

City of Maple Ridge

COUNCIL MEETING AGENDA

June 11, 2019

7:00 p.m.

Council Chamber

MEETING DECORUM

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

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

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

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- | | |
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| 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 May 28, 2019 and the Special Council Meetings of May 28 and June 4, 2019 |
| 500 | PRESENTATIONS AT THE REQUEST OF COUNCIL |
| 600 | DELEGATIONS |

650 ***QUESTIONS FROM THE PUBLIC***

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

700 ***ITEMS ON CONSENT***

701 **Minutes**

701.1 Minutes of the Development Agreements Committee Meetings of May 22, May 29 and May 30, 2019 and June 5, 2019

701.2 Minutes of Meetings of Committees and Commissions of Council

- Active Transportation Advisory Committee – September 26, 2018 and April 24, 2019
- Agricultural Advisory Committee – April 25, 2019
- Social Policy Advisory Committee – May 1, 2019

702 **Reports**

702.1 2019 Innovation in Emerging Cities Series

Staff report dated June 11, 2019 providing an overview of the 2019 Innovation in Emerging Cities series of events.

702.2 Disbursements for the month ended April 30, 2019

Staff report dated June 11, 2019 providing information on disbursements for the month ended April 30, 2019.

703 **Correspondence**

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

From the Closed Council Meeting of April 2, 2019

Item 04.01 Social Housing Plan – Update and Next Steps

- Resolution directing staff to provide an approach and costs for developing a communications strategy to social housing

From the Closed Council Meeting of May 21, 2019

Item 04.01 2020 BC Summer Games Board of Directors

- Appointments to the Maple Ridge 2020 BC Summer Games Board of Directors

800 ***UNFINISHED BUSINESS***

801 **Award of Contract, Garibaldi Secondary School Sports Court Renovation**

Staff report dated June 11, 2019 recommending that Contract ITT-PL19-22: Garibaldi Sports Court Restoration be awarded to Cedar Crest Lands (BC) Ltd., that a contingency be authorized, that the project budget be increased funded from the Capital Works Reserve with the next financial plan bylaw amended to reflect the increase and that the Corporate Officer to authorized to execute the contract.

900 ***CORRESPONDENCE***

1000 ***BYLAWS***

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 and Development Services

1101 **2019-067-RZ, 23250 Silver Valley Road and 23267 137 Avenue, RS-3 to R-1**

Staff report dated June 4, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7457-2019 to rezone from RS-3 (One Family Rural Residential) to R-1 (Residential District) to allow for a future subdivision of approximately six single family lots be given first reading and that the applicant provide further information as described on Schedules A, B and J of the Development Procedures Bylaw No. 5879-1999.

1102 2017-386-DVP, 13112 Alouette Road

Staff report dated June 4, 2019 recommending that the Corporate Officer be authorized to sign and seal 2017-386-DVP to omit the requirement to dedicate Road Right of Way or construct 248 Street to a rural road standard.

Parks, Recreation & Culture

1151 Recreation Facility Fees & Charges Update

Staff report dated June 4, 2019 recommending that the Sport User Annual Contribution fee be maintained at the current rate and that Maple Ridge Recreation Facility Fees Amending Bylaw No. 7553-2019 to reduce the Dry Floor Rate by 10% be given first, second and third readings.

Administration (including Fire and Police)

1171 Award of Contract – Construction of Two Fire Pumper/Tanker Trucks

Staff report dated June 4, 2019 recommending that the contract for the construction of two fire pumper/tanker trucks be awarded to Hub Fire Engines & Equipment Ltd. of Abbotsford, B.C., and that the Corporate Officer be authorized to execute the contract.

1172 Award of Contract – Construction of Two Fire Engines

Staff report dated June 4, 2019 recommending that the contract for the construction of two fire engines be awarded to Safetek Emergency Vehicles Ltd. of Abbotsford, B.C., that the next Financial Plan Bylaw amendment increase the two existing capital projects to allow construction of the fire trucks and that the Corporate Officer be authorized to execute the contract.

1200 *STAFF REPORTS*

1300 *OTHER MATTERS DEEMED EXPEDIENT*

1400 *NOTICES OF MOTION AND MATTERS FOR FUTURE MEETING*

1500 *MAYOR AND COUNCILLORS' REPORTS*

1600 *ADJOURNMENT*

QUESTIONS FROM THE PUBLIC

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

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

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

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

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


For more information on these opportunities contact:

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

Mayor and Council at mayorandcouncil@mapleridge.ca.

Checked by:

Date:


June 7/19

400 Adoption and Receipt of Minutes

401 Minutes of Regular and Special Council Meetings

City of Maple Ridge

COUNCIL MEETING MINUTES

May 28, 2019

The Minutes of the City Council Meeting held on May 28, 2019 at 7:00 p.m. in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

<i>PRESENT</i>	<i>Appointed Staff</i>
<i>Elected Officials</i>	K. Swift, Acting Chief Administrative Officer
Mayor M. Morden	F. Quinn, General Manager Public Works & Development Services
Councillor J. Dueck	D. Boag, Acting General Manager Parks, Recreation & Culture
Councillor C. Meadus	L. Benson, Director of Corporate Administration
Councillor G. Robson	C. Nolan, Corporate Controller
Councillor R. Svendsen	
Councillor A. Yousef	<i>Other Staff as Required</i>
	D. Pollock, Municipal Engineer
<i>ABSENT</i>	C. Goddard, Manager of Development and Environmental Services
Councillor Duncan	

Note: These Minutes are also posted on the City's Web Site at www.mapleridge.ca
The meeting was also live streamed and is available at
<http://media.mapleridge.ca/Mediasite/Showcase/default/Channel/council>.

100 **CALL TO ORDER**

200 **AMENDMENTS TO THE AGENDA**

300 **APPROVAL OF THE AGENDA**

R/2019-313

It was moved and seconded

That the agenda of the Regular Council Meeting of May 28, 2019 be adopted as circulated.

CARRIED

400 *ADOPTION AND RECEIPT OF MINUTES*

401 Minutes of the Regular Council Meeting of May 14, 2019 and the Special Council Meetings of May 7, 2019 and May 21, 2019

R/2019-314

It was moved and seconded

That the minutes of the Regular Council Meeting of May 14, 2019 and the Special Council Meetings of May 7, 2019 and May 21, 2019 be adopted as circulated.

CARRIED

402 Minutes of the Public Hearing of May 21, 2019

R/2019-315

It was moved and seconded

That the minutes of the Public Hearing of May 21, 2019 be adopted as circulated.

CARRIED

500 *PRESENTATIONS AT THE REQUEST OF COUNCIL – Nil*

600 *DELEGATIONS*

601 Sustainabiliteens Vancouver

- Lilah Williamson

602 Fraser Health Authority - Maple Ridge Community Health Profile and Healthy Community Partnership

- Ingrid Tyler, Medical Health Officer
- Valerie Spurrell, Executive Director, Ridge Meadows Hospital and Pitt Meadows and Maple Ridge Health Services
- Brenna Ayliffe, Community Health Specialist

603 CUPE Local 622

- Rob Letts, President

650 *QUESTIONS FROM THE PUBLIC SESSION – 2 speakers*

700 *ITEMS ON CONSENT*

701 *Minutes*

701.1 Minutes of the Development Agreements Committee Meetings of May 14, 2019

701.2 Minutes of Meetings of Committees and Commissions of Council
• Advisory Design Panel – April 17, 2019

702 *Reports*

702.1 Drinking Water Quality Report 2018

Staff report dated May 21, 2019 providing information on Drinking Water Quality Report 2018.

703 *Correspondence – Nil*

704 *Release of Items from Closed Council Status*

From the April 23, 2019 Closed Council Meeting

- Item 04.03 Agricultural Advisory Committee Membership – 2019-2020 Term

From the May 7, 2019 Closed Council Meeting

- Item 04.03 Social Housing Site Discussion

From the May 21, 2019 Closed Council Meeting

- Item 04.01 2020 BC Summer Games Board of Directors

R/2019-316

It was moved and seconded

That the Items on the Consent Agenda be received into the record.

CARRIED

800 *UNFINISHED BUSINESS - Nil*

900 *CORRESPONDENCE – Nil*

1000 **BYLAWS**

Note: *Item 1001 is from the May 21, 2019 Public Hearing*

Bylaws for Third Reading

- 1001 2018-301-RZ, 12294 Laity Street
Maple Ridge Zone Amending Bylaw No. 7486-2018
To rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District) to create a 2 lot subdivision.
Third reading.

R/2019-317

It was moved and seconded

That Zone Amending Bylaw No. 7486-2018 be given third reading.

CARRIED

1100 **REPORTS AND RECOMMENDATIONS**

Public Works and Development Services

- 1101 2018-180-RZ, 22057 and 22083 Lougheed Highway, RS-1 to RM-2

Staff report dated May 21, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7481-2018 to rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to allow a five storey apartment building with approximately 86 units and underground parking be given first reading and that the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

R/2019-318

It was moved and seconded

1. That Zone Amending Bylaw No. 7481-2018 be given first reading, and that consideration of second reading be deferred until such time as the Lougheed Transit Corridor Study Concept Plan is endorsed by Council; and
2. That the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

CARRIED

1102 2019-081-RZ, 21358 and 21366 Dewdney Trunk Road, RS-1, RS-1b to RM-2

Staff report dated May 21, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7540-2019 to rezone from RS-1 (One Family Urban Residential) and RS-1b (One Family Urban [Medium Density] Residential) to RM-2 (Medium Density Apartment Residential) to allow future construction of a five storey, 54-unit, purpose-built rental apartment building be given first reading and that the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

R/2019-319

It was moved and seconded

1. That Zone Amending Bylaw No. 7540-2019 be given first reading; and that consideration of second reading be deferred until such time as the Lougheed Transit Corridor Study Concept Plan is endorsed by Council; and
2. That the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

CARRIED

1103 2019-091-RZ, 21585 River Road, RS-1 to RT-2

Staff report dated May 21, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7541-2019 to rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill) to permit the development of courtyard residential housing with five dwelling units, clustered around a common courtyard be given first reading and that the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

Main motion

R/2019-320

It was moved and seconded

1. That Zone Amending Bylaw No. 7541-2019 be given first reading; and
2. That the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

Motion to Defer

R/2019-321

It was moved and seconded

That Zone Amending Bylaw No. 7541-2019 be deferred until a Social Housing Policy is in place.

DEFEATED

Mayor Morden, Councillor Dueck, Councillor Meadus,
Councillor Svendsen - OPPOSED

The Mayor called the question on the Main Motion

1. That Zone Amending Bylaw No. 7541-2019 be given first reading; and
2. That the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

CARRIED

Councillor Robson, Councillor Yousef - OPPOSED

1104 2017-117-RZ, 11865, 11839, 11831 232 Street, RS-1 to RM-1

Staff report dated May 21, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7351-2017 to rezone from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential) to permit the future construction of a 46-unit residential townhouse development be given second reading and be forwarded to Public Hearing.

R/2019-322

It was moved and seconded

- 1) That Zone Amending Bylaw No. 7351-2017 be given second reading, and be forwarded to Public Hearing;
- 2) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Road dedication on 232 Street as required;
 - iii) Consolidation of the subject properties;
 - iv) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
 - v) Registration of a Restrictive Covenant for protecting the Visitor Parking, and Stormwater Management;
 - vi) Removal of existing buildings;

- vii) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.
- viii) That a voluntary contribution, in the amount of \$188,600.00 be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

CARRIED

Councillor Robson - OPPOSED

Note: Item 1105 was moved to the Consent Agenda

1105 Drinking Water Quality Report 2018 - moved to the Consent Agenda

Note: Item 1106 was removed from the agenda and can be viewed at <http://media.mapleridge.ca/Mediasite/Showcase> - Committee of the Whole May 21, 2019

1106 Post Disaster Water Supply Briefing

Note: Item 1107 was dealt with following Item 1151

1107 Contract Award: Hydrovac Services

Staff report dated May 21, 2019 recommending that a one (1) year agreement for Hydrovac services on an as, if and when required basis be awarded to Badger Daylighting Limited Partnership and McCrae's Environmental Services Ltd. with the option to renew.

R/2019-323

It was moved and seconded

That a one (1) year agreement for Hydrovac services on an as, if and when required basis be awarded to Badger Daylighting Limited Partnership and McCrae's Environmental Services Ltd., with the option to renew for four (4) additional one (1) year periods; and

That the Corporate Officer be authorized to execute the agreements.

CARRIED

Corporate Services - Nil

Parks, Recreation & Culture

1151 Award of Contract for Phase One of the Albion Community Centre

Staff report dated May 21, 2019 recommending that the Contract for Construction of Phase One of the Albion Community Centre be awarded to Double V Construction Ltd. in the amount of \$5,306,981 excluding taxes, and that a contingency of \$530,698 be authorized and that the Corporate Officer be authorized to execute the contract.

R/2019-324

It was moved and seconded

That the Contract for Construction of Phase One of the Albion Community Centre be awarded to Double V Construction Ltd. in the amount of \$5,306,981 excluding taxes, and that a contingency of \$530,698 be authorized; and

That the Corporate Officer be authorized to execute the contract.

CARRIED

Councillor Robson - OPPOSED

Administration (including Fire and Police) – Nil

Other Committee Issues – Nil

1200 STAFF REPORTS – Nil

1300 OTHER MATTERS DEEMED EXPEDIENT – Nil

1400 NOTICES OF MOTION AND MATTERS FOR FUTURE MEETINGS – Nil

1500 MAYOR AND COUNCILLORS' REPORTS

1600 *ADJOURNMENT* – 9:09 p.m.

M. Morden, Mayor

Certified Correct

L. Benson, Corporate Officer

City of Maple Ridge

SPECIAL COUNCIL MEETING MINUTES

May 28, 2019

The Minutes of the City Council Meeting held on May 28, 2019 at 12:00 p.m. in the Blaney Room, 1st Floor, Maple Ridge City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT

Elected Officials

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

Appointed Staff

K. Swift, Acting Chief Administrative Officer
D. Boag, Acting General Manager Parks, Recreation & Culture
C. Carter, General Manager Planning & Development Services
D. Pollock, General Manager Engineering Services
L. Benson, Director of Corporate Administration
T. Thompson, Chief Financial Officer

ABSENT

Councillor K. Duncan

Note: These Minutes are also posted on the City's Web Site at www.mapleridge.ca

1.0 CALL TO ORDER

2.0 APPROVAL OF THE AGENDA

R/2019-325

It was moved and seconded

That the agenda for the May 28, 2019 Special Council Meeting be approved as circulated.

CARRIED

3.0 NOTICE OF CLOSED COUNCIL MEETING

R/2019-326

It was moved and seconded

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

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

Section 90(2)(b) The consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party

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

CARRIED

4.0 **ADJOURNMENT** – 12:02 p.m.

Certified Correct

M. Morden, Mayor

L. Benson, Corporate Officer

City of Maple Ridge

SPECIAL COUNCIL MEETING MINUTES

June 4, 2019

The Minutes of the City Council Meeting held on June 4, 2019 at 1:00 p.m. in the Blaney Room, 1st Floor, Maple Ridge City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT

Elected Officials

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

Appointed Staff

K. Swift, Acting Chief Administrative Officer
D. Boag, Acting General Manager Parks, Recreation & Culture
C. Carter, General Manager Planning and Development Services
D. Pollock, General Manager Engineering Services
L. Benson, Director of Corporate Administration

ABSENT

Councillor K. Duncan
Councillor C. Meadus

Note: These Minutes are also posted on the City's Web Site at www.mapleridge.ca

1.0 CALL TO ORDER

2.0 APPROVAL OF THE AGENDA

R/2019-325

It was moved and seconded

That the agenda for the June 4, 2019 Special Council Meeting be approved as circulated.

CARRIED

3.0 NOTICE OF CLOSED COUNCIL MEETING

R/2019-326

It was moved and seconded

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

Section 90(2)(b) The consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

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

CARRIED

4.0 *ADJOURNMENT* – 1:01 p.m.

M. Morden, Mayor

Certified Correct

L. Benson, Corporate Officer

700 *ITEMS ON CONSENT*

701.1 Development Agreements Committee

**CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE**

May 22, 2019
Mayor's Office

CIRCULATED TO:

Judy Dueck, Acting Mayor
Chair

Kelly Swift, Acting Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

1. 17-108997 BG

LEGAL: Lot 2 Section 13 Township 12 New Westminster District Plan 7442
PID: 011-230-754

LOCATION: 25929 116 Avenue

OWNER: David Eales and Michelle Millin

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 17-108997 BG.

CARRIED

2. 18-120659 BG

LEGAL: Lot 1 District Lots 278 and 279 Group 1 New Westminster District
Plan 60497
PID: 002-482-878

LOCATION: 11307 Maple Crescent

OWNER: Mayfair Properties Ltd. and Chelsea Properties Ltd. (Zack Bhatia)

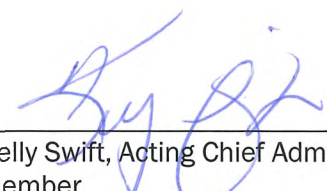
REQUIRED AGREEMENTS: Stormwater Management Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 18-120659 BG.

