

City of Maple Ridge

COMMITTEE OF THE WHOLE AGENDA

September 1, 2020

1:30 p.m.

Virtual Online Meeting including Council Chambers

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

For virtual public participation during Community Forum please register by going to www.mapleridge.ca/640/Council-Meeting and clicking on the meeting date

1. CALL TO ORDER

2. ADOPTION AND RECEIPT OF MINUTES

2.1 Minutes of the Committee of the Whole Meeting of July 21, 2020

3. DELEGATIONS/STAFF PRESENTATIONS

4. PLANNING & DEVELOPMENT SERVICES

Note:

- *Owners and/or Agents of development applications on this agenda may be permitted to speak to their item with a time limit of 10 minutes.*
- *The following items have been numbered to correspond with the Council Agenda where further debate and voting will take place, upon Council decision to forward them to that venue.*

1101 2018-182-RZ, 11040 Cameron Court, RS-2 to RS-1d

Staff report dated September 1, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7562-2019 to rezone from RS-2 (One Family Suburban Residential) to RS-1d (One Family Urban [Half Acre] Residential) to permit approximately 6 single family lots of not less than 557 m² in area each be given first reading and that the applicant provide further information as described on Schedules C, D, E and G of the Development Procedures Bylaw No. 5879-1999, along with the information required for a subdivision application.

1102 2020-066-RZ, 11886, 11892 and 11902 232 Street, RS-1 to RM-1

Staff report dated September 1, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7647-2020 to rezone from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential District) to permit a 47 unit townhouse residential development be given first reading and that the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

1103 2020-168-RZ, 13960 232 Street, 13897 and 14027 Silver Valley Road, RS-3 to R-1, R-2, RST-SV

Staff report dated September 1, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7662-2020 to rezone from RS-3 (One Family Rural Residential) to R-1 (Residential District), R-2 (Urban Residential District), RST-SV (Street Townhouse - Silver Valley) to permit a future single family subdivision and street-oriented townhouse units be given first reading and that the applicant provide further information as described on Schedules A through G, and J of the Development Procedures Bylaw No. 5879-1999, along with the information required for an Intensive Residential Development Permit and a Subdivision application.

1104 2020-217-RZ, 22000 Block and 22631 119 Avenue and Portion of 22558 McIntosh Avenue, Temporary Use Permit

Staff report dated September 1, 2020 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7664-2020 to allow a Temporary Use Permit for a public gravel parking lot for approximately 128 vehicles for a period of 3 years be given first and second reading and be forwarded to Public Hearing.

1105 2019-394-RZ, 20857 Golf Lane, RS-1 to R-1

Staff report dated September 1, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7611-2020 to rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit a future subdivision of approximately 6 single family lots be given second reading and be forwarded to Public Hearing.

1106 2018-498-RZ, 21640 124 Avenue, RS-1 to RT-2

Staff report dated September 1, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7533-2019 to rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground Oriented Residential Infill) to permit 3 dwelling units be given third reading.

1107 2017-489-DVP, 2017-489-DP, 11903 and 11917 Burnett Street

Staff report dated September 1, 2020 recommending that the Corporate Officer be authorized to sign and seal 2017-489-DVP to reduce front, rear and sideyard setbacks, to increase maximum building storeys and height and to reduce the minimum visitor parking spaces and be authorized to sign and seal 2017-489-DP to permit construction of a five storey residential building with 54 apartment units.

1108 2020-251-DVP, 24592 105A Avenue

Staff report dated September 1, 2020 recommending that the Corporate Officer be authorized to sign and seal 2020-251-DVP to reduce a rear yard setback to have the house oriented towards 105A Avenue rather than 245B Street.

5. ENGINEERING SERVICES

1131 Award of Contract, Municipal Replacement Combination Tandem Axle Sander Truck with Underbody Plow

Staff report dated September 1, 2020 recommending that the contract for the purchase of one Combination Tandem Axle Sander Dump Truck with Underbody Plow be awarded to Harbour International Trucks Ltd. and that the Corporate Officer be authorized to execute the contract.

6. CORPORATE SERVICES

7. PARKS, RECREATION & CULTURE

1171 Golden Ears Winter Club Operating Agreement

Staff report dated September 1, 2020 recommending that the City of Maple Ridge enter into a new operating agreement with Golden Ears Winter Club (GEWC) for a three year period ending on August 31, 2023 and that the Corporate Officer be authorized to execute the operating agreement.

1172 Metro Vancouver Greenways Plan

Staff report dated September 15, 2020 recommending that the updates to the Metro Vancouver Regional Greenways Plan on the detailed greenways route plan be provided to Metro Vancouver Parks for consideration.

8. ADMINISTRATION

9. ADJOURNMENT

10. COMMUNITY FORUM

COMMUNITY FORUM

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

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

If a question cannot be answered, the speaker will be advised when and how a response will be given. Council will not tolerate any derogatory remarks directed at Council or staff members.

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

For more information on these opportunities contact:

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

APPROVED BY: _____

DATE: _____

PREPARED BY: _____

DATE: _____

CHECKED BY: _____

DATE: _____

COMMITTEE OF THE WHOLE MEETING MINUTES

July 21, 2020

The Minutes of the Committee of the Whole Meeting held on July 21, 2020 at 1:30 p.m. hosted in the Council Chambers of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT	Appointed Staff
Elected Officials	A. Horsman, Chief Administrative Officer
Mayor M. Morden	D. Boag, General Manager Parks, Recreation & Culture
Councillor J. Dueck	C. Carter, General Manager Planning & Development Services
Councillor K. Duncan	C. Crabtree, Acting General Manager Corporate Services
Councillor C. Meadus	S. Nichols, Deputy Corporate Officer
Councillor G. Robson	D. Pollock, General Manager Engineering Services
Councillor R. Svendsen	T. Thompson, Chief Financial Officer
Councillor A. Yousef	Other Staff as Required
	M. Baski, Planner 2
	Y. Chui, Recreation Manager Arts & Community Connections
	W. Cooper, Planner 1
	C. Goddard, Director of Planning
	A. Grochowich, Planner 2
	M. McMullen, Manager of Development and Environmental Services
	A. Rieu, Planner 1
	M. Vogel, Computer Support Specialist

Note: These Minutes are posted on the City website at mapleridge.ca/AgendaCenter/
Video of the meeting is posted at media.mapleridge.ca/Mediasite/Showcase

Note: Due to the COVID-19 pandemic, Council members participated electronically.
The Mayor chaired the meeting from Council Chambers.

1. **CALL TO ORDER**

2. **ADOPTION AND RECEIPT OF MINUTES**

2.1 Minutes of the Committee of the Whole Meeting of July 7, 2020

It was moved and seconded

That the minutes of the July 7, 2020 Committee of the Whole Meeting be adopted.

CARRIED

2.1

3. **DELEGATIONS/STAFF PRESENTATIONS**

3.1 **Public Art Steering Committee ("PASC") Annual Update**

- Susan Hayes, Chair

The Recreation Manager Arts & Community Connections introduced Susan Hayes, Chair of the Public Art Steering Committee who provided a detailed annual report presentation.

4. **PLANNING AND DEVELOPMENT SERVICES**

1101 **2017-231-RZ, Supportive Recovery Housing**

Staff report dated July 21, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7651-2020 to regulate supportive recovery homes be given first and second reading and be forwarded to Public Hearing.

A. Grochowich, Planner, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated July 21, 2020 titled "First and Second Reading, Zone Amending Bylaw No. 7651-2020, Supportive Recovery Housing" be forwarded to the Council Meeting of July 28, 2020.

CARRIED

Councillor Duncan – OPPOSED

1102 **2019-245-RZ, 22780 Dewdney Trunk Road, CS-1 to C-3**

Staff report dated July 21, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7573-2019 to rezone from CS-1 (Service Commercial) to C-3 (Town Centre Commercial) to permit the construction of a six-storey, mixed-use building with 30 apartment units be given first reading and that the applicant provide further information as described on Schedules C, D, and E of the Development Procedures Bylaw No. 5879-1999.

The Manager of Development and Environmental Services provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated July 21, 2020 titled "First Reading, Zone Amending Bylaw No. 7573-2019" be forwarded to the Council Meeting of July 28, 2020.

