 4" WIDE WHITE PAINTED PARKING LINES.
 - NEW 4" WIDE YELLOW PAINTED LINES.
 - EXISTING PRESTRESS CROSSWALK PAINTED WITH 4" WIDE YELLOW LINES.
 - NEW BRICK FROM CONCRETE SIDE WALK REMOVE EXISTING WALK ACCESS RAMP AND REPLACE WITH NEW.
 - EXISTING WALK IN.
 - NEW BRICK FROM CONCRETE PRESTRESS CROSSWALK IN CONTACT TO EXISTING CITY SIDEWALK.
 - RAMP (E)
 - BOLLARDS (E) TO BE REMOVED

- SITE PLAN NOTES:**
- ALL EXISTING ASPHALT PAVING AND CONCRETE CURB ARE TO BE RETAINED. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE. CONTRACTOR IS TO REPAIR TO MATCH EXISTING AT NO COST TO OWNER.
 - ALL EXISTING CONCRETE SIDEWALKS ARE TO REMAIN. CONTRACTOR IS TO PATCH AS REQUIRED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL DAMAGES TO SIDEWALKS TO THE PRECONTRACTOR CONDITIONS.
 - ALL SITE FEATURES ARE TO REMAIN UNLESS OTHERWISE NOTED.
 - THESE DRAWINGS ARE COMPILED FROM INFORMATION SUPPLIED BY MEIN AND SHALL BE SITE VERIFIED BY CONTRACTOR AT DD 716.
 - CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PERTAINING TO MEIN BEING PERFORMANCE PRIOR TO STARTING CONSTRUCTION AND REPORT ANY DISCREPANCIES OR VARIANCES TO MEIN P11.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND BE RESPONSIBLE FOR SAME.
 - ALL MEIN SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES.
 - HAZARDOUS ALL EXISTING THAT IS DETERMINED BY MEIN MEIN.
 - AS RESPONSIBLE FOR ANY REPAIRS OR RELOCATION ASSOCIATED WITH CROWN/ASPHALT, BASE MEIN.

NO.	DATE	DESCRIPTION	BY	DATE	DESCRIPTION
1		ISSUED FOR D.P.			
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MCDONALD'S RESTAURANTS OF CANADA LIMITED,
4400 STILL CREEK DRIVE, BURNABY, B.C. V5C 6G6



3707 1ST AVENUE
BURNABY, BC V5C 3V6
ADMIN@LOVICKSCOTT.COM
604 298 8700 WWW.LOVICKSCOTT.COM
MEMBER OF THE AIBC, AAA, SAA, MAA
INDUSTRIAL SEAL

APPENDIX C

SITE PLAN

PROJECT NUMBER: 18-056
 DRAWING NUMBER: AS1.0
 SCALE: 1" = 10'-0"
 DATE: NOVEMBER 2016
 DRAWN BY: JAMES/20

Dewdney & 203rd



NO.	DATE	DESCRIPTION	BY	CHKD.
1	2019.01.26	ISSUED FOR D.P.	LSA	
2	2019.02.26	REVISIONS	LSA	

NO.	DATE	DESCRIPTION	BY	CHKD.
1	2019.01.26	ISSUED FOR D.P.	LSA	
2	2019.02.26	REVISIONS	LSA	

McDonald's
 MCDONALD'S RESTAURANTS OF CANADA LIMITED,
 4400 STILL CREEK DRIVE, BURNABY, B.C. V5G 6G6

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THESE DRAWINGS SHALL NOT BE SCALE.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THESE DRAWINGS SHALL NOT BE SCALE.



**LOVICK
SCOTT
ARCHITECTS**

3707 1ST AVENUE
 BURNABY, BC V5C 3V6
 ADMIN@LOVICKSCOTT.COM
 604 298 3700 WWW.LOVICKSCOTT.COM
 MEMBER OF THE AIBC, AIA, SAA, MAA
 PROFESSIONAL SEAL

OFFICE: LOVICK SCOTT ARCHITECTS LTD., THE MATERIAL IS AN INSTRUMENT OF SERVICE AND REMAINS AT ALL TIMES THE SOLE PROPERTY OF LOVICK SCOTT ARCHITECTS LTD. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT AND MAKE OF LOVICK SCOTT ARCHITECTS LTD. INFORMATION IS PROVIDED FOR USE ON THE DESIGNATED PROJECT ONLY.