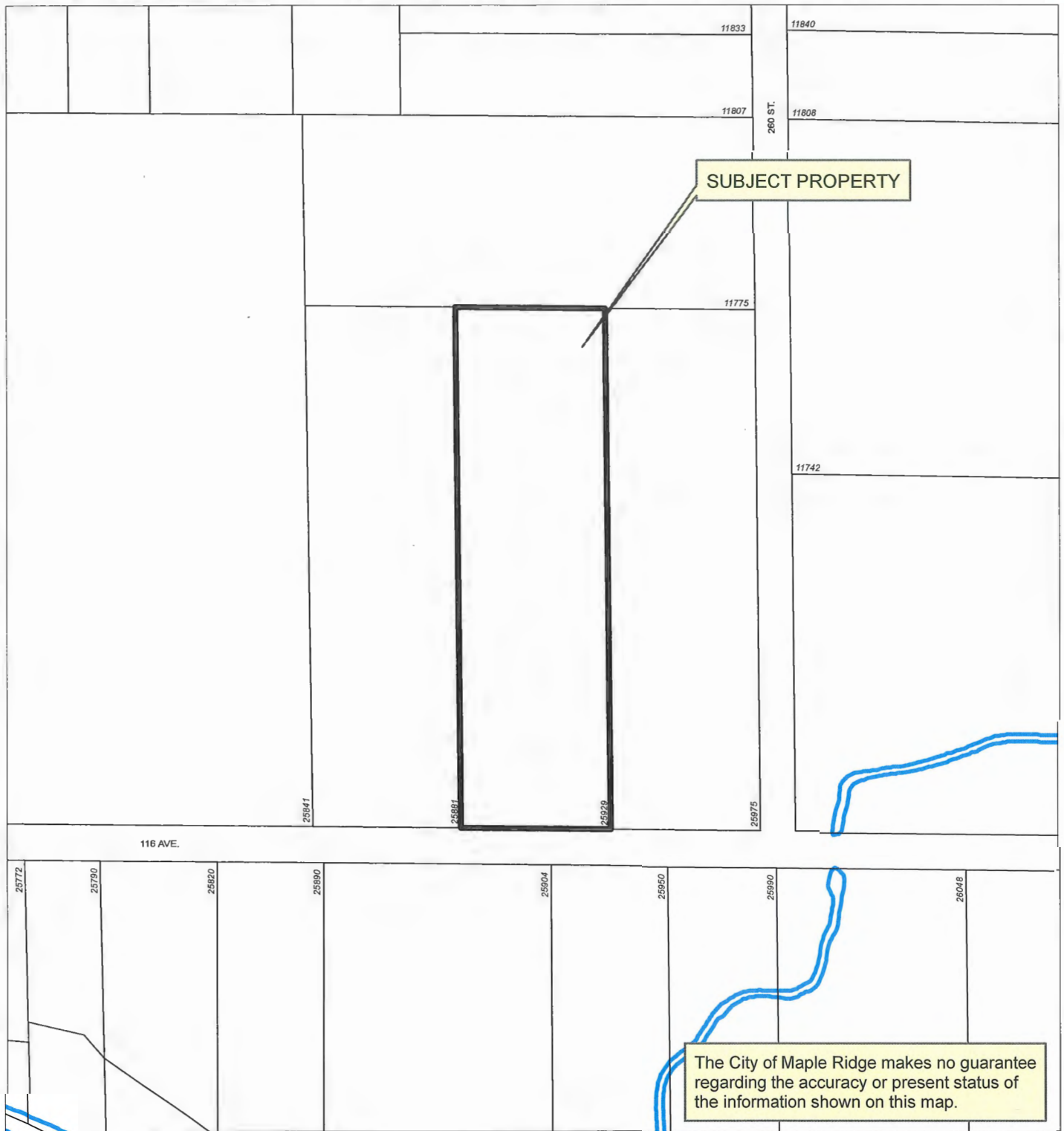
CARRIED



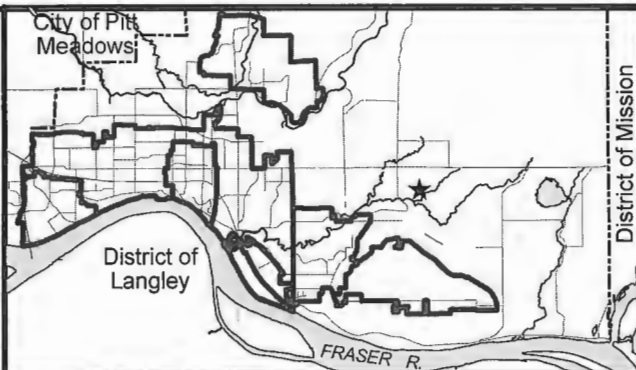
Judy Dueck, Acting Mayor
Chair



Kelly Swift, Acting Chief Administrative Officer
Member



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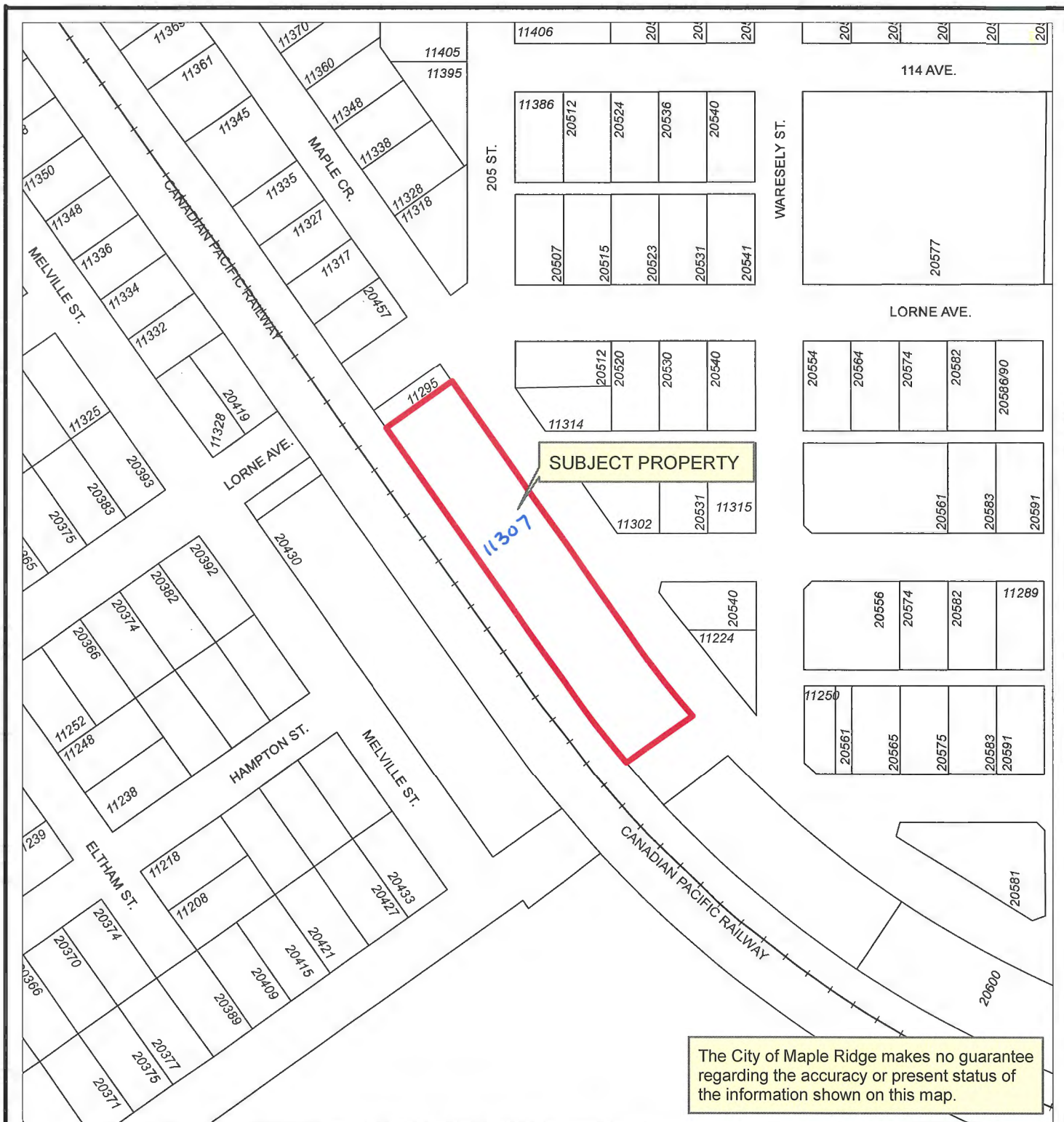


25929 116 Ave

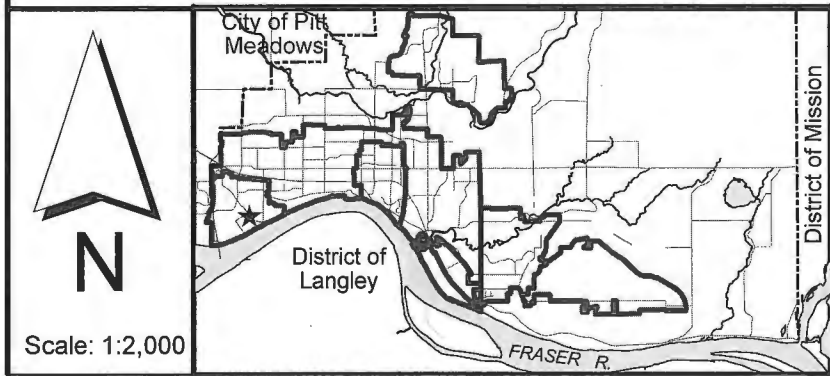


FILE: Untitled
DATE: May 14, 2019

BY: NV



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



11307 MAPLE CRESCENT STORM WATER MGMT COVENANT

LICENCES, PERMITS & BYLAWS DEPT.



mapleridge.ca

FILE: Untitled
DATE: May 21, 2019

BY: JP

**CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE**

May 29, 2019
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Kelly Swift, Acting Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

1. 18-112148 BG; 18-122262 BG; 18-122259 BG

LEGAL: Lots 22, 33 and 34 all of: Section 22 Township 12 New Westminster
District Plan EPP72767
PID: 030-279-771; 030-279-917; 030-279-925
LOCATION: 24074 127A Avenue, 24075 and 24095 Fern Crescent
OWNER: Cipe Homes Inc. (Chris Nieman)
REQUIRED AGREEMENTS: Secondary Suite Covenants

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 18-112148 BG; 18-122262 BG; 18-122259 BG.

CARRIED

2. 17-124485 BG

LEGAL: Lot 197 Section 17 Township 12 New Westminster District Plan
49581
PID: 006-431-585
LOCATION: 11801 230 Street
OWNER: Charanjit, Swaraj, Paramjeet and Inderjeet Badesha
REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 17-124485 BG.

CARRIED

3. 17-113852 BG

LEGAL: Lot 7 Section 10 Township 12 New Westminster District Plan
EPP53595
PID: 029-743-575
LOCATION: 10527 Robertson Street
OWNER: Michael and Doris Alston, Jerrica Hackett,
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 17-113852 BG.


CARRIED

4. 2016-302-SD

LEGAL: Current: Lot 5 Section 19 Township 15 New Westminster District
Plan 18024 PID: 010-345-299
Future: Lots 1 and Lot 2, both of: Section 19 Township 15 New
Westminster District Plan EPP85379
PID: No PID
LOCATION: 12115 Rothsay Street
OWNER: Carl M. Davis
REQUIRED AGREEMENTS: Septic System Covenant (Lot 1)
Wildfire Protection Covenant (Lots 1 and 2)
Stormwater Management Covenant (Lot 1)
Habitat Protection Covenant (Lot 2)

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2016-302-SD.

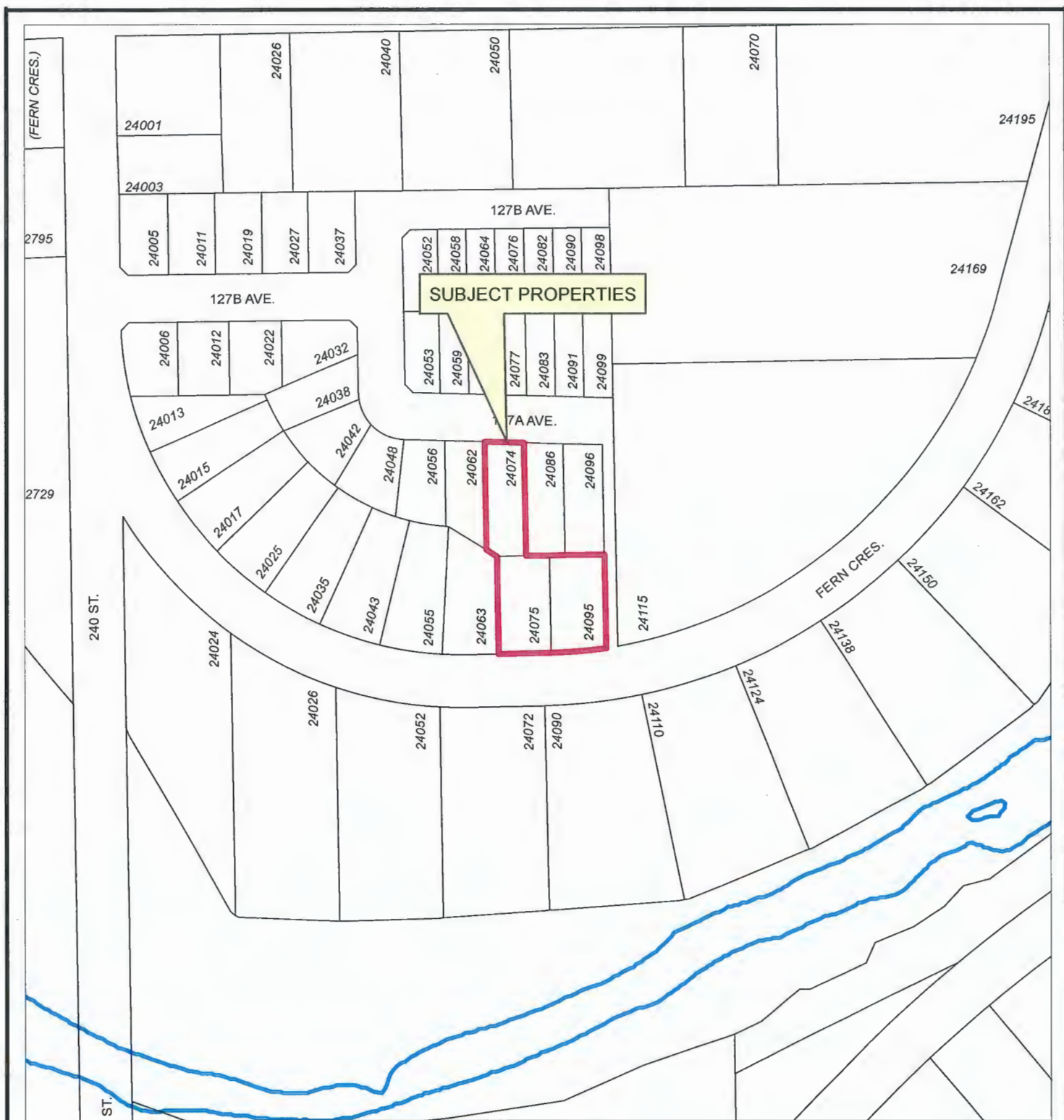
CARRIED



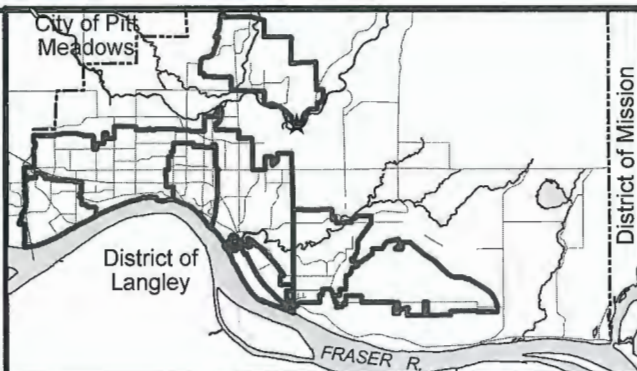
Michael Morden, Mayor
Chair



Kelly Swift, Acting Chief Administrative Officer
Member



Scale: 1:2,000



24074 127A AVE
24075 FERN CRS
24095 FERN CRS

LICENCES, PERMITS & BYLAWS DEPT.



MAPLE RIDGE

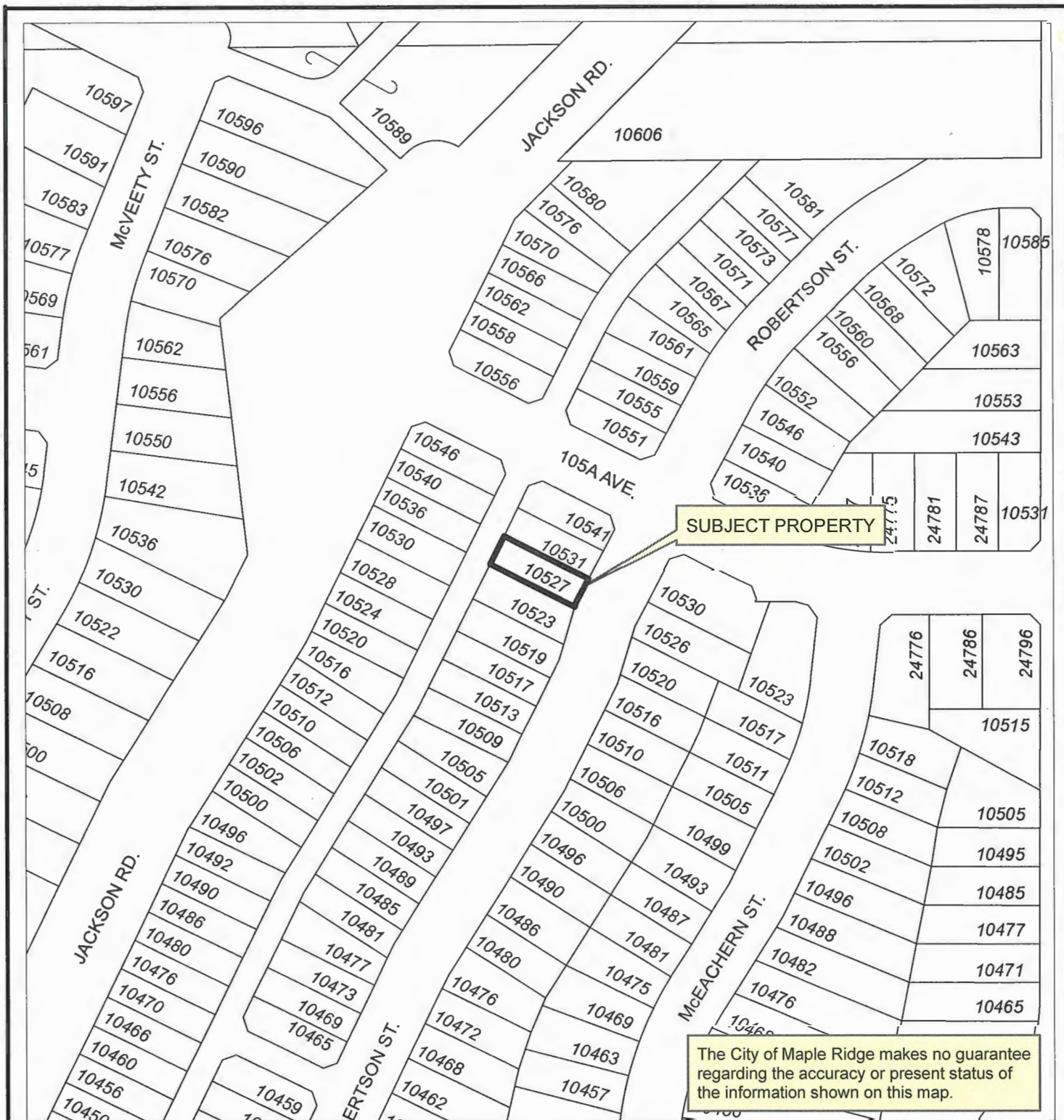
British Columbia

mapleridge.ca

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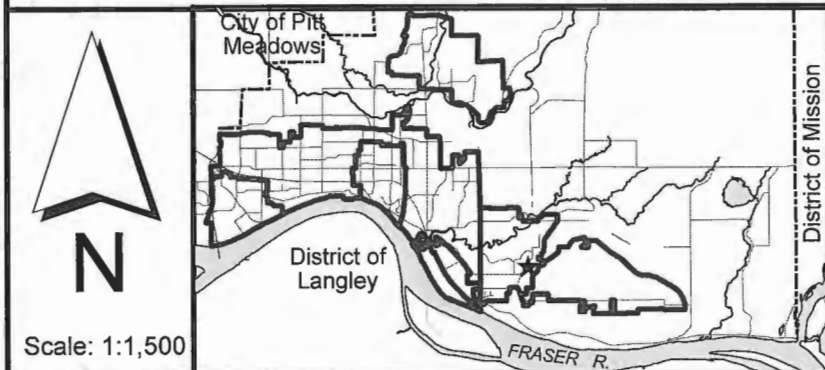
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BY: RA



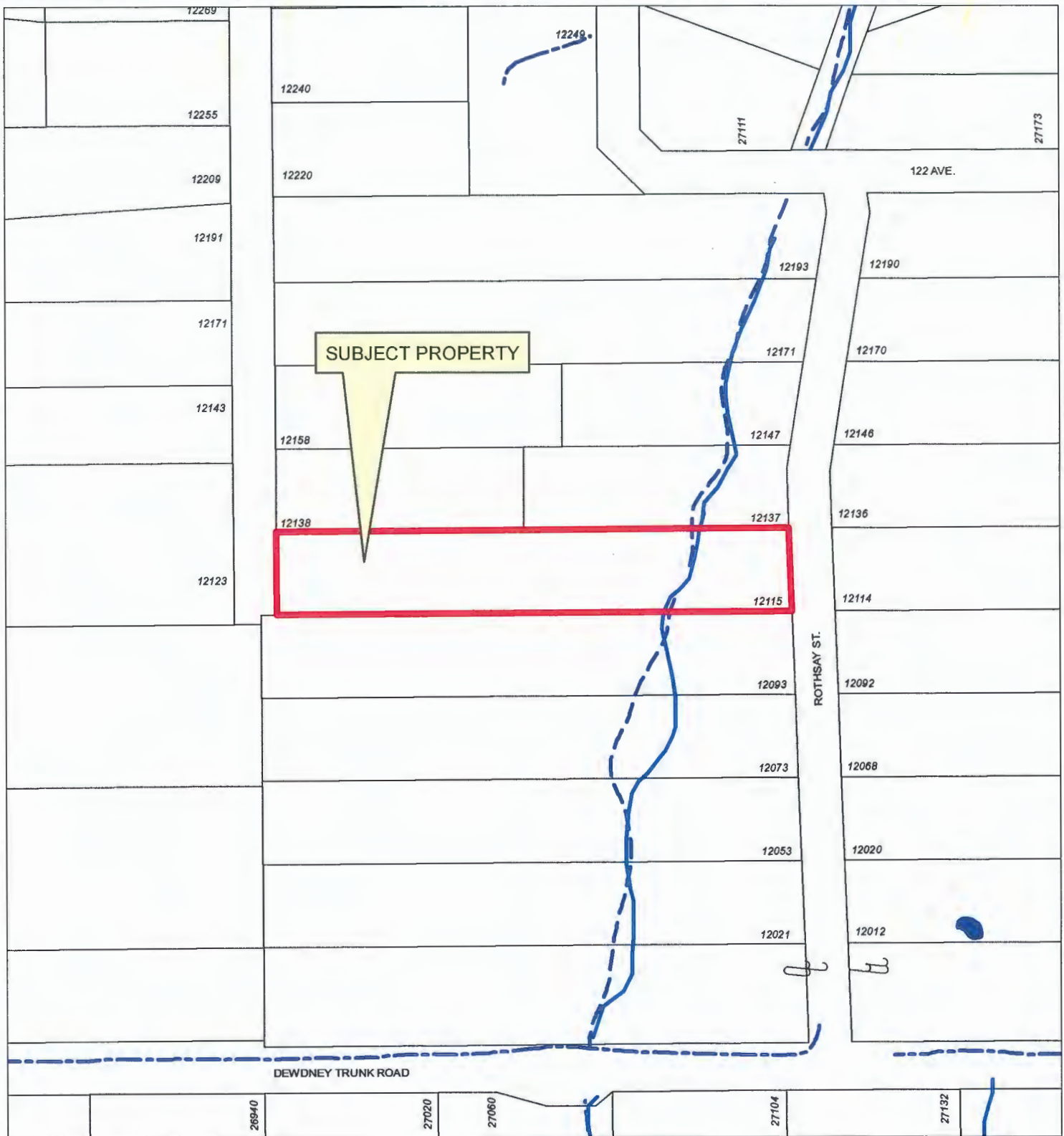
SUBJECT PROPERTY

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



10527 Robertson St





Scale: 1:2,500

Legend

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

12115 Rothsay St

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

2016-302-DP
DATE: Aug 11, 2017

BY: JV

**CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE**

May 30, 2019
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Kelly Swift, Acting Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

1. 2017-058 SD

LEGAL: Current: Lot 9 Section 29 Township 12 New Westminster District Plan 9387 Except, Part Subdivided on Plan EPP66434
Future: Lots 1 – 30, all of Section 29 Township 12 New Westminster District Plan EPP66434

PID: 008-119-473


LOCATION: 22650 136 Avenue

OWNER: 581600 B.C. Ltd.