CARRIED

1103 2020-051-RZ, 11980 Glenhurst Street, RS-3 to R-1

Staff report dated July 21, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7658-2020 to rezone from RS-3 (One Family Rural Residential) to R-1 (Residential District) to permit a subdivision of two lots of approximately 534 m² each in area be given first reading and that the applicant provide further information as described on Schedule B of the Development Procedures Bylaw No. 5879-1999.

The Manager of Development and Environmental Services provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated July 21, 2020 titled "First Reading, Zone Amending Bylaw No. 7658-2020, 11980 Glenhurst Street" be forwarded to the Council Meeting of July 28, 2020.

CARRIED

1104 2019-081-RZ, 21358 and 21366 Dewdney Trunk Road, RS-1 and RS-1b to RM-2

Staff report dated July 21, 2020 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7657-2020 to allow an increase in maximum permitted height for an apartment building from four to five storeys be given first and second reading and be forwarded to Public Hearing and 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 District) to permit construction of a five-storey, 54 unit, purpose-built rental apartment building be given second reading and be forwarded to Public Hearing.

A. Rieu, Planner, advised that the applicant was available for questions. He provided a summary presentation and staff answered Council questions.

Note: Councillor Yousef left the meeting at 2:44 p.m.

It was moved and seconded

That the staff report dated July 21, 2020 titled "First Reading and Second Reading, Official Community Plan Amending Bylaw No. 7657-2020; and Second Reading, Zone Amending Bylaw No. 7540-2019, 21358 and 21366 Dewdney Trunk Road" be forwarded to the Council Meeting of July 28, 2020.

CARRIED

Councillor Robson – OPPOSED

Note: Councillor Yousef rejoined the meeting at 2:49 p.m.

1105 2019-425-RZ, 25057, 25123 and 25171 112 Avenue, RS-3 to R-1, R-2 and R-3

Staff report dated July 21, 2020 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7605-2020 to re-designate land use to single family and to re-designate portions of the property to Conservation be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7606-2020 to rezone from RS-3 (One Family Rural Residential) to R-1 (Residential District), R-2 (Urban Residential District) and R-3 (Special Amenity Residential District) to permit a subdivision of approximately 84 lots be given second reading and be forwarded to Public Hearing.

M. Baski, Planner, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated July 21, 2020 titled "First and Second Reading, Official Community Plan Amending Bylaw No. 7605-2020; Second Reading, Zone Amending Bylaw No. 7606-2020, 25057, 25123, and 25171 112 Avenue" be forwarded to the Council Meeting of July 28, 2020.

CARRIED

Councillor Duncan – OPPOSED

1106 2020-117-RZ, 11903 and 11917 Burnett Street, Temporary Use Permit Area

Staff report dated July 21, 2020 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7659-2020 to designate the subject properties as a Temporary Use Permit Area to allow for a sales centre for a future apartment site be given first reading and that the applicant provide further information as described on Schedule H of the Development Procedures Bylaw No. 5879-1999.

The Manager of Community Planning and Environmental Services provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated July 21, 2020 titled "First Reading, Official Community Plan Amending Bylaw No. 7659-2020, 11903 and 11917 Burnett Street" be forwarded to the Council Meeting of July 28, 2020.

CARRIED

1107 2018-394-RZ, Maple Ridge Zoning Bylaw

Staff report dated July 21, 2020 recommending that Maple Ridge Zoning Bylaw No. 7600-2019 to regulate zoning in the City of Maple Ridge be given second reading and be forwarded to Public Hearing.

The Director of Planning provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated July 21, 2020 titled "Second Reading, Maple Ridge Zoning Bylaw No. 7600-2019" be forwarded to the Council Meeting of July 28, 2020.

CARRIED

Note: The Mayor left the meeting at 3:16 p.m. He rejoined the meeting at 3:20 p.m.

1108 2017-117-DVP and 2017-117-DP, 11831, 11839 and 11865 232 Street

Staff report dated July 21, 2020 recommending that the Corporate Officer be authorized to sign and seal 2017-117-DVP to vary front yard setbacks, rear line setbacks and reduce north and south interior side lot setbacks and that the Corporate Officer be authorized to sign and seal 2017-117-DP to allow construction of a 46 unit residential townhouse development.

W. Cooper, Planner, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated July 21, 2020 titled "Development Variance Permit and Development Permit, 11831, 11839 and 11866 232 Street" be forwarded to the Council Meeting of July 28, 2020.

CARRIED

1109 2017-390-DVP and 2017-390-DP, 23084 and 23100 Lougheed Highway

Staff report dated July 21, 2020 recommending that the Corporate Officer be authorized to sign and seal 2017-390-DVP to reduce minimum building setbacks for specified buildings, vary the requirements for parking, increase maximum height of specified buildings, and reduce view arc requirements from living room windows for specified units and that the Corporate Officer be authorized to sign and seal 2017-390-DP to permit construction of 30 townhouse units.

The staff presentation was not provided at the request of Council.

It was moved and seconded

That the staff report dated July 21, 2020 titled "Development Variance Permit, Development Permit, 23084 and 23100 Lougheed Highway" be forwarded to the Council Meeting of July 28, 2020.

CARRIED

1110 2020-198-DVP, 12182 and 12184 228 Street

Staff report dated July 21, 2020 recommending that the Corporate Officer be authorized to sign and seal 2020-198-DVP to waive the requirement to provide underground utilities and allow servicing by overhead utility poles.

It was moved and seconded

That the staff report dated July 21, 2020 titled "Development Variance Permit, 12182 and 12184 228 Street" be forwarded to the Council Meeting of July 28, 2020.

CARRIED

5. ENGINEERING SERVICES

1131 Award of Contract RFP-EN20-30: Engineering Consulting Services for Roadway Data Collection and Pavement Management System Reporting

Staff report dated July 21, 2020 recommending that Contract RFP-EN20-30: Engineering Consulting Services for Roadway Data Collection and Pavement Management System Reporting be awarded to Tetra Tech Canada Inc., that a contingency for unanticipated additional works be approved and that the Corporate Officer be authorized to execute the contract.

It was moved and seconded

That the staff report dated July 21, 2020 titled "Award of Contract RFP-EN20-30: Engineering Consulting Services for Roadway Data Collection and Pavement Management System Reporting" be forwarded to the Council Meeting of July 28, 2020.

CARRIED

1132 Award of Contract ITT-EN20-33: Culvert Replacements on 132 Avenue

Staff report dated July 21, 2020 recommending that Contract ITT-EN20-33: Culvert Replacements on 132 Avenue be awarded to RTR Terra Contracting Ltd., that a contingency to address potential variations in field conditions be approved and that the Corporate Officer be authorized to execute the contract.

It was moved and seconded

That the staff report dated July 21, 2020 titled "Award of Contract ITT-EN20-33: Culvert Replacements on 132 Avenue" be forwarded to the Council Meeting of July 28, 2020.

CARRIED

1133 Award of Contract ITT-EN20-34: Culvert Replacement 100 m east of 28269 104 Avenue

Staff report dated July 21, 2020 recommending that Contract ITT-EN-32: Culvert Replacement on 104 Avenue, 100m east of 28269 be awarded to Mission Contractors Ltd., that a contingency to address potential variations in field conditions be approved and that the Corporate Officer be authorized to execute the contract.

It was moved and seconded

That the staff report dated July 21, 2020 titled "Award of Contract ITT-EN20-34: 100m east of 28269 104 Avenue" be forwarded to the Council Meeting of July 28, 2020.

CARRIED

1134 Renewal of Contract: Hydrovac Services

Staff report dated July 21, 2020 recommending that a one year renewal agreement for hydrovac services be awarded to Badger Daylighting Limited Partnership and McRae's Environmental Services Ltd. and that the Corporate Officer be authorized to execute the agreements.

It was moved and seconded

That the staff report dated July 21, 2020 titled "Contract Renewal: Hydrovac Services" be forwarded to the Council Meeting of July 28, 2020.

CARRIED

6. CORPORATE SERVICES

1151 2019 Annual Report and 2019 Statement of Financial Information

Staff report dated July 21, 2020 recommending that the 2019 Annual Report be received and that the 2019 Statement of Financial Information be approved.