DESIGNER: [Signature] APPROVED: [Signature]
 PROJECT: McDonald's - Dewdney & 203rd
 20340 Dewdney Trunk Road,
 Maple Ridge, BC

PERSPECTIVES

PROJECT NUMBER	DRAWING NUMBER
18-096	A2.5
SCALE	MATCH LINE NUMBER
NOT TO SCALE	23808
DATE	REVISION
JANUARY 2019	FEBRUARY 2020

Dewdney & 203rd - 18-096



City of Maple Ridge

mapleridge.ca

TO: His Worship Mayor Michael Morden **MEETING DATE:** May 5, 2020
and Members of Council **FILE NO:** 05-1970-10

FROM: Chief Administrative Officer **MEETING:** Committee of the Whole

SUBJECT: 2020 Tax Rate Bylaws – Albion and Maple Ridge Road 13 Dyking Districts

EXECUTIVE SUMMARY:

The City must by bylaw establish a tax rate bylaw for the Albion and Maple Ridge Road 13 Dyking Districts to impose rates for the payment of dyke improvements, maintenance and related costs.

RECOMMENDATIONS:

That Albion Dyking District Tax Rates Bylaw 7643-2020 be given first, second, and third readings; and

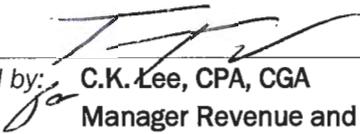
That Road 13 Dyking District Tax Rates Bylaw 7644-2020 be given first, second and third readings

DISCUSSION:

The City of Maple Ridge acts as Receiver for the Albion Dyking District and on behalf of the Trustees for Maple Ridge Road 13 Dyking District. As such, the City establishes tax rate bylaws each year for both districts to impose rates for the payment of dyke improvements, maintenance, equipment repair and related costs. The proposed rates will levy \$290,000 and \$167,000 from the Albion and Road 13 districts respectively. Both are 3.86% increases from last year, which are in line with the 2020 general property tax increase.

CONCLUSION:

These bylaws set the 2020 rates to pay for dyke improvements and maintenance in the Albion Dyking District and the Maple Ridge Road 13 Dyking District.


Prepared by: **C.K. Lee, CPA, CGA**
Manager Revenue and Collections


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


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


Concurrence: **Al Horsman**
Chief Administrative Officer

CITY OF MAPLE RIDGE

BYLAW NO.7643-2020

A bylaw to impose rates for the payment of dyke maintenance costs in Albion Dyking District

WHEREAS, the Council of the City of Maple Ridge, acting as Receiver for the Albion Dyking District, must by bylaw establish a tax rate bylaw for the Albion Dyking District to impose rates for the payment of dyke maintenance, improvements, equipment repair and related costs;

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

1. This Bylaw may be cited for all purposes as Maple Ridge "2020 Albion Dyking District Tax Rates Bylaw No. 7643-2020".
2. The following rates are hereby imposed and levied for those lands within the boundaries of Albion Dyking District:
 - (a) a rate of \$1.4957 per \$1,000 of assessment of land and improvements in all categories.
3. If any section, subsection, clause or other part of this Bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this Bylaw.

READ a first time the ____ day of _____, 2020.

READ a second time the ____ day of _____, 2020.

READ a third time the ____ day of _____, 2020.

ADOPTED, the ____ day of _____, 2020.

PRESIDING MEMBER

CORPORATE OFFICER

CITY OF MAPLE RIDGE

BYLAW NO. 7644-2020

A bylaw to impose rates for the payment of dyke maintenance costs in Maple Ridge Road 13 Dyking District

WHEREAS, the Council of the City of Maple Ridge, acting on behalf of the Trustees for Maple Ridge Road 13 Dyking District, must establish a tax rate bylaw for the Road 13 Dyking District, to impose rates for the payment of dyke maintenance, improvements, equipment repair and related costs;

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

1. This Bylaw may be cited for all purposes as Maple Ridge "2020 Road 13 Dyking District Tax Rates Bylaw No. 7644-2020."
2. The following rates are hereby imposed and levied for those lands within the boundaries of Maple Ridge Road 13 Dyking District:

For purposes of dyke maintenance and improvements and equipment repair and maintenance:

- (a) a rate of \$0.3189 per \$1,000 of assessment of land and improvements in all categories
 - (b) a rate of \$12.00 per acre of land with a minimum charge of \$5.00.
3. If any section, subsection, clause or other part of this Bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this Bylaw.

READ a first time the ____ day of _____, 2020.

READ a second time the ____ day of _____, 2020.

READ a third time the ____ day of _____, 2020.

ADOPTED, the ____ day of _____, 2020.

PRESIDING MEMBER

CORPORATE OFFICER