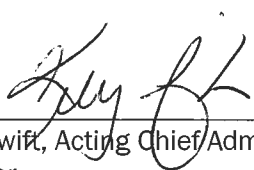
REQUIRED AGREEMENTS: Enhancement and Maintenance Agreement (Park A, B and C)
Enhancement and Maintenance Agreement (Biofiltration Swale and Recreational Trail)
Subdivision Servicing Agreement
Geotechnical Covenant
Statutory Right of Way
Discharge of Covenant (BR216004)
Stormwater Management Covenant
Floodplain Protection Covenant
Slope Protection Covenant (Lots 14 – 17)
Slope Protection Covenant (Lots 1, 2 and 15, 16)

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2017-058 SD.

CARRIED



Michael Morden, Mayor
Chair



Kelly Swift, Acting Chief Administrative Officer
Member

**CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE**

June 5, 2019
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Kelly Swift, Acting Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

1. 18-125017 BG

LEGAL: Lot 1 Section 33 Township 12 New Westminster District Plan
EPP60118
PID: 030-522-056
LOCATION: 13730 232 Street
OWNER: SV 232 Street Development Ltd. (Amir Tavangar)
REQUIRED AGREEMENTS: Geotechnical Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 18-125017 BG.

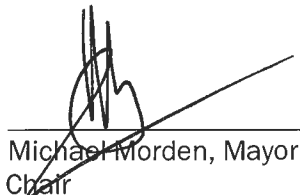
CARRIED

**2. 18-122840 BG, 18-122849 BG, 18-122853 BG, 19-103712 BG, 19-103906 BG,
19-103956 BG, 19-103958 BG, 19-103960 BG, 19-104314 BG, 19-104316 BG,
19-104317 BG, 19-104319 BG, 19-104325 BG, 19-104326 BG**

LEGAL: Lots 2 to 15 all of: Section 33 Township 12 New Westminster District
Plan EPP60118
PID: 030-522-064; 030-522-072; 030-522-081; 030-522-099;
030-522-102; 030-522-111; 030-522-129; 030-522-137;
030-522-145; 030-522-153; 030-522-161; 030-522-170;
030-522-188; 030-522-196
LOCATION: 13672, 13676, 13678, 13684, 13688, 13692, 13696, 13700,
13704, 13708, 13712, 13716, 13720, 13724 - 232 Street
OWNER: SV 232 Street Development Ltd. (Amir Tavangar)
REQUIRED AGREEMENTS: Encroachment Easement (Lots 2 to 15)
No-Build Covenant (Lots 2, 3, 5, 6, 7, 9, 10, 11, 13, 14)

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 18-122840 BG, 18-122849 BG, 18-122853 BG, 19-103712 BG, 19-103906 BG, 19-103956 BG, 19-103958 BG, 19-103960 BG, 19-104314 BG, 19-104316 BG, 19-104317 BG, 19-104319 BG, 19-104325 BG, 19-104326 BG.

CARRIED



Michael Morden, Mayor
Chair



Kelly Swift, Acting Chief Administrative Officer
Member

SILVER

13730-232 St

13730

23216

23220

23226

23232

13724

13720

13716

13

13

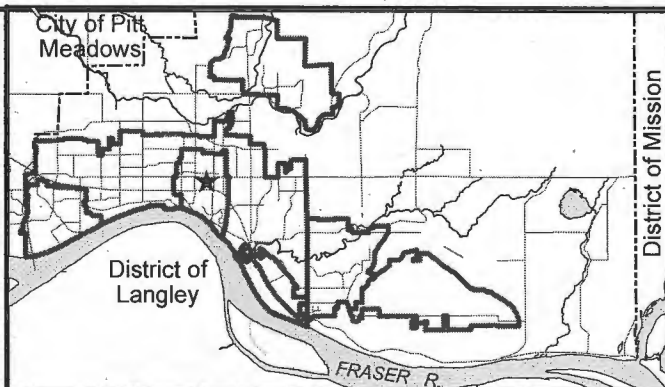
13

13

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



Scale: 1:400



Geotechnical Covenant

LICENCES, PERMITS & BYLAWS DEPT.



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: Subject Map for covenant
DATE: May 31, 2019

BY: TG

13730

13724

13720

13716

13712

13708

13704

13700

13696

13692

13688

13684

13678

13676

13672

13668

13662

13721

13717

13713

13709

13705

13701

13699

13695

13691

13687

13683

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13675

13671

13667

13692

13686

13680

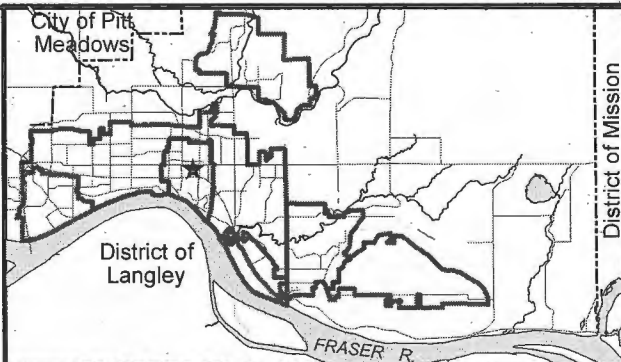
232A ST.

Subject Properties,
Lots 2 to 15 @ 232 St.

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



Scale: 1:800



Detached Garage Encroachment Eastment & Access

LICENCES, PERMITS & BYLAWS DEPT.



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: Subject Map for covenant
DATE: Jun 5, 2019

BY: TG

701.2 Minutes of Meetings of Committees and Commissions of Council

City of Maple Ridge
ACTIVE TRANSPORTATION ADVISORY COMMITTEE
REGULAR MEETING

The Minutes of the Regular Meeting of the Active Transportation Advisory Committee, held in the Blaney Room, at Maple Ridge City Hall on September 26, 2018 at 7:04 pm.

COMMITTEE MEMBERS PRESENT

Councillor Kiersten Duncan	Council Liaison
Kino Roy, Chair	Member at Large, Youth Representative
Dave Rush	Cycling Representative
Kim McLennan	Municipal Advisory Committee on Accessibility and Inclusiveness Representative
Constable Cheryl Heber	Ridge Meadows RCMP – Traffic Services
Susan Carr	School District No. 42
Wayne Stevens, Vice Chair	Seniors Community Representative

STAFF MEMBERS PRESENT

Purvez Irani	Manager of Transportation / Staff Liaison
Amanda Allen	Committee Clerk

ABSENT

Ineke Boekhorst	Downtown Maple Ridge Business Improvement Association
Franklin Salguero	Member at Large
Paul Yeoman	Member at Large

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

R/2018-008

It was moved and seconded

That the agenda for the September 26, 2018 Active Transportation Advisory Committee be amended to add Item 5.2 Bus Location at Maple Meadows and that the agenda as amended be approved.

CARRIED

3. **ADOPTION OF THE MINUTES**

R/2018-009

It was moved and seconded

That the minutes of the Maple Ridge Active Transportation Advisory Committee meeting dated July 25, 2018 be adopted.

CARRIED

4. **NEW AND UNFINISHED BUSINESS**

4.1. **Speed limit consideration on Dewdney Trunk Road from 222 Street to 227 Street**

The Staff liaison provided a summary of the reports to Council in regards to speed limits, artificial speed reduction and considerations such as an increased greenhouse gas footprint, traffic congestions and impacts to public transit. There was discussion on alternates to speed reduction, the effects of the newly installed flashing crosswalks along Dewdney Trunk Road, and the potential new travel lanes from the upcoming development along the North side of Dewdney Trunk Road from 224 Street to Brown Avenue.

Note: Councillor Duncan left the meeting at 7:19 pm and returned at 7:24 pm.

R/2018-010

It was moved and seconded

That the Active Transportation Advisory Committee is not prepared to recommend a speed limit reduction along Dewdney Trunk Road from 222 Street to 227 Street.

CARRIED

Dave Rush, Kino Roy – OPPOSED

4.2. **Active Transportation Technologies and Programs**

The Chair outlined the general operations of a bike share program as a means of public transportation for cities or densified areas within a city. There was general discussion on a bike share program. The Chair reported on an upcoming scooter share program and there was discussion on car sharing programs. Additional data will be sought from bike share companies to see if their research indicates a population threshold that will support a shared bike program and if they are currently operating a program in a city with a comparable population to Maple Ridge.

4.3. **240 Street Bike Lane Extension**

The Staff liaison reported how the current Strategic Transportation Plan addresses incorporating bike lanes along 240 Street. A new Strategic Transportation Plan is under development that will include updates to bike connectivity in the community. There was discussion on the separation of cyclists and vehicles and the coordinated development of cycling in the city and the Staff liaison shared plans to utilize newer technology to count traffic, bicycles and pedestrians in order to gather accurate data.

The Council liaison encouraged the committee to investigate bike lanes and make a recommendation to Council for their consideration in requesting future developments include the recommended type of bike lane.

The Chair shared the City of Vancouver Transportation Design Guidelines: All Ages and Abilities Cycling Routes <https://vancouver.ca/files/cov/design-guidelines-for-all-ages-and-abilities-cycling-routes.pdf>.

4.4. **2019 Business Planning**

There was discussion on safe routes to school and on developing transportation guidelines for bikes and pedestrians. There was discussion on the upcoming B line bus and bus shelters and on prioritizing walk sheds around rapid transit area for improvements.

5. **CORRESPONDENCE**

Note: Councillor Duncan excused herself from discussion of Item 5.1 at 8:14 pm as she lives in the vicinity of the application.

5.1. **Polygon/Morningstar Development 2015-297-RZ**

Letter dated August 13, 2018 from Barry Bellamy, Co-Chair HUB Cycling, retracting HUB support for the Polygon/Morningstar development at 232 Street and Lougheed Hwy.
Letter dated September 10, 2018 from Jackie Chow, HUB Cycling, regarding the active transportation connection.

The Staff liaison provided comments on the City of Maple Ridge review after the design was brought to attention by HUB. The multi-use pathway in the final design now meets TAC standards. Ms. Chow answered questions from the committee and there was discussion on whether the committee could review specific designs on future developments.

Note: Councillor Duncan returned to the meeting at 8:28 pm.

5.2 **Bus Location at Maple Meadows**

The Council liaison shared an email from a resident with regards to the relocation of the C7447 bus stop at the Maple Meadows West Coast Express Station. There was discussion on bus size and the possibility of TransLink installing a bus shelter or lighting at the relocated stop. The Council liaison will forward email to the Staff liaison for follow up.

6. **QUESTION PERIOD**

Jackie Chow enquired on the street design of 207 Street and the multi-use bi-directional path. The Staff liaison confirmed there will be opportunity for public input as the preliminary design will go to public consultation prior to final design.

Ms. Chow enquired on improving access for cycling connectivity South of Lougheed. The Staff liaison advised on the plans to update the Strategic Transportation Plan and interim concepts around a multi-use pathway connection on 117 Avenue from Laity Street to 203 Street. Ms. Chow shared concerns with bi-directional multi-use pathways.

Ms. Chow extended an invite from HUB to take any interested committee members on a cycling tour around the community.

7. **ROUNDTABLE**

Dave Rush reported on improvements to the dip at 123 Avenue and 207 Street but noted a lack of lane markings to guide cyclists into the bike lane.

Wayne Stevens enquired on the process of speeding complaints and the Council liaison advised of the typical manner in which the City of Maple Ridge responds to traffic complaints. There was discussion on speeding in certain corridors of the city.

Kim McLennan reported on the walkability study conducted around the downtown core by the age and dementia friendly initiatives and will present the completed report at a future meeting. Ms. McLennan advised of work underway on a dementia friendly presentation and training for City staff and Council.

8. **ADJOURNMENT** – 9:02 pm.

“Original signed by Vijay Soparkar” for

K. Roy, Chair

/aa

City of Maple Ridge
ACTIVE TRANSPORTATION ADVISORY COMMITTEE
REGULAR MEETING

The Minutes of the Regular Meeting of the Active Transportation Advisory Committee, held in the Blaney Room, at Maple Ridge City Hall on April 24, 2019 at 7:04 pm.

COMMITTEE MEMBERS PRESENT

Councillor Ahmed Yousef	Council Liaison
Gary Hare	Seniors Community Representative
Ineke Boekhorst	Downtown Maple Ridge Business Improvement Association
Jennifer Wright	Member at Large - Cycling Representative
Kim McLennan	Municipal Advisory Committee on Accessibility and Inclusiveness Representative
Cpl. Steven Martin	Ridge Meadows RCMP – Traffic Services

STAFF MEMBERS PRESENT

David Pollock	Municipal Engineer
Purvez Irani	Manager of Transportation / Staff Liaison
Amanda Allen	Committee Clerk

GUESTS

Councillor Meadus	Council Liaison – alternate
Lucas Constable	

ABSENT

Colette Trudeau	School Trustee
Vijay Soparkar	Member at Large

Note: David Pollock chaired the meeting as the presiding member

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

R/2019-001

It was moved and seconded

That the agenda for the April 24, 2019 Active Transportation Advisory Committee be approved as circulated.

CARRIED

3. **Introduction of new ATAC committee members and staff liaison**

Members participated in a roundtable introduction.

4. **What is Active Transportation**

The staff liaison provided copies of the Strategic Transportation Plan and gave a PowerPoint presentation providing the following information:

- What is active transportation
- Maple Ridge bicycle plan
- Bicycle standards evolution
- Bicycle infrastructure in similar Metro Vancouver cities
- Maple Ridge pedestrian plan
- Existing pedestrian network and statistics
- Pedestrian plan focus areas
- Summary and next steps

The staff liaison answered questions from the committee.

5. **Proposed Active Transportation Projects**

- 117 Avenue Multi-Use Pathway
- Hammond Road Multi-Use Pathway

The Municipal Engineer provided a summary of multi use pathways in Maple Ridge. The staff liaison gave a PowerPoint presentation on proposed multi-use path projects at 117 Avenue and Hammond Road. There was discussion on connectivity of pathways and interim facilities to facilitate active transportation.

6. **Topics for Future ATAC meetings**

Members were encouraged to review the Strategic Transportation Plan and were provided examples of potential subjects to explore. Members received information on the functions of a subcommittee and there was discussion on developing a work plan for Council review.

7. **QUESTION PERIOD - Nil**

8. **NEW AND UNFINISHED BUSINESS**

8.1. **2019 meeting schedule**

There was review and discussion on the meeting schedule.

MAIN MOTION

R/2019-002

It was moved and seconded

That the 2019 Active Transportation Advisory Committee meeting schedule attached to the April 24, 2019 Active Transportation Advisory Committee agenda be adopted.

AMENDMENT TO THE MAIN MOTION
R/2019-003

It was moved and seconded

That the 2019 Active Transportation Advisory Committee meeting schedule be adopted as follows:

- May 29, 2019
- June 26, 2019
- September 25, 2019
- November 27, 2019.

AMENDMENT CARRIED

Councillor Yousef – OPPOSED

9. **CORRESPONDENCE**

Members were invited to attend the May 11, 2019 Lougheed Transit Corridor Study Co-Design Workshop.

10. **ROUNDTABLE**

Members were invited to participate in Maple Ridge Car Free Day on June 16, 2019.

11. **ADJOURNMENT** – 8:18 pm.

“Original signed by Vijay Soparkar” for

David Pollock, Presiding Member

/aa

**City of Maple Ridge
AGRICULTURAL ADVISORY COMMITTEE
MEETING MINUTES**

The Minutes of the Regular Meeting of the Agricultural Advisory Committee, held in the Blaney Room,
at Maple Ridge Municipal Hall on April 25, 2019 at 7:03 pm.

COMMITTEE MEMBERS PRESENT

Councillor Gordy Robson	City of Maple Ridge
Bill Hardy, Chair	Member at Large
Al Kozak, Vice Chair	Agricultural Sector
Andrew Pozsar	Member at Large
Candace Gordon	Haney Farmers Market Society
Carla Schiller	Agricultural Sector
Chris Zabek	Regional Agrologist, Ministry of Agriculture
Ian Brooks	Member at Large
Lorraine Bates	Agricultural Fair Board
Michelle Franklin	Member at Large
Ryan Murphy	Agricultural Sector

STAFF MEMBERS PRESENT

Amanda Grochowich	Staff Liaison / Planning Department
Amanda Allen	Committee Clerk

ABSENT

Councillor Ryan Svendsen	City of Maple Ridge
Pascale Shaw	Agricultural Sector

Note: Councillor Svendsen was not in attendance.

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

R/2019-017

It was moved and seconded

That the April 25, 2019 Agricultural Advisory Committee agenda be approved as circulated.

CARRIED

3. **ADOPTION OF THE MINUTES**

R/2019-018

It was moved and seconded

That the minutes of the Maple Ridge Agricultural Advisory Committee meeting dated March 28, 2019 be adopted.

CARRIED

4. **DELEGATIONS**

4.1. **Let's Get Farming Maple Ridge**

- Andrew Poszar

Mr. Poszar gave a PowerPoint presentation sharing his experience while visiting a Fraser Valley poultry hatchery and the methods practiced at the hatchery. Mr. Poszar provided the following information:

- Methods practiced at the hatchery
- Study of nine cities of maximum allowable coverage on ALR land
- Purpose of study: which is most farm friendly in Lower Mainland
- Recommendations: education of City staff and public and changing bylaws to welcome farming
- Food Hub

There was discussion on the presentation and it was requested that an edited version of the presentation be shared with City of Maple Ridge staff.

R/2019-019

It was moved and seconded

That the April 25, 2019 Let's Get Farming Maple Ridge presentation be forwarded to City of Maple Ridge staff for comment on the history of low maximum lot coverage for properties located in the Agricultural Land Reserve.

CARRIED

5. **QUESTION PERIOD - Nil**

6. **NEW AND UNFINISHED BUSINESS**

6.1. **Bill 15 – 2019 Agricultural Land Commission Amendment Act - discussion**

The Chair summarized some earlier apprehension about Bill 15 and provided an update on the latest commentary and discussion around the intention of Bill 15.

6.2. **Vancouver Farmers Markets Direct – follow up discussion**

Councillor Robson provided an update on the Friends in Need Food Bank perishable food recovery program. Al Kozak will follow up with the Friends in Need Food Bank Executive Director and the Vancouver Farmers Markets Direct Manager. There was interest in extending an invitation to the Food Bank and Vancouver Farmers Markets Direct to present their model at a future meeting. There was discussion on next steps and logistics of a Food Hub operation.

6.3. **Incorporation of agriculture on City of Maple Ridge website – follow up**

Al Kozak gave a PowerPoint presentation providing the following information:

- Purpose of website
- Farm directory
- Consolidate information resources
- Links to municipal/provincial websites

- Connecting farms to buyers and buyers to farms
- Costs to establish new website
- Review of CMR website
- recommendations

Mr. Kozak will bring back specific recommendations at a future meeting and will work with the municipal website developers to suggest improvements for the existing website.

6.4. Prioritization of agricultural plan action items

The Chair provided an update on the status of the Booth in a Box grant application through Metro Vancouver.

6.5. Golden Harvest 2019

The staff liaison summarized the Golden Harvest event. There was discussion on whether to hold the event in 2019 and potential sponsorship involvement with local organizations and agencies. The Golden Harvest subcommittee will schedule a meeting to discuss the event and report back at the next meeting.

6.6. Workshop and Event Updates

6.6.1. Metro Vancouver AAC

The Metro Vancouver AAC meeting minutes will be circulated as part of the next agenda.

6.6.2. Agricultural Land Use Planning in the Lower Mainland Policy Forum

Chris Zabek summarized the forum hosted by Metro Vancouver and UNBC.