It was moved and seconded

That the staff report dated July 21, 2020 titled "2019 Annual Report and 2019 Statement of Financial Information" be forwarded to the Council Meeting of July 28, 2020.

CARRIED

1152 2020 Property Tax Sale Deferral

Staff report dated July 21, 2020 recommending that 2020 Property Tax Sale Deferral Bylaw No. 7660-2020 to defer the 2020 property tax sale be given first, second and third readings and be adopted.

It was moved and seconded

That the staff report dated July 21, 2020 titled "2020 Property Tax Sale Deferral" be forwarded to the Council Meeting of July 28, 2020.

CARRIED

7. PARKS, RECREATION & CULTURE

1171 Award of Contract - Ridge Canoe and Kayak Club ("RCKC") Docks and Floating Boathouse Platform Construction

Staff report dated July 21, 2020 recommending that Contract RFP-PL20-01: RCKC Docks and Floating Boathouse Platform Construction be awarded to Blue Water Systems Ltd., that a contingency be authorized and that the Corporate Officer be authorized to execute the contract.

It was moved and seconded

That the staff report dated July 21, 2020 titled "RCKC Docks and Floating Boathouse Platform Construction - Award of Contract" be forwarded to the Council Meeting of July 28, 2020.

CARRIED

1172 Award of Contract – Albion Community Centre Construction Phase Two

Staff report dated July 21, 2020 recommending that the contract for the Albion Community Centre Construction Phase Two be awarded to Double V Construction Ltd., that a contingency be authorized, that the Financial Plan Bylaw be amended to include additional funds from Accumulated Surplus and from the Parks & Recreation Improvements Reserve, and that the Corporate Officer be authorized to execute the contract.

It was moved and seconded

That the staff report dated July 21, 2020 titled "Albion Community Centre Construction Phase Two -Award of Contract" be forwarded to the Council Meeting of July 28, 2020.

CARRIED

8. **ADMINISTRATION – Nil**

9. **ADJOURNMENT – 3:48 p.m.**

Mayor M. Morden, Chair
Presiding Member of the Committee



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. 7562-2019;
11040 Cameron Court

MEETING DATE: September 1, 2020
FILE NO: 2018-182-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 11040 Cameron Court, from RS-2 (One Family Suburban Residential) to RS-1d (One Family Urban (Half Acre) Residential). The applicant intends to apply the Density Bonus option within the RS-1d (One Family Urban (Half Acre) Residential) zone, which is specific to the Albion Area, to enable the subdivision of approximately six (6) single family lots of not less than 557 m2 in area each. A density bonus contribution of \$3,100 per lot less than 2,000 m2, or approximately \$18,600 is payable. As per Council Policy 6.31, a Community Amenity Contribution (CAC) of \$5,100 per single family lot created is also applicable to the subject property. The estimated CAC cost will be \$30,600 for six (6) lots.

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

RECOMMENDATIONS:

- 1. That Zone Amending Bylaw No. 7562-2019 be given first reading; and
2. That the applicant provide further information as described on Schedules C, D, E, and G of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

DISCUSSION:

a) Background Context:

Applicant: Don Bowins
Legal Description: Lot 34 Section 10 Township 12 New Westminster District Plan 66748
OCP: Existing: Low Density Residential
Proposed: Single-Family Residential
Zoning: Existing: RS-2 (One Family Suburban Residential)
Proposed: RS-1d (One Family Urban (Half Acre) Residential)

Surrounding Uses:

North:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Low Density Residential and Conservation
South:	Use:	Regional Park
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Park
East:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Low Density Residential
West:	Use:	Single Family Residential
	Zone:	RS-2 (One Family Suburban Residential)
	Designation:	Low Density Residential

Existing Use of Property:	Suburban Single Family Residential
Proposed Use of Property:	Urban Single Family Residential
Site Area:	0.406 ha (1.0 acre)
Access:	Cameron Court
Servicing requirement:	Urban Standard

b) Site Characteristics:

The subject property, located at 11040 Cameron Court, is approximately 0.406 ha (1.0 acre) in size (See Appendix A). The site is relatively flat with a slight incline to the north. The vegetation is mainly grass cover with trees boarding the southwest corner and the east property line.

The subject property is bordered by single family dwellings to the north, east and west. Located to the south of the subject property is Metro Vancouver's Kanaka Creek Regional Park.

c) Project Description

The applicant has applied to rezone the subject property from RS-2 (One Family Suburban Residential) to RS-1d (One Family Urban (Half Acre) Residential) with a Density Bonus in accordance with the Albion Area Plan to permit the subdivision of six (6) single-family lots not less than 557 m² in size. Access to these lots will be provided from Cameron Court.

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 further reports will be required prior to second reading. Such assessment may impact proposed lot boundaries and yields, OCP designations and Bylaw particulars, and may require application for further development permits.

d) **Planning Analysis:**

Official Community Plan:

The development site is located within the Albion Area Plan and is currently designated *Low Density Residential*. No changes to the OCP designations are required to allow the proposed RS-1d (One Family Urban (Half Acre) Residential) zoning.

This application is in compliance with the following Albion Area Plan Community Amenity Program policies:

- 10 - 4 *The city-wide Community Amenity Program established in Section 2.1.2 Compact and Unique Community will apply to the Albion Area Plan. A Density Bonus Framework will also be permitted on lands designated Low Density Residential, Low-Medium Density Residential and Medium Density Residential in the Albion Area Plan.*
- 10 - 5 *Where the density bonus option is utilized in a single-family subdivision, the density bonus framework provisions established in the Maple Ridge Zoning Bylaw will apply to all lots that exceed the base density permitted in the zone, in addition to the city-wide Community Amenity Program established in Official Community Plan Section 2.1.2 Compact and Unique Community.*
- 10 - 8 *A Density bonus will only be permitted on those lands that are located entirely within the boundaries of the Albion Area Plan and Urban Area Boundary.*

The application is also in compliance with the Zoning Bylaw that permits a Density Bonus option in RS-1d zoned properties located within the Albion Area Plan. The applicant intends to apply the Density Bonus option to this project, as discussed below.

Zoning Bylaw:

The current application proposes to rezone the subject property located at 11040 Cameron Court from RS-2 (One Family Suburban Residential) to RS-1d (One Family Urban (Half Acre) Residential), with a Density Bonus, to permit the future subdivision of six (6) single-family lots.

The Density Bonus associated with the Albion Area Plan Community Amenity Program is detailed in the Zoning Bylaw, which will permit the following:

For the RS-1d One Family Urban (Half Acre) Residential zone, the base density is a minimum net lot area of 2,000 m², minimum lot width of 30 m, and minimum lot depth of 40 m. A Density Bonus is an option in the RS-1d zone and shall be applied as follows:

- a. *An Amenity Contribution of \$3,100 per lot will be required in any subdivision containing one or more lots with an area of less than 2,000 m², payable when the Approving Officer approves the subdivision.*
- b. *The maximum density permitted through the Density Bonus option is:*
 - i. *minimum net lot area of 557 m²;*
 - ii. *minimum lot width of 15.0 m;*
 - iii. *minimum lot depth of 27 m.*

- c. *Zoning requirements consistent with the RS-1b One Family Urban (Medium Density) Residential zone will apply and supersede the zoning requirements for the RS-1d zone.*

Therefore, the Density Bonus option will permit the applicant to reduce the single-family lot size from the RS-1d (One Family Urban (Half Acre) Residential) zone's base density of 2,000 m² to the RS-1b (One Family Urban (Medium Density) Residential) zone's minimum lot size of 557 m². The proposed development consists of approximately six (6) lots with the 557 m² size applicable to the RS-1b (One Family Urban (Half Acre) Residential) (see Appendix D), with the Density Bonus contribution for this application is approximately \$18,600. The final number of lots and Density Bonus will be determined prior to second reading.

It should be noted that, as per Council Policy 6.31, a Community Amenity Contribution (CAC) of \$5,100 per single family lot created is also applicable to the subject property. The estimated CAC will be \$30,600, and will also be confirmed prior to second reading.