7. SUBCOMMITTEE REPORTS

7.1. Backyard Chickens

The staff liaison advised a best practices report is in development for Council review. There was discussion on how other municipalities are handling backyard chickens.

7.2. Education

7.2.1. Let's Get Farming summary

Al Kozak provided a summary and highlights of the Let's Get Farming event with speakers Dr. Wallapak Polasub, Kim Grout and Chris Zabek. There was discussion on agricultural millrates in Maple Ridge and neighbouring communities.

R/2019-020

It was moved and seconded

That the AAC direct the staff liaison to provide a community comparison on agricultural millrates and extend an invitation to the Finance Department to present at a future AAC meeting.

CARRIED

7.2.2. **Booth in a Box – update - Nil**

7.3. **Food Garden Contest**

The Staff liaison reported on the launch of the contest.

8. **CORRESPONDENCE**

8.1. **Upcoming Events**

May 11, 2019 9:00 am – 2:00 pm	Haney Farmers Market – Opening Day Memorial Peace Park, (11900 224 Street) Organizer: Haney Farmers Market Society
May 11, 2019 3:30 pm – 5:00 pm	Design Workshop Sneak Peek Glenwood Elementary (21410 Glenwood Avenue) Organizer: City of Maple Ridge
May 16, 2019 5:30 pm – 8:30 pm	North East Albion Open House Samuel Robertson Technical (10445 245 Street) Organizer: City of Maple Ridge

9. **ROUNDTABLE**

Members received verbal reports on local agricultural topics and activities.

10. **ADJOURNMENT – 9:07 pm.**

“Original signed by Bill Hardy”
Bill Hardy, Chair

/aa

City of Maple Ridge

SOCIAL POLICY ADVISORY COMMITTEE MEETING MINUTES

The Minutes of the Regular Meeting of the Social Policy Advisory Committee, held in the Blaney Room, at Maple Ridge City Hall, 11995 Haney Place, Maple Ridge, British Columbia, on May 1, 2019 at 7:03 pm

COMMITTEE MEMBERS PRESENT

Councillor Judy Dueck, Chair	Council Liaison
Heather Treleaven	Maple Ridge-Pitt Meadows Katzie Seniors Network - Alternate
Blaire Mikoda	Member at Large
Colene Thompson	Maple Ridge Pitt Meadows Katzie Community Network
Jenny Earley	Maple Ridge Pitt Meadows Katzie Community Network
Laura Butler	Member at Large
Brenna Ayliffe	Fraser Health – Alternate

STAFF MEMBERS PRESENT

Tony Cotroneo	Staff Liaison / Manager Community Engagement
Amanda Allen	Committee Clerk

GUESTS

Councillor Chelsa Meadus	Council Liaison – Alternate
--------------------------	-----------------------------

ABSENT

Cpl. Amanda Harnett	Ridge Meadows RCMP
Annette Morgan	Maple Ridge-Pitt Meadows Katzie Seniors Network
Elaine Yamamoto	School Trustee
Hailey Robinsmith	Member at Large – Youth Rep
Dr. Ingrid Tyler	Fraser Health
Ineke Boekhorst	Downtown Maple Ridge Business Improvement Association
Tarel Swansky, Vice Chair	Member at Large

1. **CALL TO ORDER**

2. **APPROVAL OF THE AGENDA**

R/2019-011

It was moved and seconded

That the May 1, 2019 Social Policy Advisory Committee agenda be approved as circulated.

CARRIED

3. **ADOPTION OF THE MINUTES**

R/2019-012

It was moved and seconded

That the minutes of the Maple Ridge Social Policy Advisory Committee meeting dated March 6, 2019 be adopted.

CARRIED

4. **DELEGATIONS**

4.1. **City Menstrual Initiative: Making Restrooms Equal**

- Corinne Underwood, Sexual Health Educator, Choices for Sexual Health
- Keith Miller, Wesclean
- Lorne Deutsch, Account Executive, J. Ruch Agency Ltd.

Corrine Underwood gave a PowerPoint presentation providing the following information:

- Comparison of restrooms
- Period facts
- The stigma/shame
- The solution
- Disposal issues and solutions
- Cost overview / financial information
- Product demonstration of available dispensers
- A growing movement
- BC – new legislation for schools
- Education – a necessary companion to the initiative

Ms. Underwood answered questions from the committee

4.2. **Ridge Meadows Local Health Data**

- Brenna Ayliffe, Community Health Specialist, Fraser Health

Brenna Ayliffe gave a PowerPoint presentation providing Maple Ridge highlights from the 2013 My Health My Community survey including:

- Community demographics
- Population change
- Healthy behaviours
- Lifestyle
- Health status and self rated general and mental health
- Self reported chronic conditions
- Chronic disease rates
- Community resiliency

Ms. Ayliffe advised Fraser Health is engaging in a second round of the My Health My Community survey and summarized the implementation, new survey additions, and the opportunity for the City to submit community specific survey questions. Ms. Ayliffe answered questions from the committee.

5. **QUESTION PERIOD - Nil**

6. **NEW AND UNFINISHED BUSINESS**

6.1. **SPAC Work Plan**

The staff liaison reported on Council endorsement of the social policy engagement workshops.

6.2. Social Policy Engagement Workshop

The subcommittee will meet to further develop the Early Development Instrument workshop and determine a date and the availability of HELP speakers. There was discussion on partnering with a vaping workshop scheduled for September. Brenna Ayliffe will investigate further and check into funds available to include binge drinking as part of the forum.

7. COMMITTEE UPDATES

7.1. Community Network

Colene Thompson provided a summary of recent Community Network meetings and speaker series.

7.2. Youth Strategy

The staff liaison reported on work underway with the implementation plan that will be forwarded to Council for review. Brenna Ayliffe provided a summary of the Branding subcommittee meeting.

7.3. Opioid Overdose Working Group

Brenna Ayliffe reported on numerous projects underway including a series of forums around community resiliency. Additional funds have been secured and the Humans of Maple Ridge Gallery will stay open until June.

8. CORRESPONDENCE

Members were invited to participate in the Lougheed Transit Corridor Study
<http://lougheedstudy.mapleridge.ca/>.

The staff liaison invited members to the Youth Talent Show on May 6, 2019 at 7:00pm.

9. ROUNDTABLE

Members received verbal reports on relevant activities and social policy topics.

Two items, food security and Division of Family Practice membership, were identified for inclusion on the next agenda.

Invitations were extended to the Walk for Alzheimer's on May 11, 2019, the Seniors Health and Wellness Fair on May 16, 2019, and the Ridge Meadows Hospital Foundation Fund Run on June 2, 2019.

10. ADJOURNMENT – 9:11 pm.

“Original signed by Judy Dueck”

Councillor Judy Dueck, Chair

/aa

TO: His Worship Mayor Mike Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: 2019 Innovation in Emerging Cities Series

MEETING DATE: June 11, 2019
FILE NO: 2204835
MEETING: Council

EXECUTIVE SUMMARY:

This report provides an overview of the 2019 Innovation in Emerging Cities series of events which included the Career and Education Fair, the Community Leaders' Forum, and the Innovation in Emerging Cities Forum.

Following up on the success of the inaugural 2018 Innovation in Emerging Cities Forum, staff from the Economic Development and Civic Properties Department recommended hosting an expanded version for the 2019 event by adding new two new events—the Career and Education Fair and the Community Leaders Forum both held on March 14, in addition to the Innovation in Emerging Cities Forum held on April 2, 2019.

The Economic Development and Civic Property (EDCP) Department reached out to a variety of key stakeholders, partners and attendees to provide feedback on each of the three Innovation in Emerging Cities events.

RECOMMENDATION(S):

Receive for information only

DISCUSSION:

a) **Background Context**

The objectives of the Innovation in Emerging Cities series of events were to highlight the critical role that innovation plays in the local economy, showcase examples of successful local innovators and entrepreneurs in our community, and to connect businesses and residents with post-secondary, government and other business support organizations and resources.

- The Community Leaders Forum explored how the local, provincial and federal levels of government can work more effectively together to support innovation.
- The Career and Education Fair focused on connecting local residents and youth with local employment and post-secondary education options.

- The Innovation in Emerging Cities Forum focused on the connection between innovation and entrepreneurship, how diversity supports innovation, and how innovative companies are positioning themselves to take part in emerging market sectors.

Career and Education Fair

The Career and Education Fair was a new event for Maple Ridge that came about as a result of feedback collected from the 2018 Innovation in Emerging Cities Forum. This event, hosted at the Greg Moore Youth Centre, was organized through a partnership between the City, Black Press Media, and Work BC and attracted approximately 1,000 attendees and 63 exhibitors including employers, post-secondary institutions and employment agencies. Three local high schools (Westview, Maple Ridge Secondary and Thomas Haney) also arranged to allow Grade 12 students to attend the event during the day.

The Economic Development and Civic Properties Department has had very preliminary discussions with Black Press and Work BC about hosting a larger version of this event in spring 2020 in Maple Ridge. School District 42 has also expressed interest in becoming more involved with the planning of this event in the future.

Community Leaders Forum

The Community Leaders Forum was the second new event developed based on feedback from the 2018 Innovation in Emerging Cities forum, where attendees expressed a desire to see an expanded version of the “political panel” featuring local elected officials.

This evening event was held on March 14 in the Studio Theatre at the ACT Arts Centre and featured an informal networking session followed by presentations, a panel discussion and audience Q&A with Mayor Mike Morden, MP Dan Ruimy, Minister Lisa Beare and MLA Bob D’Eith. An invited guest list of approximately 80 identified community leaders from local businesses, education, local government and community service organizations were in attendance. It should also be noted that Kwantlen Polytechnic University (KPU) hosted the event and Dr. Alan Davis, the Vice-Chancellor and President of KPU, provided opening remarks at this event.

Innovation in Emerging Cities Forum

The Innovation in Emerging Cities Forum was a day-long event held on April 2 at the Mainstage Theatre at the ACT Arts Centre. This event focused on the critical role that innovation plays in supporting entrepreneurship and creating new opportunities for businesses.

In addition to the keynote speakers, the forum used panels of topic experts to highlight the roles that local entrepreneurs, airports and municipal, provincial and federal governments play in supporting innovation. The major topics covered included: the connection between innovation and entrepreneurship; the role of regional airports in attracting innovative companies; how diversity supports innovation; and the opportunities for innovative companies to take part in the emerging cannabis industry.

The forum was planned and organized through a collaborative effort of the Economic Development Committee, the Technology Task Force, the local office of MP Dan Ruimy, and staff in the Economic Development and Civic Properties, Community Engagement and Information Technology departments.

The registration target for the Innovation forum was set at 175 and 207 individuals registered for the event. Information from the registration table indicates that about 160 individuals attended various sessions at the forum throughout the day.

The registration goals were achieved through the intensive, integrated marketing campaign developed in partnership with Black Press. This campaign combined online and newspaper advertising with a series of feature stories on the event and innovative local businesses leading up to the event. The marketing plan included the use of online “programmatic” advertising that targeted mobile devices in selected geographic areas of Vancouver with a high number of tech firms which allowed us to extend our reach to a key demographic for the event. This advertising campaign was supplemented with social media and direct marketing conducted by the City, and online and social media marketing conducted with partners including Xlrator, the BC Technology Industry Association, BC Innovation Council and the Maple Ridge-Pitt Meadows Chamber of Commerce.

There have been a number of follow up activities that have occurred as a result of the Innovation in Emerging Cities series. These include:

- Early discussions with Black Press and WorkBC on hosting a larger Career and Education Fair in spring 2020.
- Follow-up meetings with senior leadership from KPU to explore potential post-secondary options for Maple Ridge.
- Discussion of promotion of potential tourism activities with Sky Helicopters.
- The development of a shared physician recruitment video with the Ridge Meadows Division of Family Practice.

Budget Summary

The initial budget for the Innovation in Emerging Cities series forecast a total cost of approximately \$30,000 for the four events. The Economic Development and Civic Properties Department had planned to fund this by raising \$15,000 in sponsorships and ticket sales and setting aside an additional \$15,000 within its own marketing budget.

Total revenues for the three events came in at \$24,300 and the final costs for the four events totaled approximately \$25,395, reducing the EDCP’s final contribution to \$1,095.

Innovation in Emerging Cities Budget Summary

Event Revenue

Sponsorships and Ticket Sales	\$24,300	
Total Revenue		\$24,300

Event Costs

Career and Education Fair	\$ 120	
Community Leaders' Forum	\$ 4,700	
Innovation in Emerging Cities Forum	<u>\$20,575</u>	
Total Costs	\$25,395	\$25,395


Economic Development and Civic Property Contribution **\$ 1,095**

CONCLUSION:

The 2019 Innovation in Emerging Cities was a successful event on a number of fronts. The forum has received positive reviews from both attendees and participants on the topic matter and organization of the event. Many of the attendees have commented that they are looking forward to attending the next Innovation in Emerging Cities forum.

The events were planned and organized using a highly collaborative approach which has helped strengthen partnerships with WorkBC, the Chamber of Commerce and the Maple Ridge Business Improvement Association and strengthened our relationships with local businesses, post-secondary education (KPU in particular), local First Nations, and with our local MP and MLAs. The Community Leaders Forum and Innovation in Emerging Cities Forum also provided the City with an opportunity to begin promoting the upcoming 2020 Summer Games and to showcase a new physician recruitment video which was developed in partnership with the Ridge Meadows Division of Family Practice.


Prepared by: **Bruce Livingstone, BBA**
Business Retention and Expansion Officer


Reviewed by: **Darrell Denton, MBA,**
Acting Director of Economic Development and Civic Property


Concurrence: **Christine Carter, M.PL, MCIP, RPP**
General Manager Planning and Development


Concurrence: **Kelly Swift, MBA**
Acting Chief Administrative Officer

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Disbursements for the month ended April 30, 2019

MEETING DATE: June 11, 2019
FILE NO: 2222931
MEETING: Council

EXECUTIVE SUMMARY:

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

RECOMMENDATION:

That the disbursements as listed below for the month ended April 30, 2019 be received for information only.

GENERAL	\$ 10,768,121
PAYROLL	\$ 1,773,163
PURCHASE CARD	\$ 80,804
	<u>\$ 12,622,088</u>

DISCUSSION:

a) Background Context:

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

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

b) Citizen/Customer Implications:

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

c) Business Plan/Financial Implications:

Highlights of larger items included in Financial Plan or Council Resolution

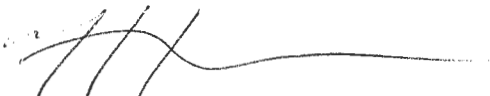
• Cedar Crest Lands (BC) Ltd – Arthur Peake artificial turf field	\$	181,233
• Chandos Construction Ltd – Maple Ridge Leisure Centre upgrades	\$	927,126
• Emergency Communications – Dispatch levy - 2nd quarter	\$	278,418
• M.A. Mustonen-Hinds, Notary – Land acquisition - 11789 203 St	\$	662,230
• Ridge Meadows Recycling Society - Monthly contract for recycling	\$	220,672

d) Policy Implications:

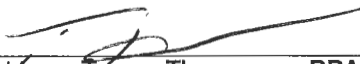
Corporate governance practice includes reporting the disbursements to Council monthly.

CONCLUSIONS:

The disbursements for the month ended April 30, 2019 have been reviewed and are in order.



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



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



Concurrence: **Kelly Swift**
Acting Chief Administrative Officer

CITY OF MAPLE RIDGE
MONTHLY DISBURSEMENTS - April 2019

<u>VENDOR NAME</u>	<u>DESCRIPTION OF PAYMENT</u>	<u>AMOUNT</u>
1060233 BC Ltd	Security refund	273,772
Andrew Sheret Ltd	Waterworks supplies	15,052
Ansan Industries Ltd	Traffic control	32,054
April Meadows	Drainage improvements - 232 St (132 Ave - Silver Valley Road)	24,281
Badger Daylighting Lp	Hydro-excavation - multiple locations	32,786
Bartle & Gibson Co Ltd	Plumbing, heating & electrical supplies:	
	City Hall	130
	Hammond pool	1,858
	Pump station repairs	689
	RCMP building	596
	Traffic signals	165
	Works yard inventory	2,306
	Street lighting upgrade program	78,547
BC Hydro	Electricity	146,478
BC Road Safe Inc	Traffic control	20,581
Boileau Electric & Pole Ltd	Maintenance:	
	Albion Fairgrounds	593
	Anita's Place	3,098
	Firehalls	14,548
	RCMP	685
	Street lights	7,624
	Traffic signals	393
	Xmas decorations removal	5,670
CUPE Local 622	Dues - pay periods 19/06 & 19/07	30,783
Cedar Crest Lands (BC) Ltd	Arthur Peake artificial turf field	181,233
Chandos Construction Ltd	Maple Ridge Leisure Centre upgrades	927,126
Cobing Building Solutions	Maintenance:	
	Firehalls	4,737
	Leisure Centre	2,779
	Library	1,474
	Municipal Hall	1,351
	Operations	1,407
	Randy Herman	592
	RCMP	137
	The Act	5,489
	Whonnock Lake Centre	1,030
Emergency Communications	Dispatch levy - 2nd quarter	278,418
Family Education & Support Centre	Funding for community network coordinator	36,200
Fortis BC - Natural Gas	Natural gas	16,599
Fred Surridge Ltd	Waterworks supplies	34,295
Genesis Security BC Group Ltd	Site Security (Mar 15 - Apr 4)	138,031
Greater Vancouver Water District	Maple Ridge billing - micro (Apr)	700
	Water consumption Jan 1 - Jan 29/19	523,839
Greater Vancouver Regional District	MFA debt payments	2,426,682
Greenwood Properties Ltd	Security refund	178,103
Hallmark Facility Services Inc	Janitorial services & supplies:	
	City Hall	3,773
	Fire Halls	4,995
	Library	5,867
	Hammond Community Centre	499
	Operations	4,400
	Randy Herman Building	5,216
	RCMP	4,373
	Whonnock Lake	788

<u>VENDOR NAME</u>	<u>DESCRIPTION OF PAYMENT</u>	<u>AMOUNT</u>
Karton, Michael	Security refund	20,418
Lafarge Canada Inc	Roadworks material	54,481
M.A. Mustonen-Hinds, Notary	Land acquisition - 11789 203 St	662,230
Manulife Financial	Employer/employee remittance	159,276
Maple Ridge & PM Arts Council	Arts Centre contract	56,362
	BC film festival sponsorship	5,250
	Municipal rental	5,631
	Program revenue - Jan & Feb	30,620
Mcelhanney Consulting Services	232 St (132 Ave - Silver Valley Road prelim & design)	16,591
	240 St (bridge conceptual design)	3,380
	Abernethy Way extension study (232 St - 256 St)	9,100
	Drainage upgrade program - Albion flow monitoring	10,381
Medical Services Plan	Employee medical & health premiums	19,538
Multitrends Inc	IT technician support services - (Apr)	15,876
Municipal Pension Plan BC	Employer/employee remittance	483,932
Open Storage Solutions Inc	Maintenance - 1 year	9,613
	Nimble storage hybrid shelf expansion	67,197
	Operations tower server	3,909
	Veeam backup software & support - 1 year	31,170
Opus Consulting Group Ltd	Workstation replacements - Dell Precision 3430	111,889
Pacific Flow Control Ltd	Waterworks supplies	33,244
Parkland Refining (BC) Ltd	Gasoline & diesel fuel	17,710
Paul Bunyan Tree Services	Tree maintenance & damaged tree removal	53,872
Performance Coaching Inc	Police department training program	21,499
Polycrete Restorations Ltd	Maple Ridge Leisure Centre - below grade & vertical joint repair	16,070
Pomerleau Inc	270A St reservoir	18,959
Receiver General For Canada	Employer/employee remittance PP19/06 & PP19/07	143,314
RG Arenas (Maple Ridge) Ltd	Additional ice rental	887,953
	Curling rink operating expenses - Feb	16,493
	Ice rental - Mar	15,910
Ricoh Canada Inc	Lasherfiche software renewal Mar 1/19 - Feb 28/20	76,658
	Quarterly copy usage	96,675
	Scanned images	12,406
Ridge Meadows Seniors Society	Quarterly operating grant	1,980
Ridge Meadows Recycling Society	Litter pickup contract	111,061
	Fuel charges	53,161
	Monthly contract for recycling	2,356
	Toilet rebate program	150
	Weekly recycling	220,672
Sandpiper Contracting Llp	232 St watermain replacement	286
Stewart Mcdannold Stuart	Professional fees	604
Summit Earthworks Inc	20300 block of Hampton St utility and road construction	224,068
Total Power Ltd	Generator maintenance:	88,383
	City Hall	56,793
	Fire Halls	24,462
	Library	217
	Pump Stations	23,592
	Radio Tower	473
	RCMP	2,908
	Whonnock Community Centre	1,132
Tundra Plumbing Ltd	Washroom repairs	29,185
	Waterline replacement - Fern Cr	3,597
	Watermain - 232 St	8,920
		17,325
		29,842

<u>VENDOR NAME</u>	<u>DESCRIPTION OF PAYMENT</u>	<u>AMOUNT</u>
Warrington PCI Management	Advance for Tower common costs	86,068
Westridge Security Ltd	Community security patrols - Mar	6,770
	Guard service - Feb	14,234
Wilco Civil Inc	Blaney Hamlet Park construction	21,004
Workers Compensation Board BC	Employer/Employee remittance - 1st quarter	30,380
Xylem Canada Company	225 St forcemain upgrade	156,980
		620,521
Disbursements In Excess \$15,000		9,981,362
Disbursements Under \$15,000		786,759
Total Payee Disbursements		10,768,121
Payroll	PP19/08 & PP19/09	1,773,163
Purchase Cards - Payment		80,804
Total Disbursements April 2019		12,622,088

800 *Unfinished Business*

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Award of Contract – Garibaldi Secondary School Sports Court Renovation

MEETING DATE: June 11, 2019
FILE NO: 2194245
MEETING: Council Meeting

EXECUTIVE SUMMARY:

The Garibaldi Secondary School (GSS) sport courts are well-used by the school and community for both tennis and pickleball however the court surface has developed significant cracks which have become a safety hazard. In addition, the local pickleball groups have requested additional courts to support the significant increase in pickleball participation. To address this need, Council approved the sports court renovation work at full cost to the City in exchange for the School District No. 42 (SD42) permitting the City to convert one of the three existing tennis courts to pickleball courts to add additional capacity for community use. Two tennis courts would remain available for school and community use and the proposed court reconfiguration would allow for a total of six pickleball courts to be constructed while fully replacing the ageing sport facility infrastructure.