No variances have been requested at the current time. Any variations from the requirements of the Density Bonus zone of RS-1b (One Family Urban (Medium Density) Residential) for lots less than 2,000 m², or from the requirements of the RS-1d (One Family Urban (Half Acre) Residential) zone for lots greater than 2,000 m², will require a Development Variance Permit application.

Development Permits:

Pursuant to Section 8.10 of the OCP, a Natural Features Development Permit application is required for all development and subdivision activity or building permits for:

- All areas designated Conservation on Schedule "B" or all areas within 50 metres of an area designated Conservation on Schedule "B", or on Figures 2, 3 and 4 in the Silver Valley Area Plan;
- All lands with an average natural slope of greater than 15 %;
- All floodplain areas and forest lands identified on Natural Features Schedule "C"

to ensure the preservation, protection, restoration and enhancement of the natural environment and for development that is protected from hazardous conditions.

Advisory Design Panel:

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

Development Information Meeting:

A Development Information Meeting is required for this application because more than 5 dwelling units are being proposed. 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, Recreation and Culture Department;
- f) School District; and
- g) Canada Post.

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

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

The subject property has been identified as a location in which to facilitate a sanitary sewer pump station along 110th Avenue. A sanitary sewer pump station is required at the southern end of the site to facilitate development along 110th Avenue. Without a pump station, properties along 110th Avenue will not be able to be serviced by sanitary sewer which would prohibit the completion of the other existing rezoning applications along 110th Avenue.

The City's operation centre has provided comments on the location of the proposed sanitary sewer pump station. The diagram below provides a draft concept of the land required to facilitate a sanitary sewer pump station. Staff is recommending that this land be dedicated to the City as soon as possible to allow the construction of the pump station as early as possible. The dedication of this section of land does not require the property to be rezoned. Section 401 of Zoning Bylaw 3510-1985 allows a Public Service use in all zones; "Public Service" allows municipal sewer service.

Section 406 of Zoning Bylaw 3510-1985 allows dedication of a portion of a lot as road. The land that has been identified to facilitate a pump station can be dedicated to the City as road independently from the rezoning of the land.

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. A complete Rezoning Application (Schedule C);
2. A Multi-Family Residential Development Permit Application (Schedule D);

3. A Development Variance Permit (Schedule E);
4. A Natural Features Development Permit Application (Schedule G); and
5. 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 OCP, therefore, it is recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading.

It is, therefore, recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading.

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

“Original signed by Wendy Cooper”

Prepared by: **Wendy Cooper, MSc, MCIP, RPP**
Planner 1

“Original signed by Mark McMullen” for

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

“Original signed by Christine Carter”

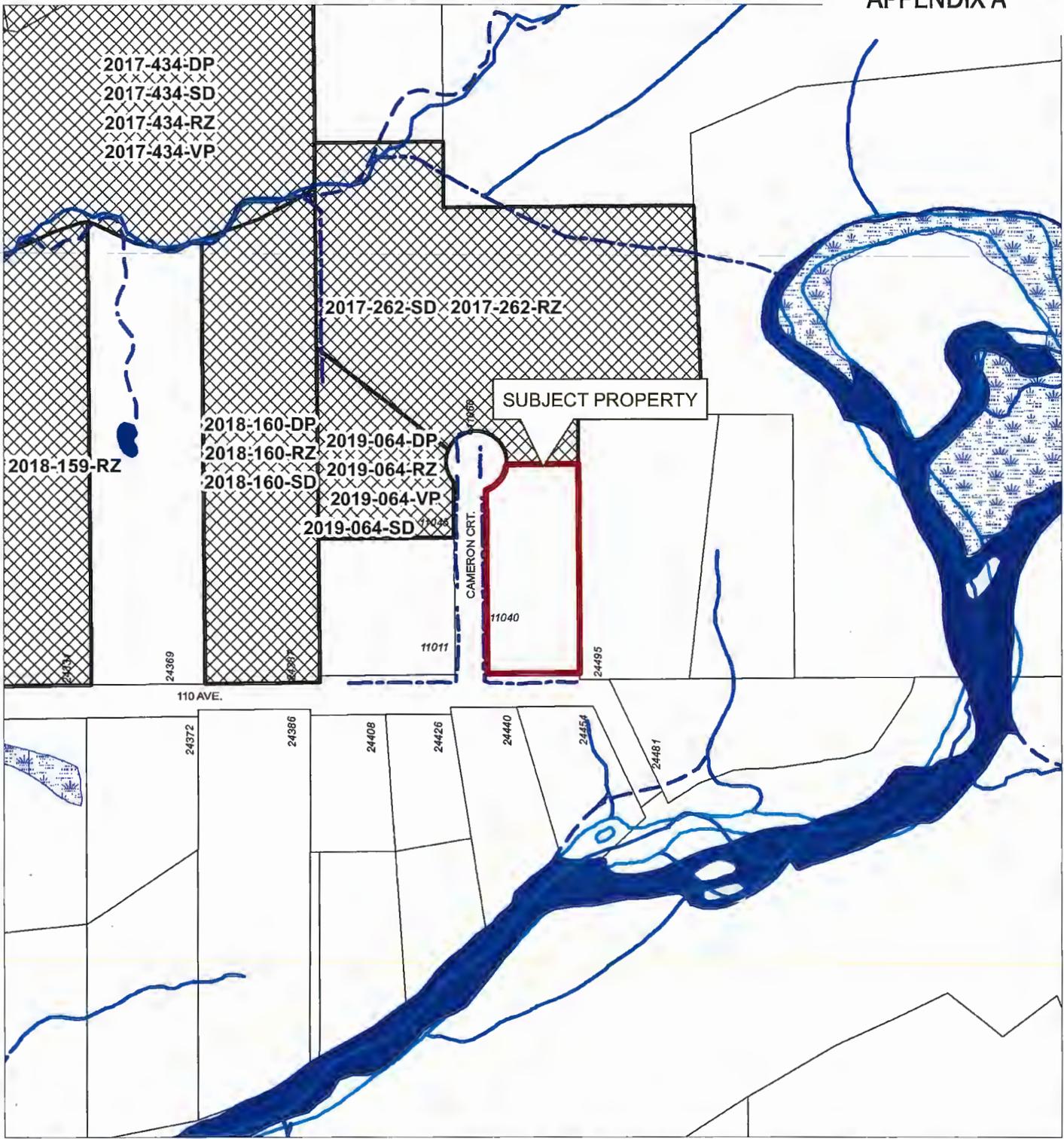
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

“Original signed by Al Horsman”

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7562-2019
- Appendix D – Proposed Site Plan



Scale: 1:2,500

- Legend**
- Stream
 - Ditch Centreline
 - Edge of River
 - Edge of Marsh
 - Indefinite Creek
 - River Centreline
 - Lake or Reservoir
 - Marsh
 - River
 - Active Applications (RZ/SD/DP/VP)

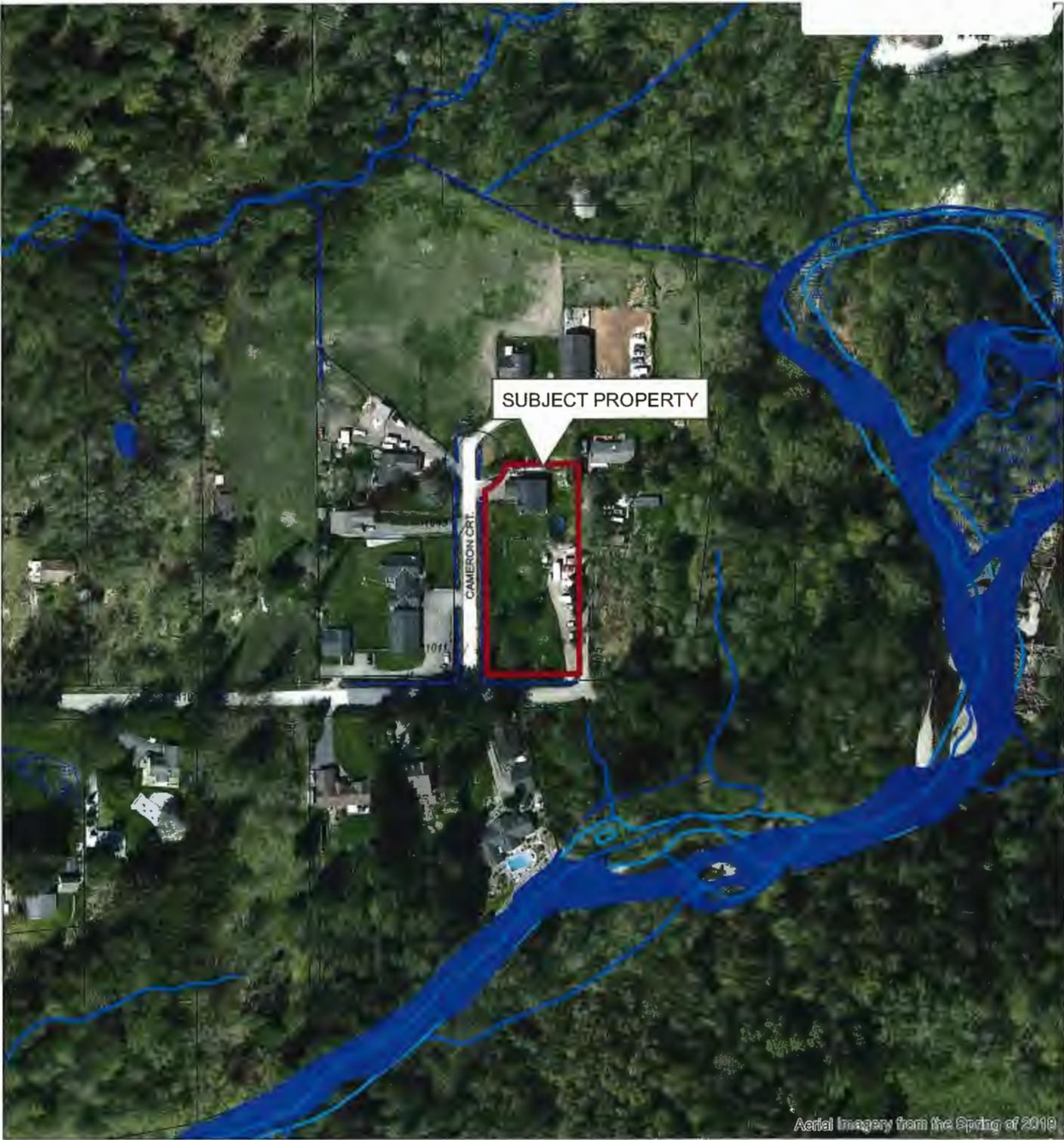
11040 CAMERON COURT
 PID: 002-140-896

PLANNING DEPARTMENT

mapleridge.ca

FILE: 2018-182-RZ
 DATE: Jul 30, 2020

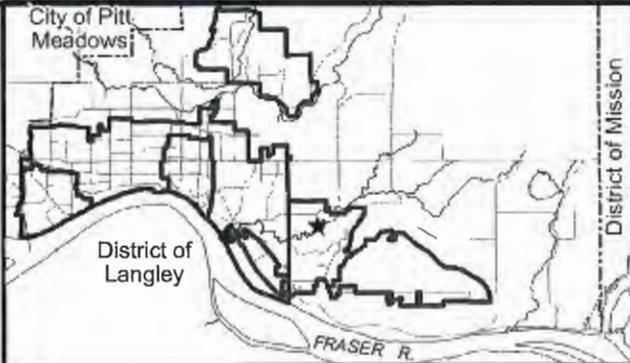
BY: PC



Aerial Imagery from the Spring of 2019



Scale: 1:2,500



11040 CAMERON COURT
PID: 002-140-896

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2018-182-RZ
DATE: Jul 30, 2020

BY: PC



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7562-2019

Map No. 1802

From: RS-2 (One Family Suburban Residential)

To: RS-1d (One Family Urban (Half Acre) Residential)





City of Maple Ridge

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

MEETING DATE: September 1, 2020
FILE NO: 2020-066-RZ
MEETING: C o W

SUBJECT: First Reading
Zone Amending Bylaw No. 7647-2020
11886, 11892 and 11902 232 Street

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties, located at 11886, 11892 and 11902 232 Street, from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential District), to permit a 47 unit townhouse residential development. To proceed further with this application additional information is required, as outlined below.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$4,100.00 per townhouse dwelling unit, for an estimated amount of \$192,700.00.

RECOMMENDATIONS:

- 1. That Zone Amending Bylaw No. 7647-2020 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.

DISCUSSION:

a) Background Context:

Applicant: Brandon Nick
Legal Description: Lot 37 Section 16 Township 12 New Westminister District Plan 24454; Lot 38 Section 16 Township 12 New Westminister District Plan 24454; Parcel "A" (Reference Plan 15155) Lot 2 Section 16 Township 12 New Westminister District Plan 8165
OCP: Existing: Urban Residential, Proposed: Urban Residential
Zoning: Existing: RS-1 (One Family Urban Residential), Proposed: RM-1 (Townhouse Residential District)

Surrounding Uses:

North:	Use:	Multi-Family Residential
	Zone:	RM-1 (Townhouse Residential District)
	Designation:	Urban Residential
South:	Use:	Multi-Family Residential
	Zone:	RM-1 (Townhouse Residential District)
	Designation:	Urban Residential
East:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
West:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential

Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Multi-Family Residential
Site Area:	0.87 ha (2.1 acres)
Access:	232 Street
Servicing requirement:	Urban Standard

b) Site Characteristics:

The three subject properties, located at 11886, 11892 and 11902 232 Street (see Appendices A and B), are relatively flat and have some trees located around the perimeter of the properties. One significant tree along 232 Street is proposed to be retained, as well as trees around the perimeter of the properties that straddle property lines. The three subject properties currently have single family houses located on them, which will require removal as part of rezoning conditions. Consolidation of the subject properties will also be a condition of rezoning.

c) Project Description:

The application proposes to rezone the subject properties from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential District) to permit the construction of a three-storey townhouse development, with approximately 47 units, and a proposed floor area of 6,316 m² (67,987 ft²). The current application is proposing a floor space ratio (FSR) of 0.75, which exceeds the maximum allowable density by approximately 1,264 m² (13,606 ft²). Based on density bonus regulations, whereby bonus floor space can be achieved in exchange for the provision of \$344.46 per m² (\$32 per ft²), the proposed additional density for the townhouse use would yield approximately \$435,311.00.

The applicant is also proposing a mix of double car garages (36 units) and tandem garages (11 units), which is generally in keeping with the 70 percent double garage, 30 percent tandem parking ratio that has been supported in the past. Staff will be providing an update on the Tandem Parking discussion in the fall of 2020.

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 further reports 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 property is located within the Urban Area Boundary (UAB) and is currently designated *Urban Residential*. No Official Community Plan amendment is required to support the proposed RM-1 (Townhouse Residential District) zoning.

The development of the property is subject to the Major Corridor infill policies of the OCP. These policies require that development be compatible with the surrounding neighbourhood, with particular attention given to site design setbacks and lot configuration with the existing pattern of development in the area. The proposed rezoning to RM-1 (Townhouse Residential District) is in conformance with the *Urban Residential* designation and Major Corridor infill policies.

It is noted that one of the underlying principles in the OCP is to encourage growth within the UAB and to accommodate growth through infill by promoting a mix of housing types and tenures (Policy 3-1). The Major Corridor Residential Infill and Compatibility Criteria all support a change in the unit type, and specifically cite that townhouse development is both compatible and desirable in the City (Policies 3-19 and 3-20).

Zoning Bylaw:

The current application proposes to rezone the subject properties from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential District) to permit the development of 47 townhouse units (see Appendix C).

The applicant is proposing variances to reduce the front, rear and side lot line setbacks from 7.5 m (25 ft.) to 3.5 m (11.5 ft.), at the shortest distance (see Appendix D). These variances and any further variances arising from subsequent design work will require a Development Variance Permit Application.

Development Permits:

Pursuant to Section 8.7 of the OCP, a Multi-Family Development Permit application is required to ensure the current proposal enhances existing neighbourhoods with compatible housing styles that meet diverse needs, and minimize potential conflicts with neighbouring land uses.