Approval in principle was received from the Board of Education early in 2019 and detailed design was completed, including a final design review with the community pickleball group in March, prior to the work being tendered. Staff recommend that the contract be awarded to the submission that provides the City with the best overall value, received from Cedar Crest Lands (BC) Ltd. and that the project budget be increased to fully fund the work including a construction contingency. Council approval to increase the project budget and award the contract is required for the work to proceed.

RECOMMENDATION:

That Contract ITT-PL19-22: Garibaldi Sports Court Restoration be awarded to Cedar Crest Lands (BC) Ltd. in the amount of \$575,381 excluding taxes, and that a contingency of \$60,000 be authorized; and,

That this project budget be increased by \$247,000 funded from the Capital Works Reserve and that the next Financial Plan Bylaw is amended to reflect this; and,

That the Corporate Officer be authorized to execute the contract.

DISCUSSION:

a) Background Context:

The surface of the sport courts at GSS has deteriorated significantly in recent years and a full replacement is required to ensure a safe, playable surface. Although repair work to the athletic surfacing was completed in 2011, a geotechnical investigation recently undertaken indicates that a full replacement will be necessary to address the ongoing surface cracking, drainage and subgrade deficiencies, and provide a long term fix for these courts.

Community pickleball groups currently operate informal leagues at the GSS sport courts in the mornings and afternoons during the week, as well as in the mornings on weekends. These local groups are requesting additional pickleball courts to accommodate both the growth in participation, and to provide an opportunity to host regional and provincial tournaments.

Following Council approval in July 2018 for the City to fully fund the work, the detailed design was completed and Board of Education approval in principle was received early in 2019. Consultations with the Pickleball community took place in November 2018 and March 2019 which indicated a high level of support for the project. Draft construction and operating agreements have been prepared and are attached.

Tender Evaluation

The Invitation to Tender for the sport court renovation works was issued through BC Bid on March 20, 2019 and closed on April 18, 2019. Six (6) tenders were received and the bid results are listed below from lowest to highest:

	Total Tender Base Price:
• Cedar Crest Lands (BC) Ltd.	\$575,381.00
• Wilco Civil Inc.	\$588,553.00
• Canadian Landscape and Civil Services	\$620,213.06
• Custom Blacktop Co.	\$661,901.20
• TGK Irrigation	\$698,417.00
• SAJO Inc.	\$860,651.65

Cedar Crest Lands' tendered price in the amount of \$575,381 is the lowest bid submitted. This pricing, along with a contingency of \$60,000 and soft costs of \$11,000 (survey, design, and geotechnical) exceeds the approved project funding of \$400,000. Staff recommends that Council increase the project funding by \$247,000 to provide for the award of the construction contract and a contingency which would only be used to address unanticipated items exposed by construction.

Cedar Crest Lands is experienced in sports court construction with recent sports court projects in Langley, Delta and Chilliwack.

b) Desired Outcome:

The desired outcome is to improve the existing sport courts and provide the additional pickleball courts requested by community pickleball players to accommodate the significant growth in their sport by renovating the ageing Garibaldi Secondary School sport court facility.

c) Strategic Alignment:

The 2010 Parks, Recreation and Culture Master Plan contains a strategic objective to meet the athletic and safety needs of sports user groups in our community, balancing this with other capital needs and focusing efforts on using the existing land base.

d) Citizen/Customer Implications:

There will be a significant benefit to the existing pickleball players who participate in league play as well as casual users as they would have additional courts available during peak times when players currently have to wait 20 to 30 minutes for a court to become available. The renovated courts will also provide for better and safe use for school, community and sport user groups.

e) Interdepartmental Implications:

The Engineering department and the Environmental division were consulted during the detailed design process to ensure site servicing is to City standards and erosion and sediment control concerns are addressed.

f) Business Plan/Financial Implications:

SD42 owns the land that the GSS sport courts were developed on with the School District and City to share major repair and lifecycle replacement costs equally. However, SD42 has indicated that they do not have sufficient funds at this time to co-fund this project. The benefit of the City funding the full cost of the replacement project includes an increase from 2 to 6 pickleball courts for school, community and sport user groups to use and avoiding the closure of the sport courts for an indefinite time period.

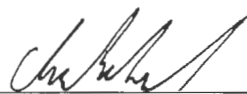
Funding of \$400,000 is included in the 2019 Approved Financial Plan for the pickleball court renovation work. Staff recommends increasing the project funding in the amount of \$247,000 to provide for construction costs of \$575,381.00, geotechnical work \$11,000 and a contingency of \$60,000 to be funded from Capital Works Reserve and that the financial plan be amended to reflect this.


g) Alternatives:

As a result of the project cost, Council could choose to not award the contract however, this is not recommended as staff are concerned that the courts may need to be closed to public and school use.

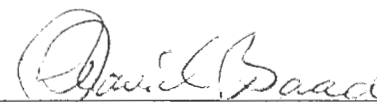
CONCLUSION:


The Garibaldi sport courts are in dire need of full renovation to address subgrade and drainage deficiencies and community pickleball groups have requested additional courts to address growth in their sport. The City has received approval in principle from the Board of Education for this work which includes the conversion of one tennis court to provide for a total of six pickleball and two tennis courts. Council approval is required to increase the project budget, award the construction contract and execute the construction and operating agreements with School District 42.


Prepared by: **Chad Neufeld, MBCSLA**
Acting Manager of Parks Planning & Development


Reviewed by: **Valoree Richmond, MBCSLA**
Acting Director of Parks & Facilities


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

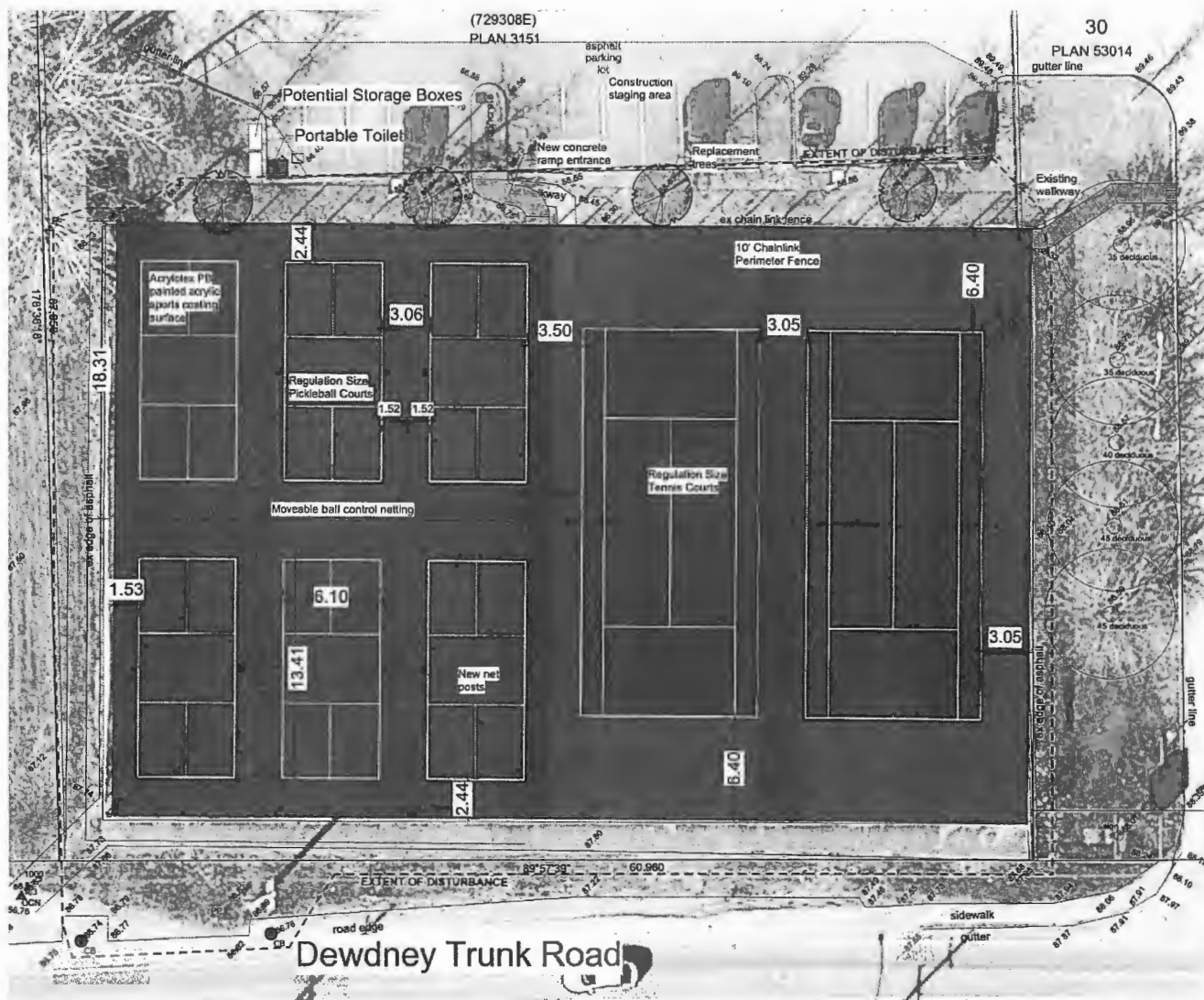

Approved by: **David Boag**
Acting General Manager Parks, Recreation & Culture


Concurrence: **Kelly Swift, MBA**
Acting Chief Administrative Officer

Attachments:

- (A) Garibaldi Sports Court Concept Plan
- (B) DRAFT Construction and Operating Agreements

Attachment A: Garibaldi Sports Court Concept Plan



**GARIBALDI SECONDARY SCHOOL
TENNIS AND PICKLEBALL COURTS CONSTRUCTION AGREEMENT**

(this "**Agreement**") dated for reference _____, 2019 (the "**Reference Date**") is

BETWEEN:

THE BOARD OF EDUCATION OF SCHOOL DISTRICT NO. 42 (MAPLE RIDGE – PITT MEADOWS), a school board incorporated under the British Columbia *School Act* [R.S.B.C. 1996] c. 412 and having its office at 22255 Brown Avenue, Maple Ridge, B.C., V2X 8N6

(the "**School District**")

AND:

CITY OF MAPLE RIDGE, a municipality under the *Community Charter*, [SBC 2003] c. 26 and having its office at 11995 Haney Place, Maple Ridge, B.C., V2X 6A9

(the "**City**")

WHEREAS:

- A. The City and the School District (collectively, the "**Parties**" and individually, a "**Party**") entered into the Master Agreement on Cooperation for the Joint Use of Facilities and Coordination of Services on January 11, 2017 (the "**Master Agreement**");
- B. The School District owns lands forming part of the Garibaldi Secondary School site at 24789 Dewdney Trunk Road, Maple Ridge, B.C., V4R 1X2 legally described as:

PID: 010-889-256 Parcel "A" (729308E) Lot 2 Section 22 Township 12
New Westminster District Plan 53014

(the "**Lands**");
- C. The Parties entered into a Tennis Courts Maintenance Agreement dated for reference the 12th day of February 2004 (the "**2004 Agreement**") in respect of three tennis courts and two pickleball courts currently located on the Lands (the "**Original Courts**"), which now require a full renovation;
- D. The City proposes, at its sole expense, to replace the Original Courts with two tennis courts and six pickle ball courts and install ancillary improvements as described in Schedule A attached hereto (collectively, the "**Court Facilities**");
- E. The Parties have agreed that the Court Facilities will be available to the School District for school recreation purposes during school hours and to citizens of the City for community recreation purposes outside of school hours;

- F. Pursuant to the Master Agreement, the School District has agreed to grant the City a license to construct the Court Facilities on portions of the Lands, subject to the terms and conditions of this Agreement; and
- G. The Parties have entered into or intend to enter into an Operating Agreement dated for reference as of the Reference Date of this Agreement (the "**Operating Agreement**") to govern the Parties' use of the Court Facilities after construction in accordance with the terms of this Agreement and the Master Agreement;

NOW THEREFORE in consideration of the premises herein contained, and the sums herein paid by the City to the School District and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties hereby agree as follows:

1. **License to Construct** – The School District hereby grants the City a license (the "**License**") and permission to enter and occupy the portion of the Lands identified in the site plan included in Schedule A for the purpose of constructing the Court Facilities, in accordance with the specifications which will be approved by the Parties, each acting reasonably, and attached to this Agreement as part of Schedule A (collectively, the "**Specifications**"), subject to the terms and conditions of this Agreement.
2. **Site Preparation and Utility Connections** - The City agrees to arrange, at the cost of the City, for the site preparation and utility connections on the Lands for the Court Facilities (the "**Site Preparation**") and, except as expressly provided in this Agreement or the Operating Agreement, the City will be responsible for all design, supply and construction costs associated with the Court Facilities.
3. **Construction of the Court Facilities** - The City covenants and agrees to fund and engage a qualified contractor (the "**Contractor**") to supply, deliver, install and complete the construction of the Court Facilities, entirely at the risk and expense of the City.
4. **Materials** - All products and materials provided in respect of the Court Facilities shall be new and in accordance with the Specifications. Any products that are not specified shall be of a quality well suited to the purpose required.
5. **Standard of Work** - The City shall ensure that all work performed on the Court Facilities is performed in a good and workmanlike manner, in accordance with the Specifications and all applicable laws, regulations and directions of authorities having jurisdiction, and will make any changes or corrections to the work necessary to meet those Specifications at the City's sole expense. The City shall purchase, deliver and install all the materials and equipment that comprise the Court Facilities, and the City shall be responsible for obtaining or issuing the required permits for this project in accordance with the lawful requirements of all governmental authorities having jurisdiction with respect to the construction of the Court Facilities.

6. **Changes to Specifications** - The City shall not make any material change to the Court Facilities or the Specifications without the prior written approval of the School District. If the modification substantially meets the requirements of the Specifications, this Agreement and the Operating Agreement, then the School District shall not unreasonably withhold its approval.
7. **Warranty** – The City shall obtain warranties for the Court Facilities from the supplier as described in the Specifications, or if no warranties are specified then as would be reasonably expected for similar facilities in British Columbia.
8. **Inspection by School District** - The School District may inspect the Court Facilities at any stage of construction and require the City to make changes or corrections necessary to meet the Specifications.
9. **Term** - The City shall make all reasonable efforts to ensure that the Court Facilities are completed for use no later than six months after the Reference Date, but in no event do the Parties intend for this Agreement to extend past the day that is one year from the date this Agreement is signed.
10. **Construction Period** - The Parties anticipate that construction of the Court Facilities will not take more than three (3) months in total. To the extent reasonably possible, the City shall ensure that construction activities do not disrupt or interfere with the normal activities and operation of the Garibaldi Secondary School.
11. **Costs** - Except as the School District may in its discretion expressly agree otherwise, the City covenants and agrees to pay all actual costs associated with the procurement, delivery and installation of the Court Facilities, the replacement of the Court Facilities upon expiry of its useful life, and the removal of the Court Facilities and restoration of the Lands on termination or expiry of the Operating Agreement including, without limitation all products, services, labour, materials, tools, equipment, plant, machinery, water, heat, light, power, transportation, permits, application, inspection and license fees, development cost charges, community amenity contributions, any required site and offsite improvements, and all other required facilities, things and services.
12. **Payment Schedule** – The City shall promptly pay when due all accounts and invoices for anything supplied in respect of the Court Facilities. Without limiting the foregoing, the City shall make progress payments to the Contractor and the School District within thirty days after completion of each stage or part of the work, in the amounts certified by the City staff member who is managing the construction.
13. **Default** - If the City is in material default in the performance of its obligations under this Agreement in respect of the construction and funding of the Court Facilities, and does not remedy any such default within 30 days of being notified in writing to do so, the School District may terminate this Agreement and require the City to remove any improvements, including without limitation the Court Facilities and associated equipment, tools and materials that have been placed on the Lands, and restore the Lands as near as reasonably possible to its prior condition just at the City's expense.
14. **Force Majeure** – The obligations of the City and the School District under this Agreement shall be suspended during any period when a Party is prevented from fulfilling its

obligations for reasons beyond its reasonable control, including, without limitation, strikes, lockouts, riots or other civil disorders, fires, floods, and other natural disasters or acts of God.

15. **Corporate Proceedings** – Each Party warrants that it has taken all corporate proceedings required to enter into and perform its obligations pursuant to this Agreement.
16. **No Interest in Land** – The rights of the City pursuant to this Agreement are contractual only and this Agreement does not grant the City any further interest in land beyond a contractual license to use the Lands only to the extent specified in this Agreement.
17. **Fixtures** – The Parties acknowledge and agree that the Court Facilities will be fixtures forming part of the Lands as they are constructed, and will be legally owned by the School District, subject only to the terms of the Operating Agreement, notwithstanding any other provision of this Agreement and notwithstanding any payment of costs by the City.
18. **Succession** – This Agreement and the License it contains are personal to the City and may not be assigned by the City, including by succession or by operation of law, except with the prior written consent of the School District, which may be reasonably withheld. The City may sublicense its rights pursuant to the License only for the use or uses authorized in writing by the School District, provided that the School District is notified, the sublicensee agrees in writing to comply with the terms of the License, any sublicense shall not relieve the City of any of its obligations hereunder, and any acts and omissions of a sublicensee shall be considered the acts and omissions of the City. The School District hereby consents to the sublicense by the City to the Contractor and subcontractors of the Contractor for the purposes of building the Court Facilities. This Agreement shall enure to the benefit of and be binding upon the School District and its successors and assigns, notwithstanding any rule of law or equity to the contrary.

Notice and other General Provisions

19. Except in the case of an emergency, when notice may be given by telephone with later confirmation in writing, any notice which to be given under this Agreement shall be in writing and either delivered by hand or sent by facsimile transmission, addressed as follows:

To the City:

Attention: Director, Parks and Facilities
 11995 Haney Place
 Maple Ridge, B.C.,
 V2X 6A9

Fax: (604) 467-7329

To the School District:

Attention: Secretary Treasurer
 22225 Brown Ave.
 Maple Ridge, B. C.
 V2X 8N6

Fax: (604) 463-4181

or to such other address or facsimile number of which notice has been given as provided in this section. Any notice which is delivered by hand is to be considered to have been given on the day it is delivered. Any notice which is sent by fax is to be considered to have been given on the first business day after it has been sent and an electronic confirmation of delivery has been received. If a Party changes its address or fax number, or both, it shall promptly give notice of its new address or fax number, or both, to the other Party as provided in this section.

20. An alleged waiver of any breach of this Agreement is effective only if it is an express waiver in writing of that breach. A waiver of a breach of this Agreement does not operate as a waiver of any other breach of this Agreement.
21. If any term of this Agreement is held to be unenforceable by a court, that term is to be severed from this Agreement and the rest of this Agreement remains in force unaffected by the severance of that term.
22. This Agreement, the Master Agreement and the Operating Agreement constitute the entire agreement between the Parties regarding the Lands, and supersede and replace all other negotiations and communications between the Parties regarding the Lands including, without limitation, the 2004 Agreement to the extent that the 2004 Agreement relates to the Lands.
23. This Agreement may not be modified except by an agreement in writing signed by both Parties.
24. The duties and obligations imposed by this Agreement and the rights and remedies available under this Agreement shall be in addition to and not a limitation of any duties, obligations, rights and remedies otherwise imposed or available by law and remedies may be exercised in any order or concurrently.
25. Each Party acknowledges that the other Party is a public body subject to the *Freedom of Information and Protection of Privacy Act* and as such, may be required to disclose documents exchanged between the Parties and documents created in this Agreement.
26. The Parties agree to do everything reasonably necessary to give effect to the intent of this Agreement, including execution of further instruments.
27. Time is of the essence of this Agreement.