Advisory Design Panel:

A Multi-Family Development Permit is required and must be reviewed by the Advisory Design Panel prior to second reading.

Development Information Meeting:

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

e) Interdepartmental Implications:

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

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Building Department;
- e) Parks, Recreation and Culture Department;
- f) School District; and
- g) Canada Post.

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

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

f) Development Applications:

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

1. A complete Rezoning Application (Schedule C);
2. A Multi-Family Residential Development Permit Application (Schedule D); and
3. A Development Variance Permit Application (Schedule E).

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

CONCLUSION:

The development proposal is in compliance with the OCP, therefore, it is recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading.

"Original signed by Adam Rieu"

Prepared by: **Adam Rieu**
Planner

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

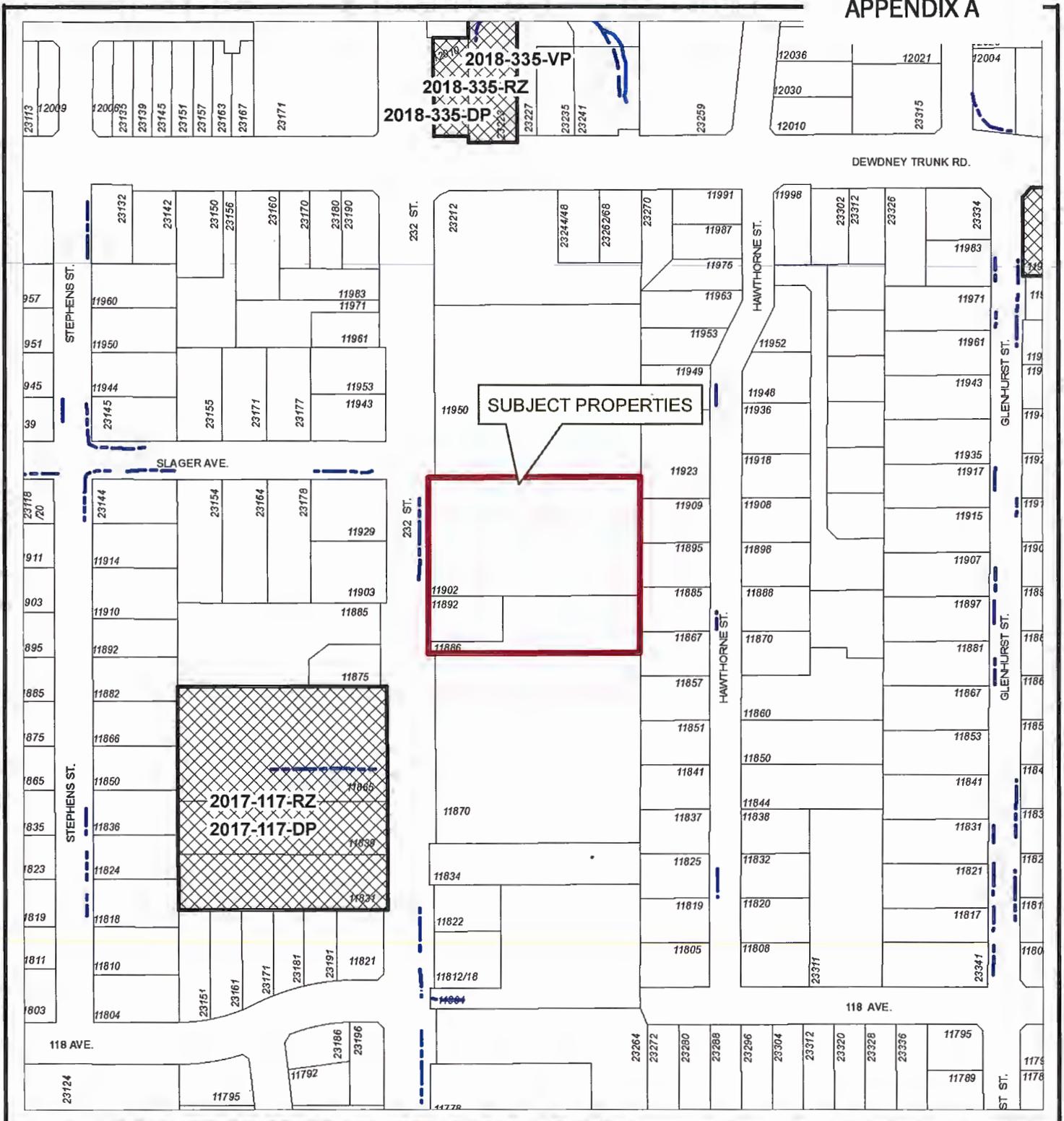
The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Zone Amending Bylaw No. 7647-2020

Appendix D – Proposed Site Plan



Scale: 1:2,500

Legend

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

11886/92, 11902 232 STREET
 PID'S: 002-539-292, 009-354-123 & 011-294-914

PLANNING DEPARTMENT

mapleridge.ca

FILE: 2020-066-RZ
 DATE: May 15, 2020
 BY: PC

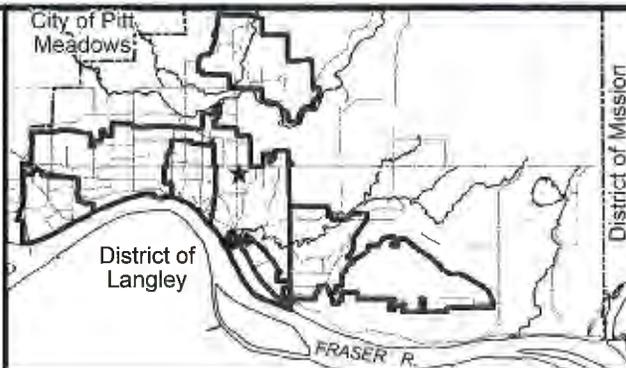


SUBJECT PROPERTIES

Aerial imagery from the Spring of 2018



Scale: 1:2,500



11886/92, 11902 232 STREET
 PID'S: 002-539-292, 009-354-123 &
 011-294-914

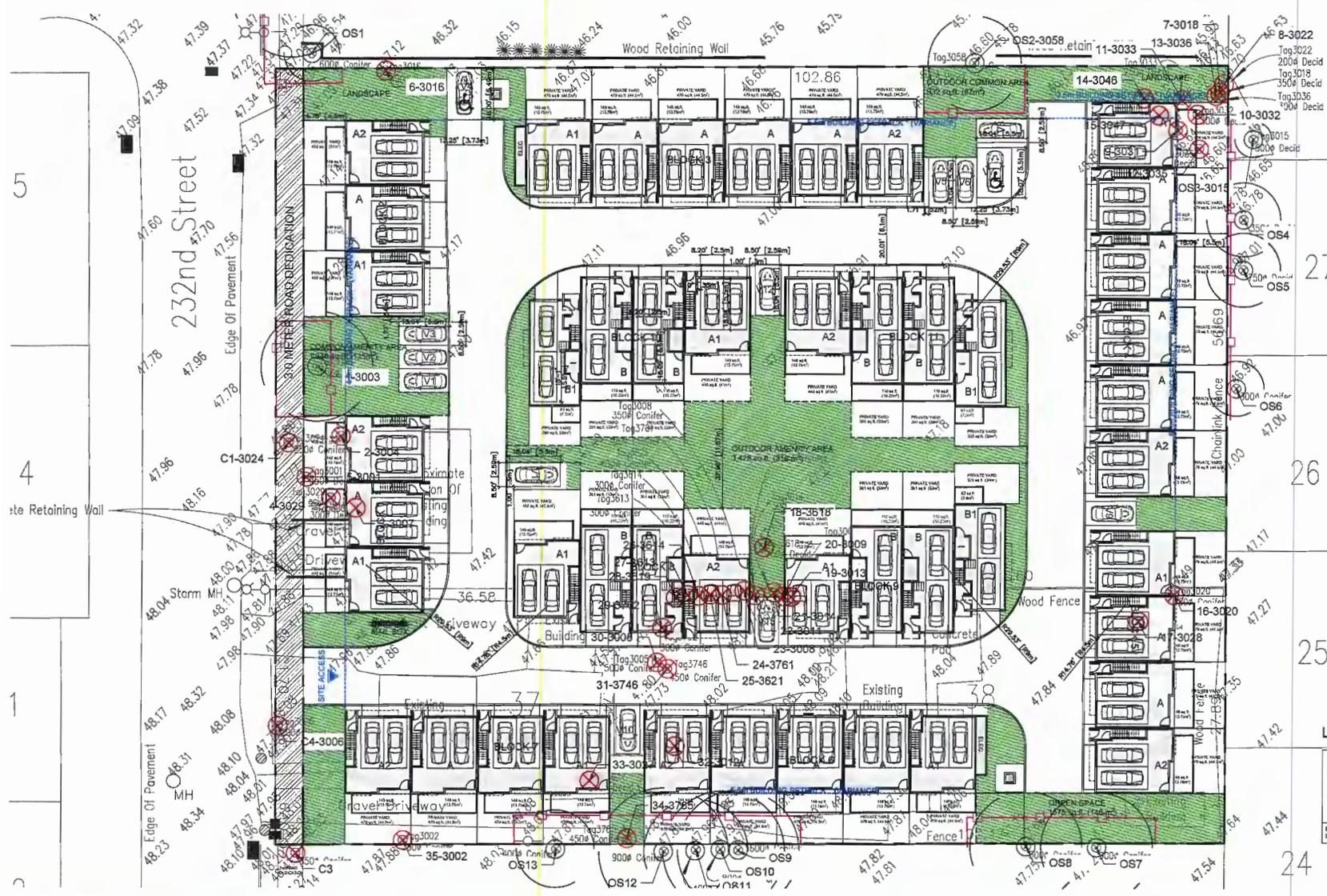
PLANNING DEPARTMENT



mapleridge.ca

FILE: 2020-066-RZ
 DATE: May 15, 2020

BY: PC



Proposed Residential Development

11802, 11886 AND 11892 232ND STREET, MAPLE RIDGE, B.C.

August 06, 2020

ATELIER PACIFIC ARCHITECTURE INC.
Oak 49 DEVELOPMENTS

LEGEND:

Tree Tag Existing Tree to be Retained	Existing Tree to be Removed	Tree Protection Fencing

Tree Tag Legend
 XX - Tag Number
 C-XX - Mature tree
 OS-XX - Ornamental tree
 S-XX - Shrubby tree. Written permission required from owner to remove tree.

DP0.0
SITE PLAN

SCALE: 1/16" = 1'-0"

APPENDIX D

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: September 1, 2020
FILE NO: 2020-168-RZ
MEETING: C o W

SUBJECT: **First Reading**
Zone Amending Bylaw No. 7662-2020;
13960 232 Street, 13897 and 14027 Silver Valley Road

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties, located at 13960 232 Street, 13897 and 14027 Silver Valley Road, from RS-3 (One Family Rural Residential) to R-1 (Residential District), R-2 (Urban Residential District), RST-SV (Street Townhouse-Silver Valley), to permit a future single family subdivision and street-oriented townhouse units.

The proposed development will require amendments to the Official Community Plan. The proposed amendments are required to achieve a balance between open space/conservation areas and the emerging development pattern in the Silver Valley area.

As per Council Policy 6.31, a Community Amenity Contribution (CAC) of \$5,100 per single family lot and \$4,100 per townhouse dwelling unit is also applicable to the subject properties. The estimated CAC cost will be \$328,000 based on the preliminary plan showing 58 single family lots and eight street-oriented townhouses. It is noted that a number of technical reports are required for this project to advance to second reading, and it is quite likely lot boundaries and yields may be reduced as a result. Since this first reading report is based on a preliminary plan, the total CAC figure will also be adjusted.

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

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, and;

2. That Zone Amending Bylaw No. 7662-2020 be given first reading; and

3. That the applicant provide further information as described on Schedules A through G, and J of the Development Procedures Bylaw No. 5879-1999, along with the information required for an Intensive Residential Development Permit and a Subdivision application.

DISCUSSION:

a) Background Context:

Applicant:	Morningstar Homes Ltd. (Addie Anderson)
Legal Description:	Lot 1 Block "C" Section 33 Township 12 New Westminster District Plan 2409; Lot 15 Section 33 Township 12 New Westminster District Plan 26732; Parcel "A" (Explanatory Plan 11340) Lot 10 Section 33 Township 12 New Westminster District Plan 7757;
OCP:	
Existing:	Conservation, Open Space, Eco Clusters
Proposed:	Conservation, Open Space and Eco Clusters
Zoning:	
Existing:	RS-3 (One Family Rural Residential)
Proposed:	R-1 (Residential District), R-2 (Urban Residential District), RST-SV (Street Townhouse-Silver Valley)
Surrounding Uses:	
North:	Use: Single Family Residential Zone: RS-3 (One Family Rural Residential) Designation: Eco Cluster and Conservation
South:	Use: Park Zone: R-3 (One Family Rural Residential) Designation: Open Space
East:	Use: Single Family Residential Zone: RS-3 (One Family Rural Residential) Designation: Eco Cluster and Conservation
West:	Use: Single Family Residential Zone: R-2 (Urban Residential District) and R-1 (Residential District) Designation: Eco Cluster
Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Multi-Family Residential and Single Family Residential
Site Area:	5.78 ha (14.28 acres)
Access:	232 Street and Silver Valley Road
Servicing requirement:	Urban Standard

b) Site Characteristics:

The subject properties located at 13960 232 Street, 13897 and 14027 Silver Valley Road, are located in Silver Valley west of Silver Valley Road east of 232 Street, south of 141 Avenue and north of 138 Avenue (Appendix A and B).

13960 232 Street contains a single family residential structure located on the southwest corner of the property gaining access off 232 Street. The property contains a ravine that runs north to south. Within this ravine is Enkon Stream with Anderson Creek branching off eastward. The property contains a mixture of coniferous and deciduous trees.

14027 Silver Valley Road contains a single family residential structure that is located on the southeastern portion of the property. The property slopes westward and has a mixture of coniferous and deciduous trees. The access for the property is from Silver Valley Road.

13897 Silver Valley Road contains a single family residential structure and accessory structures. The residential structure is located on the eastern portion of the property. The access for the property is from Silver Valley Road. The property slopes westward from Silver Valley Road. There is a mixture of coniferous and deciduous trees on the property.

c) Project Description:

The applicant is proposing to rezone the subject properties from RS-3 (One Family Rural Residential to R-1 (Residential District), R-2 (Urban Residential District), and RST-SV (Street Townhouse-Silver Valley) zone to facilitate a mixture of a desired 58 single family homes and eight street townhouse units. The street-oriented townhouses are proposed off 232 Street with the single family homes being located off Silver Valley Road.

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 further reports will be required prior to second reading. Elements to be reviewed by the City include:

- Environmental report regarding the creeks;
- Arborist report assessing significant stands of trees;
- Servicing and lot grading plans; and
- Geotechnical report.

Assessment of these elements is likely to impact proposed lot boundaries and yields, OCP designations and Bylaw particulars, and may require application for further development permits.

d) Planning Analysis:

Official Community Plan:

The development site is located within the Silver Valley Area Plan and is currently designated *Eco Cluster, Open Space* and *Conservation*. For the proposed development, an OCP amendment will be required to adjust the *Open Space, Conservation* and *Eco Cluster* boundaries to achieve a design for the development that is in keeping with the *Eco Cluster* concept, which detailed in the Silver Valley Area Plan.

An *Eco-Cluster* is a group of housing units, condensed within clearly defined limits, surrounded by open space and linked to other parts of the Silver Valley community by a single local road. *Eco-Clusters* are intended to provide development opportunities in sparsely developed or rural areas, in a cluster form which supports sensitive implementation, minimal site regrading and tree clearing, and integration of housing into a forest setting.

The *Eco Cluster* OCP designation densities and housing types should be diversified. *Eco-Clusters* include multi-family units.

The proposed OCP amendment does not increase the density of the proposal. The OCP amendment will facilitate an overall design that supports the *Eco Cluster* concept. The exact designation boundary amendments have not been determined. These boundaries will be determined once all reviews of the above noted reports/plans for the project are completed. This review will include discussions with the Environmental Section and Engineering Department with regards to the watercourses; trees and steep slopes located within the properties. The Parks Department has identified that a 5m wide trail connection will be required through the development properties. This trail will need to be incorporated in such a way as not to infringe on the environmental elements of the property.