[illegible]

**GARIBALDI SECONDARY SCHOOL
TENNIS AND PICKLEBALL COURTS OPERATING AGREEMENT AND LICENSE**

(this "**Agreement**") dated for reference _____, 2019 (the "**Reference Date**") is

BETWEEN:

**THE BOARD OF EDUCATION OF SCHOOL DISTRICT NO. 42
(MAPLE RIDGE – PITT MEADOWS)**, a school board incorporated under the
British Columbia *School Act* [R.S.B.C. 1996] c. 412 and having its office at 22255
Brown Avenue, Maple Ridge, BC V2X 8N6

(the "**School District**")

AND:

CITY OF MAPLE RIDGE, a municipality incorporated under
the *Community Charter* [SBC 2003] c. 26 and having its office at
11995 Haney Place, Maple Ridge, BC V2X 6A9

(the "**City**")

WHEREAS:

- A. The City and the School District (collectively, the "**Parties**" and individually, a "**Party**") entered into the Master Agreement on Cooperation for the Joint Use of Facilities and Coordination of Services on January 11, 2017 (the "**Master Agreement**");
- B. The School District owns lands forming part of the Garibaldi Secondary School site at 24789 Dewdney Trunk Road, Maple Ridge, B.C., V4R 1X2 legally described as:

PID: 010-889-256 Parcel "A" (729308E) Lot 2 Section 22 Township 12
New Westminster District Plan 53014

(the "**Lands**");
- C. The Parties entered into a Tennis Courts Maintenance Agreement dated for reference the 12th day of February 2004 (the "**2004 Agreement**") in respect of three tennis courts and two pickleball courts that were located on the Lands (the "**Original Courts**");
- D. The Parties have entered into or intend to enter into a Tennis and Pickleball Courts Construction Agreement (the "**Construction Agreement**") dated for reference as of the Reference Date of this Agreement, providing for the City to replace, at its sole cost, the Original Courts with two tennis courts and six pickle ball courts and install ancillary improvements as described in Schedule A attached hereto (collectively, the "**Court Facilities**"); and
- E. The Parties have agreed that the Court Facilities will be available to the School District for school recreation purposes during school hours and to citizens of the City for community recreation purposes outside of school hours;

NOW THEREFORE in consideration of the premises herein contained, and the sums herein paid by the City to the School District and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the School District and the City (collectively, the "**Parties**" and individually, a "**Party**"), the Parties hereby agree as follows:

1. **Term** - The School District hereby grants the City an exclusive license (the "**License**") to enter and occupy the Court Facilities for community recreational purposes during the Access Times (as defined below) in accordance with the terms of this Agreement.
 - (a) The Term of the License (the "**Term**") will be for Twenty (20) years less a day, commencing on the Reference Date, subject to termination or extension in accordance with the provisions of this Agreement.
 - (b) The License fee for the Term will be \$1.00.
 - (c) During the Term, the School District covenants and agrees not to make, place, erect, maintain or permit in the Court Facilities any building, structure, foundation or obstruction which may interfere with the Court Facilities.
2. **Access to Court Facilities** – The School District shall control access to the Court Facilities by ensuring that the Court Facilities are only used by itself and its servants, employees, agents, contractors, successors, assigns, and invitees outside of the Access Times. The School District shall allow the City, its servants, employees, agents, contractors, successors, assigns, invitees and members of the public to access the Court Facilities during the Access Times.
3. **User Fees** – The City may charge user fees and repair, cleaning and maintenance costs to all users of the Court Facilities other than the School District. The School District shall not in any circumstances be required to pay for any access to or use of the Court Facilities, or for any maintenance or capital costs relating to the Court Facilities except as may be expressly provided in this Agreement or in a separate written agreement signed by the School District. The City shall set, collect and apply user fees and recoverable costs and any other revenue generated from community use of the Court Facilities to its parks programs, including the maintenance, repair and general upkeep of recreational facilities in the City of Maple Ridge including the Court Facilities.
4. **Access Times** – The City, its servants, employees, agents, contractors, successors, assigns, invitees and members of the public (collectively, "**City Users**") shall have access to the Court Facilities as follows:
 - (a) during the months of September through June:
 - i. from 5:00 p.m. to 11:00 p.m. on all weekdays; and
 - ii. from 7:00 a.m. to 11:00 p.m. on Saturdays and Sundays; and
 - (b) when schools are not in session during the months of July and August and on statutory holidays at any time of the year:
 - i. from 7:00 a.m. to 11:00 p.m. every day;

(collectively, the "**Access Times**"). The School District and its servants, employees, agents, contractors, successors, assigns, and invitees (collectively the "**School District Users**") shall have the exclusive use of the Court Facilities outside of Access Times. In addition, the School District may have access to and use of the Court Facilities during weekends for specific school events to be held during the Access Times on at least four months' prior written notice to the City up to a maximum of four times during each calendar year, and the City may not unreasonably withhold its permission to the School District.

5. **Operation of Court Facilities –**

- (a) The City, through its Parks and Facilities Department, shall be responsible for the safe and lawful management of the Court Facilities during the Access Times.
- (b) The City may post regulations from time to time to be observed by all users of the Court Facilities, including School District Users, including reasonable restrictions:
 - i. prohibiting or restricting use of the Court Facilities during certain weather conditions;
 - ii. prohibiting or restricting food or drink being brought on to the Court Facilities;
 - iii. prohibiting or restricting structures or other objects being placed on the Court Facilities.

The School District shall ensure that all School District Users comply with any such restrictions.

6. **School District Maintenance Services** - The School District shall provide the following routine maintenance for the Court Facilities and surrounding area to the same standard and frequency that it sets for its other similar school recreational facilities:

- (a) litter control and removal when schools are in session;
- (b) court surface cleaning;
- (c) fencing and wind screen repair;
- (d) post and net inspections and adjustments; and
- (e) graffiti removal;

but not including any repair, maintenance, cleaning or other costs resulting from City Users' negligent use of the Court Facilities

7. **City Maintenance Services** - The City shall provide the following repair and maintenance services in respect of the Court Facilities to the same standard and frequency that it sets for its other similar community recreational facilities:

- (a) provide and install nets and posts as required,
- (b) repair of the Court Facilities, including without limitation court markings, surface coating, fence replacement and replacement of court surface;

- (c) control of access to the Court Facilities during the Access Times;
- (d) litter control and removal during Access Times; and
- (e) payment for all utilities used by the Court Facilities;

but not including any repair, maintenance, cleaning or other costs resulting from School District Users' negligent use of the Court Facilities.

- (f) In making repairs or doing maintenance of the Court Facilities the City may bring and leave upon the Court Facilities the necessary materials, tools and equipment, provided that the City safely secures such materials, tools and equipment and uses reasonable efforts to schedule such maintenance and repairs so as to minimize any inconvenience, annoyance, or other injury to the School District or any invitee or neighbour of the School District.

8. Costs relating to Court Facilities –

- (a) For clarity, except as may be expressly agreed by the School District in this Agreement or in another written agreement signed by the School District, the School District is not responsible for any costs relating to the purchase, delivery, installation, repair, cleaning, maintenance or replacement of the Court Facilities during the Term.
- (b) The City and School District shall mutually agree upon cost sharing for the replacement of the playing surface of the Court Facilities at the expiry of its useful life from time to time during the Term. However, the City may terminate this Agreement during the last year of the then current Term upon six months' written notice to the School District if the City reasonably believes that the useful life of Court Facilities has expired or will expire during or soon after the end of that Term, and the City does not wish to replace the Court Facilities.

9. Insurance –

- (a) The City will provide and maintain insurance in respect of the use of the Court Facilities by the City Users in such amounts and on such terms and conditions as would a prudent operator of similar community recreation facilities.
- (b) The School District will provide and maintain insurance in respect of the use of the Court Facilities by the School District Users in such amounts and on such terms and conditions as would a prudent operator of similar school recreation facilities.

10. Indemnity –

- (a) The City hereby releases, saves harmless and shall indemnify and hold harmless the School District and the School District's trustees, officers, employees, agents, and contractors from and against all liabilities, claims, losses, damages, costs and expenses, actions and other proceedings, made, sustained, brought, prosecuted, threatened to be brought or prosecuted in any manner based upon, occasioned by or attributable to any personal injury or death of a person, or damage to or loss of property, or any other loss or damage of any kind whatsoever arising out of any default of the City under this Agreement, the use or occupation of any of the Court Facilities by any of the City Users,

or the operation and maintenance of the Court Facilities, except to the extent that such loss arises from the independent negligence of the School District or the breach of this Agreement by the School District.

- (b) The School District hereby releases, saves harmless and shall indemnify and hold harmless the City and the City's elected officials, officers, employees, agents, and contractors from and against all liabilities, claims, losses, damages, costs and expenses, actions and other proceedings, made, sustained, brought, prosecuted, threatened to be brought or prosecuted in any manner based upon, occasioned by or attributable to any personal injury or death of a person, or damage to or loss of property, or any other loss or damage of any kind whatsoever arising out of any default of the School District under this Agreement or the use or occupation of any of the Court Facilities by any of the School District Users, except to the extent that such loss arises from the independent negligence of the City or the breach of this Agreement by the City.

11. **Notices** – Except in the case of an emergency, when notice may be given by telephone with later confirmation in writing, any notice which is to be given under this Agreement shall be in writing and either delivered by hand or sent by facsimile transmission, addressed as follows:

To the City:

Attention: Director, Parks and Facilities
11995 Haney Place
Maple Ridge, BC V2X 6A9

Fax: (604) 467-7329

To the School District:

Attention: Secretary Treasurer
22225 Brown Ave.
Maple Ridge, BC V2X 8N6

Fax: (604) 463-4181

or to such other address or facsimile number of which notice has been given as provided in this section. Any notice which is delivered by hand is to be considered to have been given on the day it is delivered. Any notice which is sent by fax is to be considered to have been given on the first business day after it has been sent and an electronic confirmation of delivery has been received. If a Party changes its address or fax number, or both, it shall promptly give notice of its new address or fax number, or both, to the other Party as provided in this section.

12. **Severance** – If any portion of this Agreement is held invalid by a court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder of this Agreement.
13. **Law of British Columbia** - This Agreement shall be construed according to the laws of the Province of British Columbia and the laws of Canada applicable in British Columbia.

14. **Waiver** – Waiver by a Party of any default by the other Party must be in writing and shall not be deemed to be a waiver of any subsequent or other default.
15. **Reference** – Every reference to a Party is deemed to include the heirs, executors, administrators, successors, permitted assigns, servants, employees, agents, contractors, officers, licensees and invitees of such Party wherever the context so requires or allows.
16. **Not Partners** - The Parties are not partners or joint venturers and the legal relationship between them is contractual only and not a partnership, joint venture, trust or agency.
17. **Time of the Essence** – Time is of the essence in this Agreement.
18. **Succession** – This Agreement and the License it contains are personal to the City and may not be assigned by the City, including by succession or by operation of law, except with the prior written consent of the School District, which may be reasonably withheld. The City may sublicense the Court Facilities for the use or uses authorized in writing by the School District, provided that the School District is notified, the sublicensee agrees in writing to comply with the terms of the License, any sublicense shall not relieve the City of any of its obligations hereunder, and any acts and omissions of a sublicensee shall be considered the acts and omissions of the City. This Agreement shall enure to the benefit of and be binding upon the School District and its successors and assigns, notwithstanding any rule of law or equity to the contrary.
19. **No Interest in Land** – The rights of the City pursuant to this Agreement are contractual only and this Agreement does not grant the City an interest in land.
20. **Fixtures** – The Parties acknowledge and agree that the Court Facilities are and will continue to be fixtures forming part of the Lands as they are constructed, and will be legally owned solely by the School District, notwithstanding any other provision of this Agreement or the Construction Agreement, and notwithstanding any payment of costs by the City.
21. **Entire Agreement** - This Agreement, the Master Agreement and the Construction Agreement constitute the entire agreement between the Parties regarding the Lands, and supersede and replace all other negotiations and communications between the Parties regarding the Lands including, without limitation, the 2004 Agreement to the extent that the 2004 Agreement relates to the Lands.
22. **Not Affecting City's Rights** – Nothing contained or implied herein shall prejudice or affect the City's rights and powers in the exercise of its functions pursuant to the *Community Charter* [SBC 2003] c. 26, the *Local Government Act* [RSBC 2015] c. 1, or its rights and powers under all of its public and private statutes, bylaws, orders and regulations, all of which may be fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the School District.

As evidence of their agreement to be bound by the terms and conditions of this Agreement, the Parties have executed this Agreement below on the dates written below.

**THE BOARD OF EDUCATION OF
SCHOOL DISTRICT NO. 42 (MAPLE
RIDGE – PITT MEADOWS)**

by its authorized signatories:

Flavia Coughlan, Secretary Treasurer

Date: _____

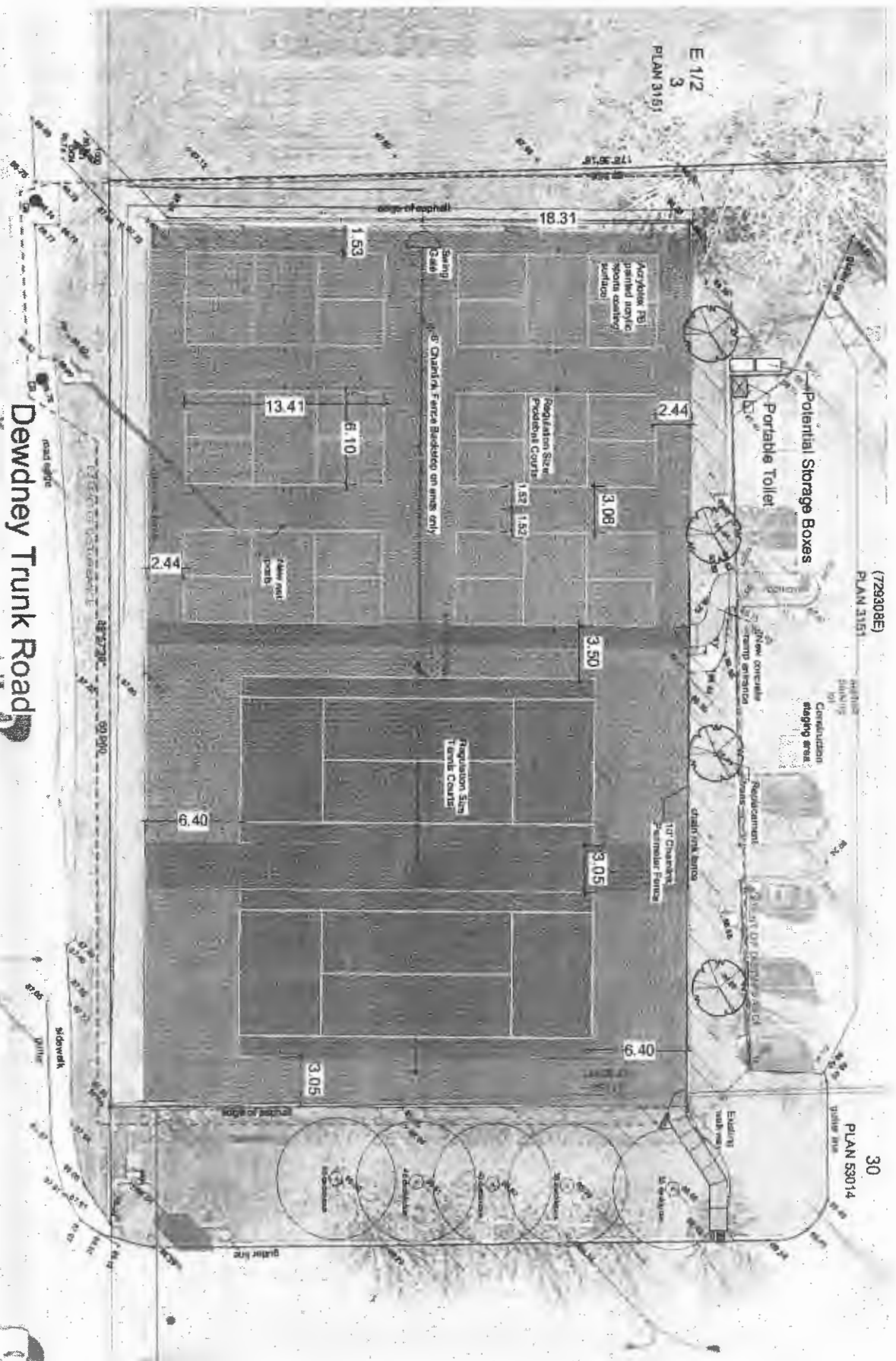
CITY OF MAPLE RIDGE

by its authorized signatories:

Laura Benson, Corporate Officer

Date: _____

GARIBALDI TENNIS AND PICKLEBALL COURTS



1100 *Committee Reports and Recommendations*

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7547-2019
23250 Silver Valley Road and 23267 137 Avenue

MEETING DATE: June 4, 2019
FILE NO: 2019-067-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties, located at 23250 Silver Valley Road and 23267 137 Avenue, from RS-3 (One Family Rural Residential) to R-1 (Residential District), to allow for future subdivision into approximately six single family lots.

To proceed further with this application additional information is required as outlined below. Pursuant to Council Policy 6.31, this application is subject to the Community Amenity Contribution charge of approximately \$30,600.00 (6 times \$5,100 per single family lot).

RECOMMENDATIONS:

1. In respect of Section 475 of the *Local Government Act*, requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:
 - i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;
 - ii. The Board of any Regional District that is adjacent to the area covered by the plan;
 - iii. The Council of any municipality that is adjacent to the area covered by the plan;
 - iv. First Nations;
 - v. Boards of Education, Greater Boards and Improvements District Boards; and
 - vi. The Provincial and Federal Governments and their agencies.

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

-
2. That Zone Amending Bylaw No. 7547-2019 be given first reading; and
 3. That the applicant provide further information as described on Schedules A, B and J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

DISCUSSION:

a) Background Context:

Applicant:	SV 232 Street Development Ltd.
Legal Description:	Lot 2, Section 33, Township 12, New Westminster District Plan 20132; and Lot 59, Section 33, Township 12, New Westminster District Plan EPP60118
OCP:	
Existing:	Low/Medium Density Residential, Medium Density Residential, and Medium/High Density Residential
Proposed:	Medium Density Residential
Zoning:	
Existing:	RS-3 (One Family Rural Residential) and R-1 (Residential District)
Proposed:	R-1 (Residential District)
Surrounding Uses:	
North:	Use: Single Family Residential Zone: RS-1b (One Family Urban (Medium Density) Residential) Designation: Low/Medium Density Residential
South:	Use: Vacant Zone: R-1 (Residential District) Designation: Medium Density Residential
East:	Use: Single Family Residential and Vacant Zone: RS-1b (One Family Urban (Medium Density) Residential) and R-1 (Residential District) Designation: Medium Density Residential
West:	Use: Vacant Zone: R-3 (Special Amenity Residential District) Designation: Medium/High Density Residential
Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential
Site Area:	0.28 ha (0.7 acres)
Access:	232A Street and 137 Avenue
Servicing requirement:	Urban Standard

b) Site Characteristics:

The subject properties, located at 23250 Silver Valley Road and 23267 137 Avenue, are located on the south-east corner of the intersection of Silver Valley Road and 232A Street (see Appendices A and B). There is an existing home on 23250 Silver Valley Road. The property located at 23267 137 Avenue is a newly created single family lot that is vacant, and has a strip of land fronting Silver Valley Road that is intended to be consolidated with the 23250 Silver Valley Road property for future subdivision potential. The subject properties slope gradually to the south-west.

c) Project Description:

The applicant is proposing to rezone and subdivide the properties from RS-3 (One Family Rural Residential) and R-1 (Residential District) to R-1 (Residential District) to allow for approximately six single family lots; five fronting 232A Street and one fronting 137 Avenue.

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

d) Planning Analysis:

Official Community Plan:

The subject properties are located within the Silver Valley Area Plan, in the Blaney Hamlet, and are currently designated *Low/Medium Density Residential, Medium Density Residential, and Medium/High Density Residential*. For the proposed development an OCP amendment will be required to re-designate the subject properties to *Medium Density Residential* to allow the proposed R-1 (Residential District) zoning.

The current OCP designations for the properties would allow from 4 to 9 units in total, and the proposed development is for approximately 6 units, therefore the OCP amendment does not result in an increase in density from the original area plan. Furthermore, the form of the proposed development is similar to the recent development to the south.

Zoning Bylaw:

The current application proposes to rezone the subject properties from RS-3 (One Family Rural Residential) to R-1 (Residential District) (see Appendix C) to permit a future six lot subdivision (see Appendix D). The minimum lot size for the proposed R-1 (Residential District) zone is 371 m² (3,993 ft²). Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

Development Permits:

Pursuant to Section 8.12 of the OCP, a Wildfire Development Permit application is required for all development and subdivision activity identified in wildfire risk areas. The purpose of the Wildfire Development Permit is for the protection of life and property in designated areas that could be at risk for wildland fire; and where this risk may be reasonably abated through implementation of appropriate precautionary measures. The subject property is located within the Wildfire Development Permit Area, identified on Map 1 in Section 8.12 of the Official Community Plan. Prior to second reading a Registered Professional Forester's Report will be required to determine wildfire mitigation requirements.

Advisory Design Panel:

As the proposed development is for single family development, a Form and Character Development Permit is not required and the Advisory Design Panel does not need to review the project.

Development Information Meeting:

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

e) Interdepartmental Implications:

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

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

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

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

f) Early and Ongoing Consultation:

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

g) Development Applications:

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

- 1. An OCP Application (Schedule A);
- 2. A complete Rezoning Application (Schedule B);
- 3. A Wildfire Development Permit Application (Schedule J); and
- 4. A Subdivision Application.

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

CONCLUSION:

The development proposal is in compliance with the policies of the OCP. Justification has been provided to support an OCP amendment to *Medium Density Residential*. It is therefore recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading. It is recommended that Council not require any further additional OCP consultation.

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

"Original signed by Michelle Baski"

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

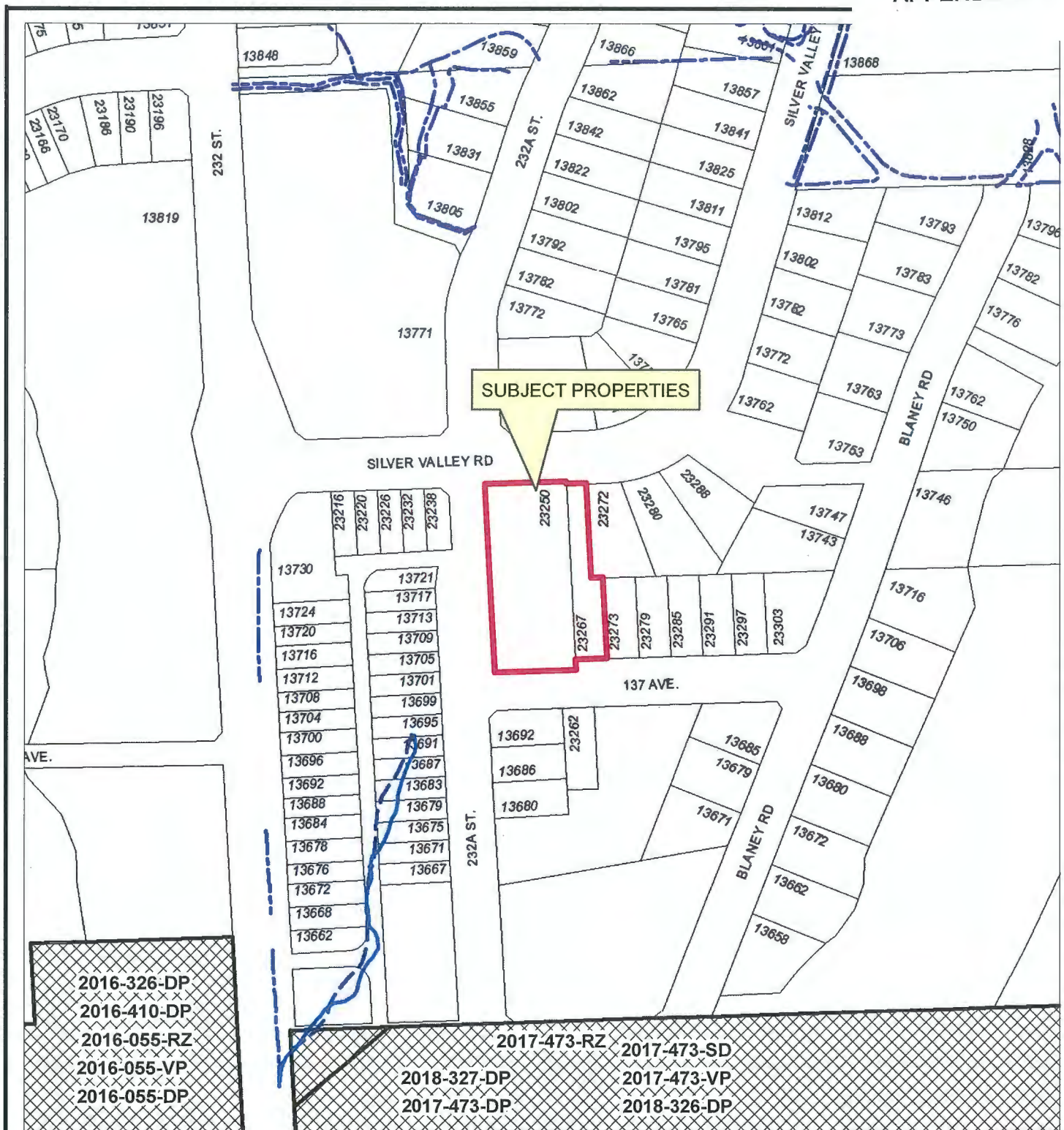
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development

"Original signed by Kelly Swift"

Concurrence: **Kelly Swift, MBA**
Acting Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7547-2019
- Appendix D – Proposed Subdivision Plan



Scale: 1:2,000

Legend

 Active Applications (RZ/SD/DP/VP)

23250/67 SILVER VALLEY ROAD
PID: 002-606-160 & 030-522-633

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

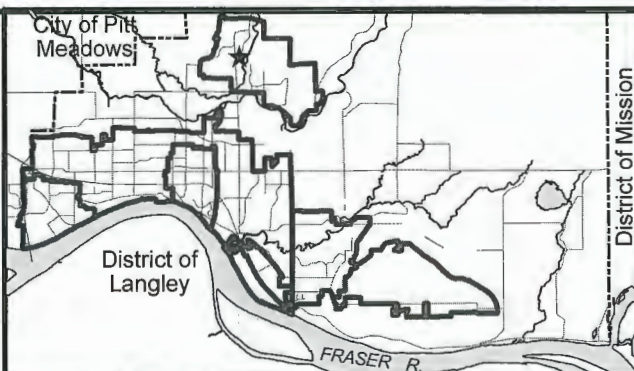
FILE: 2019-067-RZ

DATE: Feb 26, 2019

BY: PC



Scale: 1:2,000



23250/67 SILVER VALLEY ROAD
PID: 002-606-160 & 030-522-633

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2019-067-RZ
DATE: Feb 26, 2019

BY: PC

**CITY OF MAPLE RIDGE
BYLAW NO. 7547-2019**

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7547-2019."
2. Those parcels or tracts of land and premises known and described as:

Lot 2 Section 33 Township 12 New Westminster District Plan 20132
Lot 59 Section 33 Township 12 New Westminster District Plan EPP60118

and outlined in heavy black line on Map No. 1796 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to R-1 (Residential District).

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

READ a first time the _____ day of _____, 20_____

READ a second time the _____ day of _____, 20_____

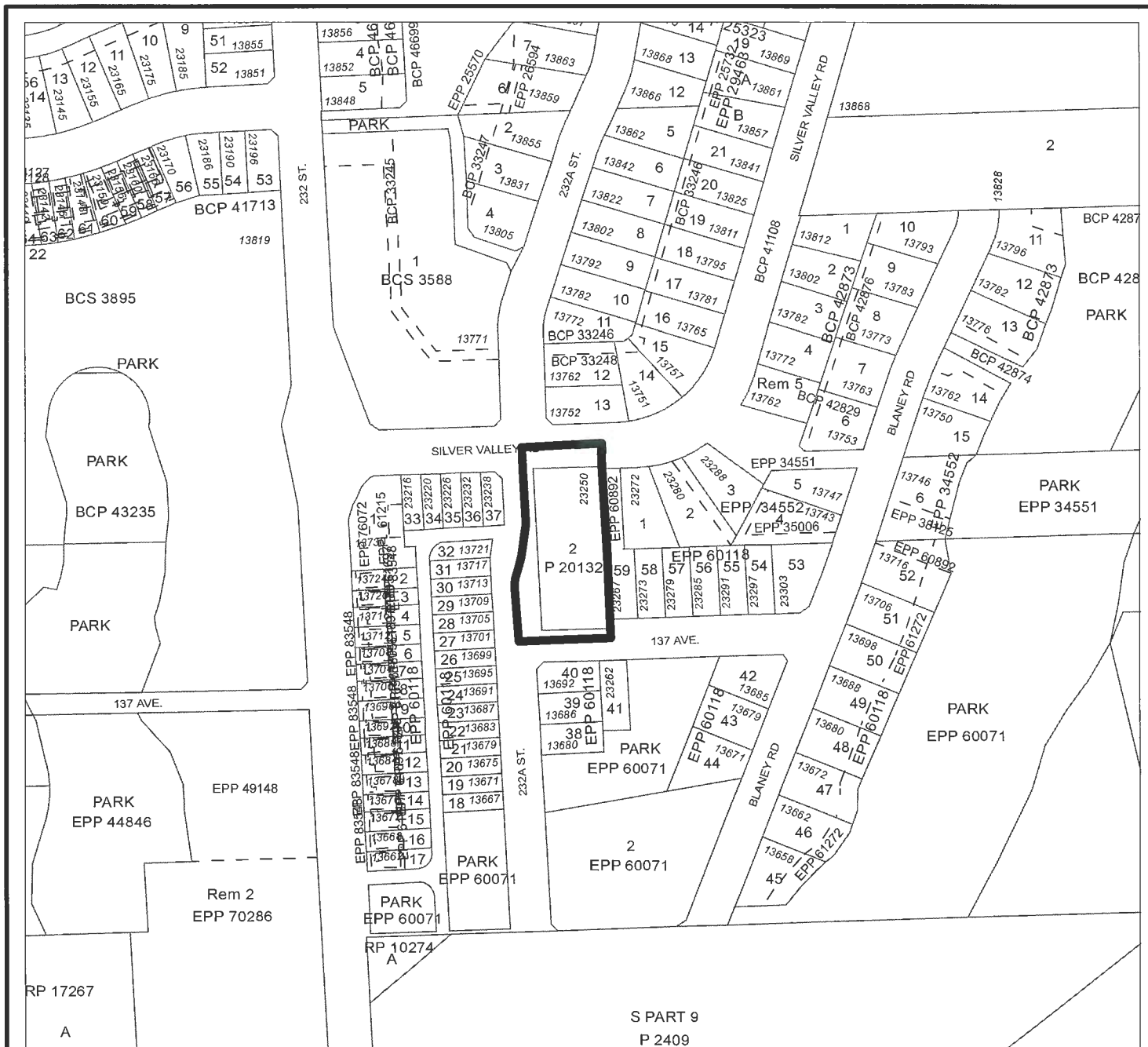
PUBLIC HEARING held the day of , 20

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

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7547-2019

Map No. 1796

From: RS-3 (One Family Rural Residential)

To: R-1 (Residential District)



SCALE 1:2,500

DRAFT PLAN OF PROPOSED SUBDIVISION OF

1) LOT 2 PLAN 20132

CIVIC ADDRESS: 23250 SILVER VALLEY ROAD, MAPLE RIDGE

PARCEL IDENTIFIER: 002-606-160

2) LOT 59 PLAN EPP60118

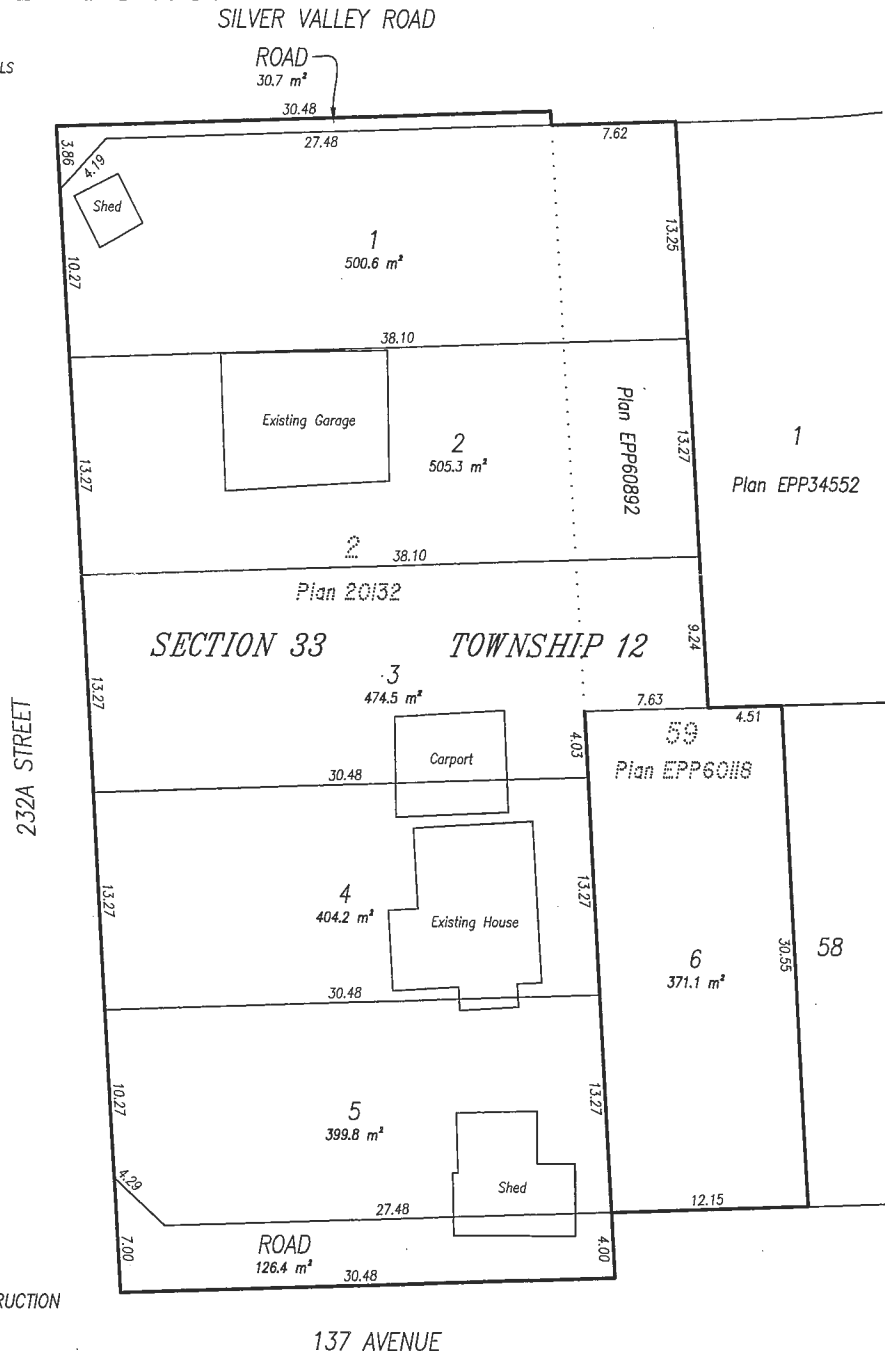
CIVIC ADDRESS: 23267 137 AVENUE, MAPLE RIDGE

PARCEL IDENTIFIER: 030-522-633

all of Sec. 33 Tp.12
NEW WESTMINSTER DISTRICT

SCALE 1 : 300

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED.



PREPARED FOR: APOLLON CONSTRUCTION

NOTE: EXISTING BUILDINGS TO BE
DEMOLISHED

LOT DIMENSIONS DERIVED FROM
PLAN EPP60118 et. al.

CHARGE(S) ON TITLE WITHOUT REFERENCE TO
SURVEY PLANS THAT MAY AFFECT IMPROVEMENTS:
LOT 59 EPP60118

COVENANT	CA6421834
COVENANT	CA6421836
COVENANT	CA6421839
COVENANT	CA6421842
COVENANT	CA6950115
COVENANT	CA6950122
SRW	CA5759781
SRW	CA5759782
SRW	CA6770199

CHARGE(S) ON TITLE WITHOUT REFERENCE TO
SURVEY PLANS THAT MAY AFFECT IMPROVEMENTS:
LOT 2 PLAN 20132
N/A

S.P. WADE, BCLS

DRAWING DATE: JANUARY 25 2019

WADE & ASSOCIATES LAND SURVEYING LTD.
BC LAND SURVEYORS
MISSION & MAPLE RIDGE
PHONE: (604) 826-9561 OR 463-4753
FILE: H3064-01

APPENDIX D

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

MEETING DATE: June 4, 2019
FILE NO: 2017-386-DVP
MEETING: C o W

SUBJECT: Development Variance Permit
13112 Alouette Road

EXECUTIVE SUMMARY:

Development Variance Permit application 2017-386-DVP has been received in conjunction with a subdivision application proposing to subdivide the subject property located at 13112 Alouette Road into two lots. The requested variance is to omit the requirement to dedicate Road Right of Way or construct 248 Street to a rural road standard.

The 248 Street Right of Way is currently a walkway. As all adjoining properties to this Right of Way have access from existing roads, the variance request is supportable and it is recommended that Development Variance Permit 2017-386-DVP be approved.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2017-386-DVP respecting property located at 13112 Alouette Road.

DISCUSSION:

a) Background Context

Applicant:	Aplin & Martin Consultants, David Laird
Owner:	Kerry and Kim McNulty
Legal Description:	Lot 10, Section 26, Township 12, New Westminster District Plan LMP9994
OCP :	
Existing:	Estate Suburban Residential
Proposed:	Estate Suburban Residential
Zoning:	
Existing:	RS-2 (One Family Suburban Residential)
Proposed:	RS-2 (One Family Suburban Residential)
Surrounding Uses:	
North:	Use: Residential, and Park
	Zone: RS-2 (One Family Suburban Residential)
	Designation: Estate Suburban Residential

South:	Use:	Residential,
	Zone:	RS-2 (One Family Suburban Residential)
	Designation:	Estate Suburban Residential
East:	Use:	Residential,
	Zone:	RS-2 (One Family Suburban Residential)
	Designation:	Estate Suburban Residential
West:	Use:	Residential,
	Zone:	RS-2 (One Family Suburban Residential)
	Designation:	Estate Suburban Residential
Existing Use of Property:	Single Family Residential	
Proposed Use of Property:	Single Family Residential	
Access:	Alouette Road	
Servicing:	Suburban	
Lot Size:	0.8 ha (2 acres)	

b) Project Description:

The subject property is approximately 2 acres (0.8 ha) in size and is bound by residential properties plus a park north of Alouette Road (see Appendix A). The subject property was not connected to the Metro Vancouver sanitary sewer, and in order for the subdivision application to get processed further, the applicant/owner needed to get permission to extend the GVS&DD sewerage services to a new single detached dwelling. Such approval was granted by the Board of Directors of Metro Vancouver Regional District on February 22, 2019.

Under the current Subdivision & Development Bylaws, the 248 Street Road Right of Way requires dedication and upgrading to a rural road standard. The 248 Street Right of Way is currently a walkway. All joining properties in this Right of Way have access from existing roads. For these reasons the City will not require the construction of a road in this Right of Way and can support the variance to not dedicate or construct to a rural road standard.

c) Variance Analysis:

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

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

1. *Subdivision and Development Services Bylaw No. 4800-1993, Schedule C – Required Right of Way widths:* To omit the requirement to dedicate or construct the road Right of Way on 248 Street.

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:

As the 248 Street Right of Way is considered a walkway and adjoining properties to this ROW have access from existing roads, it is recommended that the subject application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2017-386-DVP.

"Original signed by Therese Melser"

Prepared by: **Therese Melser**
Planning Technician

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

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

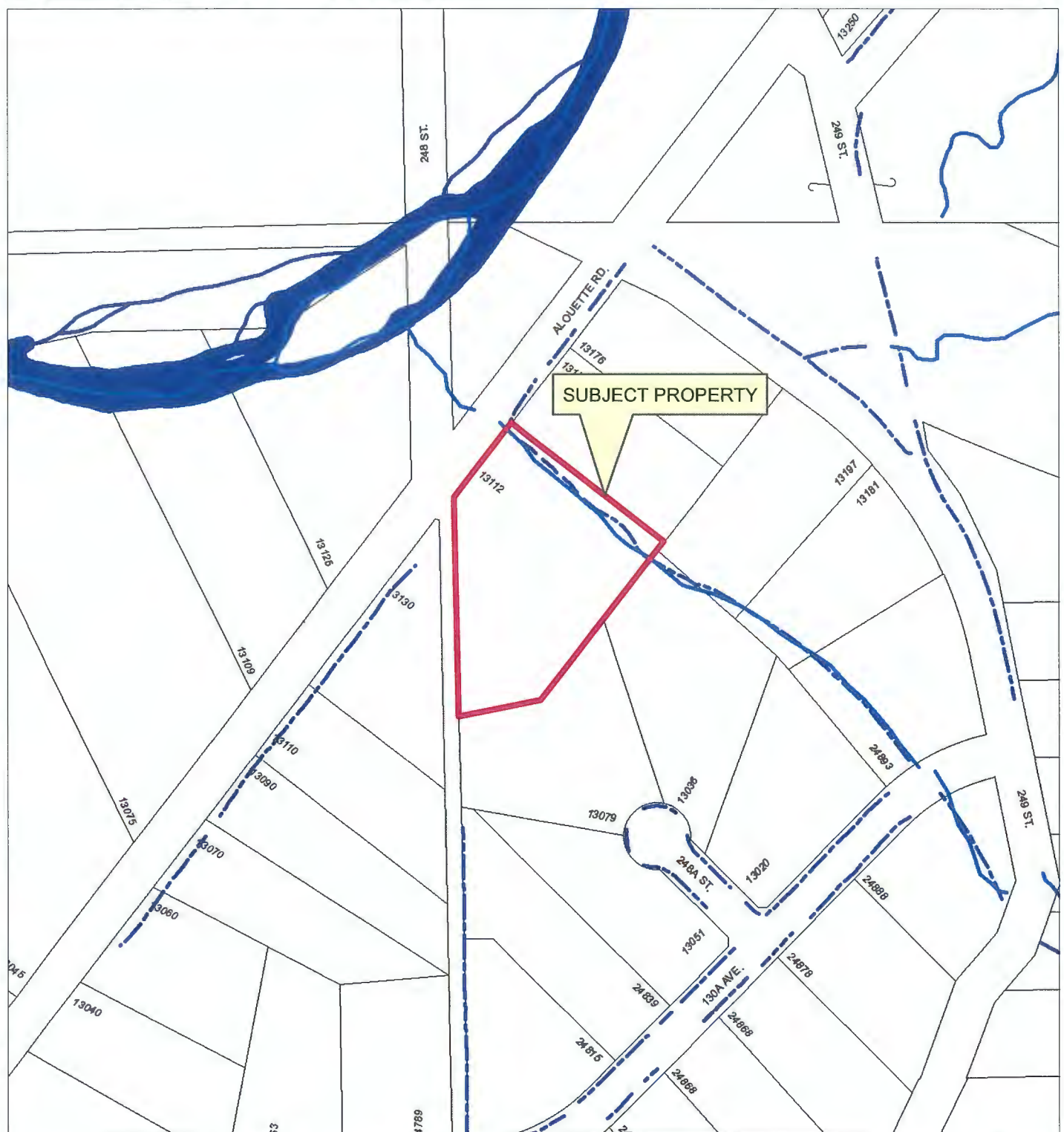
"Original signed by Kelly Swift"

Concurrence: **Kelly Swift, MBA**
Acting Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map



Scale: 1:2,500

Legend

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

13112 ALOUETTE ROAD



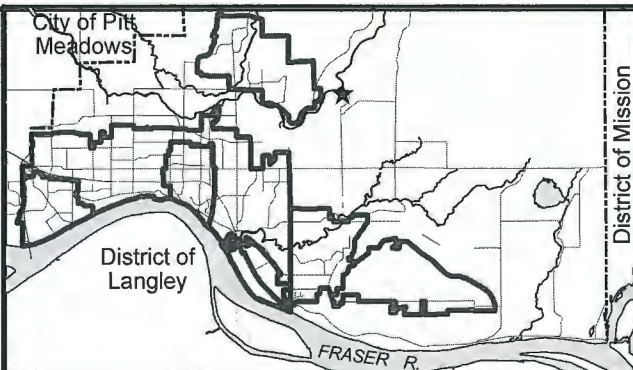
mapleridge.ca

FILE: 2017-386-VP
DATE: Jul 19, 2018

BY: LP



Scale: 1:2,500



13112 ALOUETTE ROAD

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2017-386-VP
DATE: Jul 19, 2018

BY: LP

TO:	His Worship Mayor Michael Morden and Members of Council	MEETING DATE:	June 4, 2019
FROM:	Chief Administrative Officer	FILE NO:	2217467
SUBJECT:	Recreation Facility Fees & Charges Update	MEETING:	CoW

EXECUTIVE SUMMARY:

The rental and admission rates for Parks and Recreation facilities have historically been reviewed annually by staff to determine how Maple Ridge Parks, Recreation & Culture (PRC) fees compare to neighbouring municipalities. Moving forward, future recommendations for fee adjustments will be brought forward in a consolidated Bylaw Report in 2020. However, the following report provides Council with an update on dry floor rates and synthetic field replacement. This minor revision for dry floor is considered urgent which is why it is being brought forward prior to the consolidated report.

By the end of 2019, the City's synthetic field inventory will increase by four with the addition of fields at Merkley Park/Maple Ridge Secondary, Golden Ears Elementary and Telosky Stadium/Thomas Haney Secondary. Currently, the City collects a Sport Field Annual Contribution fee to manage the replacement carpet costs of the fields at Westview Secondary School, Pitt Meadows Secondary School and Samuel Robertson Technical School; this equates to approximately \$50,000/field per year. The lifespan of a synthetic field carpet is approximately 12-15 years. Staff have heard from sports field users that if this fee is increased for the new fields, it will likely be cost prohibitive for many in the community to participate in field sports. Given this, staff are recommending the annual contribution remain at the current rate and that synthetic replacement of the four new fields be funded through the Capital Infrastructure Replacement Fund.

RECOMMENDATION:

That the Sport User Annual Contribution fee for Westview Secondary School, Pitt Meadows Secondary School and Samuel Robertson Technical School fields be maintained at the current rate and that Merkley Park/Maple Ridge Secondary, Golden Ears Elementary and Telosky Stadium/Thomas Haney Secondary fields capital replacement be funded through the Capital Infrastructure Replacement Fund, and

That the Maple Ridge Recreation Facility Fees Amending Bylaw No. 7553-2019 be given first, second and third readings to reduce the dry floor rate by 10%, retroactive to April 1, 2019.

DISCUSSION:

a) Background Context:

Process

The Parks, Recreation & Culture Fees & Charges Policy guides the process staff follow when conducting the Fees & Charges review and outlines the formula used to determine the youth/senior and adult non-profit rental rates. This is currently set at a 60% subsidization rate for youth/senior and 40% for adult non-profits.

Staff review the rental and admission rates of similar recreation facilities in several Lower Mainland communities including Mission, Pitt Meadows, Langley, Coquitlam and Port Coquitlam. The data gathered is used to determine current market rental rates and admission rates, how Maple Ridge rates compare to the region and to provide Council with an opportunity to review our community's level of support provided to both minor and adult non-profit sports and community organizations.

Required Adjustments

Through this market review, staff discovered an imbalance of dry floor rates with other municipalities compared to Maple Ridge. Staff are recommending we correct the disparity now and reduce the dry floor rate by 10%. This rate change is recommended to be retroactive to April 1st, 2019.

Currently the City collects a Sport Field User Annual Contribution towards the synthetic carpet replacement for Westview Secondary School, Pitt Meadows Secondary School and Samuel Robertson Technical Secondary fields. The City remits one third of this to the City of Pitt Meadows to support a streamlined process for user groups. The user fees include \$30 per registrant for Fall/Winter Clubs (\$10/field) and \$15 per registrant for Spring/Summer Clubs (\$5/field) which equates to approximately \$50,000/field per year.

Field user groups have expressed concerns over a potential increase to the annual contribution as our synthetic field inventory increases and suggest that this could be cost prohibitive for many in the community to participate in field sports. Staff therefore recommend that the contribution remain at the current rate for the three existing fields, and that the synthetic carpet replacement cost for new inventory, including the four fields at Merkley Park/Maple Ridge Secondary, Golden Ears Elementary and Telosky/Thomas Haney Secondary, be funded through the Capital Infrastructure Replacement fund which would be required in approximately 12-15 years from now.

b) Desired Outcome:

The desired outcome is to ensure Maple Ridge's dry floor rates remain comparable to rates in other municipalities, and ensure rates remain affordable to citizens.

c) Strategic Alignment:

A strategic objective of the Parks, Recreation and Culture Master Plan is to encourage positive lifestyle choices that lead to a healthy, active community. Ensuring citizens have affordable access to the City's sports facilities supports this objective, and is in line with Council's strategic priority of Community Pride & Spirit.

d) Citizen/Customer Implications:

PRC offers several programs and services that support residents facing financial barriers including the Rental Rebate Subsidies, Canadian Tire Jumpstart and KidSport program.

e) Business Plan/Financial Implications:

Staff anticipate a reduction of approximately \$8,000/year based on the new dry floor rate; however, this can be managed within the existing PRC budget.

CONCLUSION:

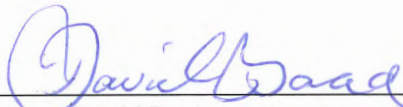
The City supports equitable access to arena and field opportunities for all members of the community. To help keep sport accessible for Maple Ridge families, staff recommend the adjustment of fees to align with market rates. Staff will be bringing further recommended adjustments in the consolidated fees and charges report in 2020.



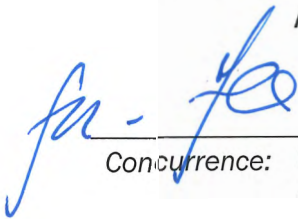
Prepared by: **Russ Brummer**
Business Operations Manager



Reviewed by: **Danielle Pope**
Director of Recreation & Community Engagement



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



Concurrence: **Kelly Swift MBA**
Acting Chief Administrative Officer

Attachments:

(A) Arena Rates - Dry Floor Prime Time

CITY OF MAPLE RIDGE

BYLAW NO. 7553-2019

A Bylaw to amend Maple Ridge Recreation Facility Fees
Bylaw No. 4117-1988 as amended

WHEREAS, the Council may by bylaw establish and regulate the fixing of fees for admission and/or use of sports, recreation and community use facilities;

WHEREAS, an annual review process was undertaken in adopting the previous recreation facility fees;

WHEREAS, the Council has imposed fees and now wishes to amend those fees;

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

1. This Bylaw may be cited as "Maple Ridge Recreation Facility Fees Amending Bylaw No. 7553-2019".
2. The Maple Ridge Recreation Facility Fees By-law No. 4117-1998 as amended, be further amended by deleting Schedule "A" in its entirety and replacing with Schedule "A".
3. This Bylaw shall come into force and effect as of April 1, 2019.

READ a first time the day of , 2019.

READ a second time the day of , 2019.

READ a third time the day of , 2019.

ADOPTED the day of , 2019.

PRESIDING MEMBER

CORPORATE OFFICER

ATTACHMENT: Attachment A

Corporation of the City of Maple Ridge
Bylaw No. 4117 - 1988

SCHEDULE "A"

Arenas					
Per Hour Rate (taxes not included)	Youth/Senior Non-Profit	Adult Non- Profit	Private	Commercial	Non-Resident
Ice - Prime Time	\$ 110.34	\$ 165.50	\$ 275.84	\$ 304.99	\$ 295.04
Ice - Non-Prime Time	\$ 82.76	\$ 124.13	\$ 206.88	\$ 228.74	\$ 221.28
Dry Floor* Prime Time	\$ 44.03	\$ 66.05	\$ 110.08	\$ 139.61	\$ 131.85

**Dry Floor Prime Time rates will take affect April 1, 2019*



City of Maple Ridge

TO: His Worship Michael Morden
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: June 4, 2019
FILE NO:
MEETING: Committee of the Whole
SUBJECT: Award of Contract, Construction of two Fire Pumper/Tanker Trucks.

EXECUTIVE SUMMARY:

In order to maintain a current and modern fleet of fire trucks an ageing pumper/tanker truck at Fire Hall 1 that has passed the Fire Underwriters Survey, (FUS), operational service life and therefore needs to be replaced. Further, to equip our new Fire Hall 4 in the rapidly growing Albion area, a second pumper/tanker truck needs to be purchased. In March 13, a request for proposal, (RFP-FD19-28), was issued and these proposals have been evaluated based on the criteria contained in the RFP document.

We are now seeking Council approval to award a contract for the construction of these two trucks.

RECOMMENDATION:

That the contract for the construction of two fire pumper/tanker trucks at the cost of \$1,350,626 plus applicable taxes and a 10% contingency be awarded to Hub Fire Engines & Equipment Ltd. of Abbotsford, B.C. and that the Corporate Officer be authorized to execute the contract.

DISCUSSION:

a) Background Context:

The Maple Ridge Fire Department is working to maintain a modern and current fleet of fire trucks. At present, a 1998 fire pumper/tanker truck is in need of replacement as it has exceeded its FUS operational service life of twenty years. Additionally, during the operational capabilities planning of Fire Hall 4, it was determined that it would be beneficial to have a fire pumper/tanker truck to respond to rapidly growing number of calls in this suburban/rural response area.

Further, we have been working towards standardizing the chassis style and body component of the fire trucks within our department. This will reduce the maintenance, training and operating costs by standardizing the required parts to maintain the trucks and will improve operational efficiency.

The RFP described the fire truck performance specifications and two proponents made initial submissions with detailed drawings. All designs required the fire trucks to comply with our operational requirements, all Canadian Motor Vehicle Safety Standards and Canada Transport Regulations, National Fire Protection Association, 1901 standards and Underwriters Laboratory - Canada Standards.

The RFP process was completed within the Purchasing Policy with oversight from Daniela Mikes, Manager of Procurement. Financial planning was overseen by Trevor Thompson, CFO.

b) Desired Outcome:

To obtain Council's approval to proceed with the awarding of a contract and construction of two fire pumper/tanker trucks for the City of Maple Ridge.

c) Strategic Alignment:

The purchase of these fire pumper/tanker trucks is in alignment with Council's Strategic Priority – Community Safety, the adopted Fire Department Business Plan, Fire Capital Acquisition Reserve Fund and the Equipment Replacement Reserve fund.

d) Business Plan/Financial Implications:

These two trucks are considered in the current financial plan and are sufficiently budgeted for; one each from the Fire Department Equipment Replacement Reserve and the Fire Department Capital Acquisition Reserve.

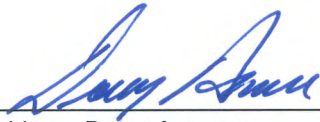
e) Proposal analysis

Two manufacturers responded with proposals. The Fire Department Truck Evaluation Team, which consisted of three fire administration staff, performed an analyses of these submissions based on the criteria described in the RFP.

At the conclusion of the evaluation process the Fire Department Apparatus Evaluation Team awarded the highest score to the Hub Fire Trucks proposal indicating that Hub provided the best value for the City.

CONCLUSIONS:


The Maple Ridge Fire Department believes that by ensuring it is well equipped, the members of the department can provide outstanding service to the City. Standardizing the chassis and body style of our fire trucks will improve operational efficiency and lower maintenance cost. The specifications and costs proposed by Hub Fire Engines & Equipment Ltd. represent the best value and product to meet the needs of the City of Maple Ridge. Therefore, we recommend the awarding of a contract for the construction of two pumper/tanker trucks to Hub Fire Engines & Equipment Ltd. of Abbotsford, B.C.



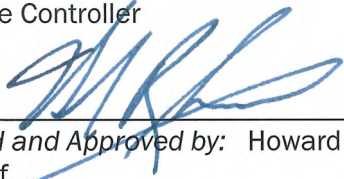
Prepared by: Doug Armour,
Assistant Fire Chief



Approved by: Daniela Mikes, SCMP CRM
Manager of Procurement



Approved by: Catherine Nolan,
Corporate Controller



Prepared and Approved by: Howard Exner,
Fire Chief



Concurrence: Kelly Swift, MBa
Acting Chief Administrative Officer



City of Maple Ridge

TO: His Worship Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Award of Contract, Construction of two Fire Engines.

MEETING DATE: June 4, 2019
FILE NO:
MEETING: Committee of the Whole

EXECUTIVE SUMMARY:

Maintaining an effective and operational firefighting fleet that best supports the mission of the department is important to the citizens of Maple Ridge. A second ladder truck (Quint) has been in the capital plan for several years. To provide a much more effective alternative to assist with calls in the downtown core, we request that it be replaced with a regular fire engine.

With the addition of Fire Hall 4 in Albion, a first response engine is required to service this growing area. On March 18, 2019, a request for proposal (RFP-FD19-29) was issued and the three proposals we received have been evaluated based on the criteria contained in the RFP document.

We are now seeking Council approval to award a contract for the construction of these fire engines.

RECOMMENDATION:

That the contract for the construction of two fire engines at the cost of \$2,277,514 plus applicable taxes and a 10% contingency; be awarded to Safetek Emergency Vehicles Ltd of Abbotsford, B.C.

That the next Financial Plan Bylaw amendment increase the two existing capital projects to construct Fire Engines to \$1,252,633 each, with increased funding of \$452,633 from the Fire Department Capital Acquisition Reserve and \$172,633 from the Fire Department Equipment Replacement Reserve.

That the Corporate Officer be authorized to execute the contract.

DISCUSSION:

a) Background Context:

The Maple Ridge Fire Department is working to maintain a modern and current fleet of fire trucks to provide the City and its citizens with optimum service. At present, a planned Quint ladder truck was on hold in the capital plan and it is now proposed that a fire engine would better serve the downtown core area. This change is also considered to be a better use of funding resources. Additionally, during the operational capabilities planning of Fire Hall 4, it was determined that it would be beneficial to have a fire engine as the main response truck in this suburban/rural response area.

Further, we have been working towards standardizing the chassis style and body component of the fire trucks within our department. This will reduce the maintenance, training and

operating costs by standardizing the parts required to maintain the trucks and will improve operational efficiency.

The RFP described the fire truck performance specifications and three proponents made initial submissions with detailed drawings. All designs required the fire trucks to comply with our operational requirements, all Canadian Motor Vehicle Safety Standards and Canada Transport Regulations, National Fire Protection Association, 1901 Standards and Underwriters Laboratory - Canada Standards.

The RFP process was completed within the Purchasing Policy guidelines with oversight from Daniela Mikes, Manager of Procurement. Financial planning was overseen by Trevor Thompson, CFO.

b) Desired Outcome:

To obtain Council's approval to proceed with the awarding of a contract and construction of two fire engines for the fire department.

c) Strategic Alignment:

The purchase of these engines is in alignment with Council's Strategic Priority – Community Safety, the adopted Fire Department Business Plan, Fire Capital Acquisition Reserve Fund and the Equipment Replacement Reserve fund.

d) Business Plan/Financial Implications:

The cost to construct both Fire Engines is \$2,505,266, plus applicable taxes. Funding in the current capital plan will need to be increased by \$625,266 in order to provide for these acquisitions. It is recommended that \$452,633 be provided from the Fire Department Capital Acquisition Reserve and an additional \$172,633 from the Fire Department Equipment Replacement Reserve.

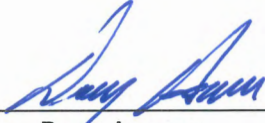
e) Proposal analysis

Three manufacturers responded with proposals. The Fire Department Apparatus Evaluation Team, which consisted of three fire administration staff, performed an analyses of these submissions based on the criteria described in the RFP.

At the conclusion of the evaluation process the Fire Department Apparatus Evaluation Team awarded the highest score to the Safetek Emergency Vehicles Ltd proposal.

CONCLUSIONS:

The addition of these fire engines will give the Fire Department the tools to serve us better. The specifications and costs proposed by Safetek Emergency Vehicles Ltd represent the best value and product to meet the needs of the fire department. Therefore, we recommend the awarding of a contract for the construction of two fire engines to Safetek Emergency Vehicles Ltd of Abbotsford BC.



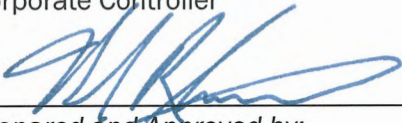
Prepared by: Doug Armour,
Assistant Fire Chief



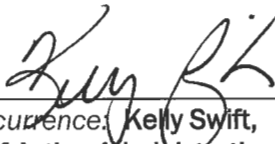
Approved by: Daniela Mikes, SCMP CRM
Manager of Procurement



Approved by: Catherine Nolan,
Corporate Controller



Prepared and Approved by:
Howard Exner, Fire Chief



Concurrence: Kelly Swift,
Chief Acting Administrative Officer