Zoning Bylaw:

The current application proposes to rezone the subject properties located at 13960 232 Street, 13897 and 14027 Silver Valley Road from RS-3 (One Family Rural Residential) to R-1 (Residential District), R-2 (Urban Residential District), RST-SV (Street Townhouse-Silver Valley), to permit a future development of approximately fifty-eight (58) single family lots and approximately eight (8) street townhouse units. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

Development Permits:

Pursuant to Section 8.7 of the OCP, a Multi-Family Development Permit application is required for the street townhouses to ensure the current proposal enhances existing neighbourhoods with compatible housing styles that meet diverse needs, and minimize potential conflicts with neighbouring existing and future land uses.

Pursuant to Section 8.8 of the OCP, an Intensive Residential Development Permit application is required for the R-1 (Residential District), R-2 (Urban Residential District), to ensure the current proposal provides emphasis on high standards in aesthetics and quality of the built environment, while protecting important qualities of the natural environment.

Pursuant to Section 8.9 of the OCP, a Watercourse Protection Development Permit application is required to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas.

Pursuant to Section 8.10 of the OCP, a Natural Features Development Permit application is required for all development and subdivision activity or building permits for:

- All areas designated Conservation on Schedule “B” or all areas within 50 metres of an area designated Conservation on Schedule “B”, or on Figures 2, 3 and 4 in the Silver Valley Area Plan;
- All lands with an average natural slope of greater than 15 %;
- All floodplain areas and forest lands identified on Natural Features Schedule “C”

to ensure the preservation, protection, restoration and enhancement of the natural environment and for development that is protected from hazardous conditions.

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

Advisory Design Panel:

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

Development Information Meeting:

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

e) Interdepartmental Implications:

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

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Building Department;
- e) Parks, Recreation and Culture Department;
- f) School District;
- g) Fisheries & Oceans Canada;
- h) Ministry of Environment; and
- i) 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 detailed for comments at this time; therefore, evaluation of servicing and site access requirements have not been undertaken. It is anticipated that this evaluation of servicing and lot grading in conjunction with the other City Departments 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 or Schedule C);
3. A Multi-Family Residential Development Permit Application (Schedule D);
4. A Development Variance Permit (Schedule E);
5. A Watercourse Protection Development Permit Application (Schedule F);
6. A Natural Features Development Permit Application (Schedule G);
7. A Wildfire Development Permit Application (Schedule J);
8. An Intensive Residential Development Permit Application; and
9. 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 general compliance with the policies of the OCP; however, land-use designation and boundary adjustments are required. Justification has been provided to support the OCP amendments; therefore, it is recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading.

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

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 Approving Officer and is subject to a Servicing Agreement to be approved by the Engineering Department.

"Original signed by Wendy Cooper"

Prepared by: **Wendy Cooper, MSc., MCIP, RPP**
Planner

"Original signed by Mark McMullen" for

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

"Original signed by Christine Carter"

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

"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map

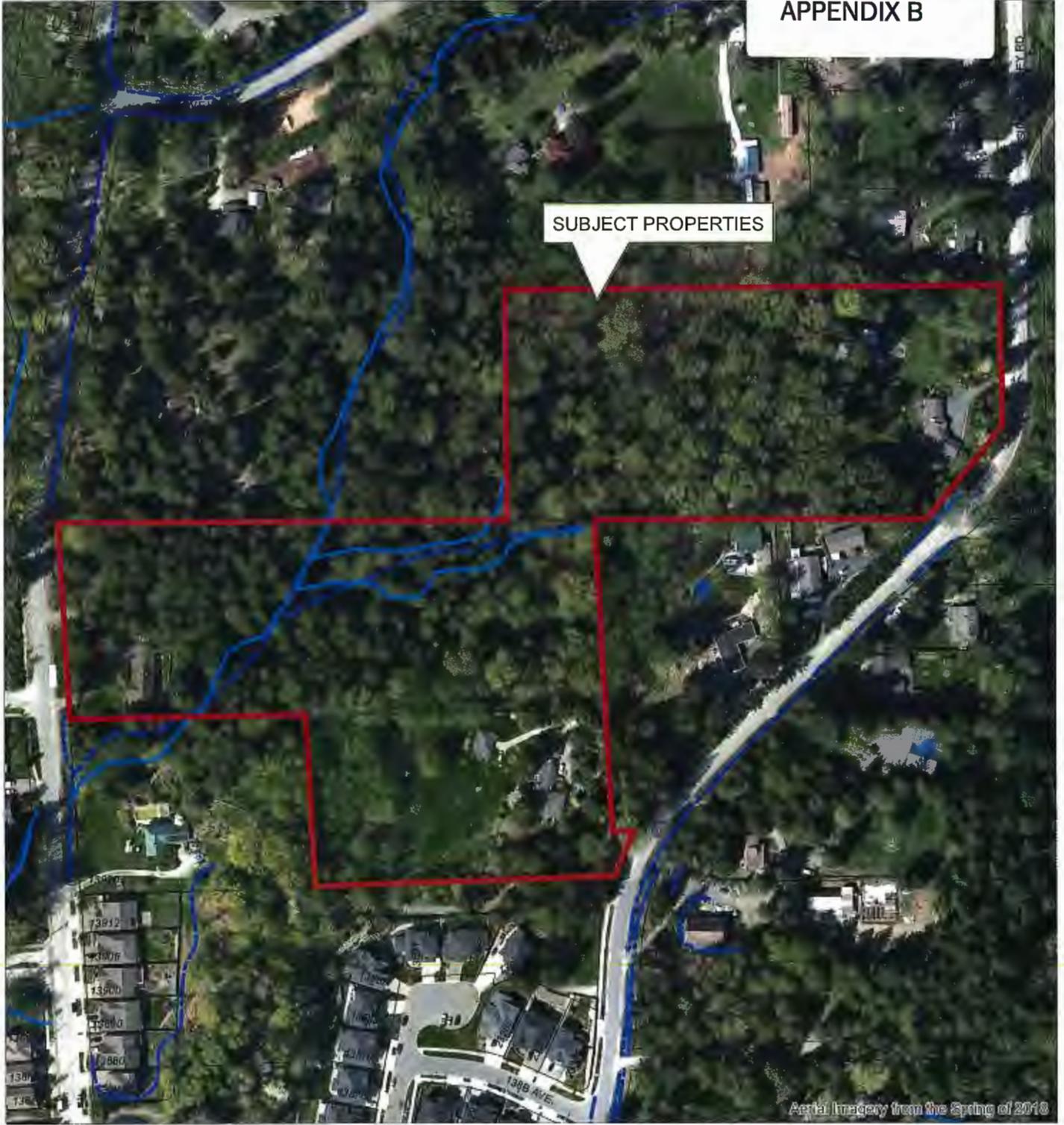
Appendix B – Ortho Map

Appendix C – Preliminary Development Plan

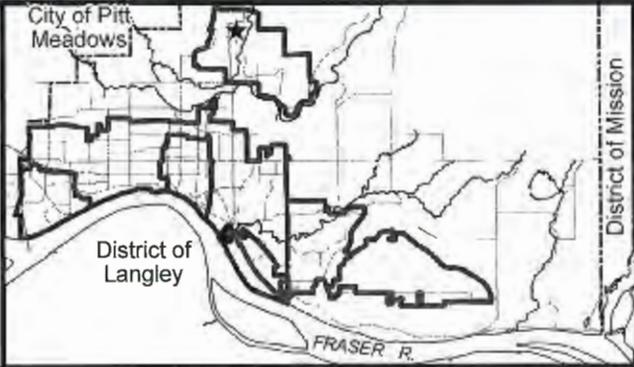
Appendix D – Zone Amending Bylaw No. 7662-2020

APPENDIX B

SUBJECT PROPERTIES



Scale: 1:2,500



13960 232 STREET, 13897, 14027 SILVER VALLEY ROAD
 PID'S 012-642-223, 000-615-722,
 011-260-840

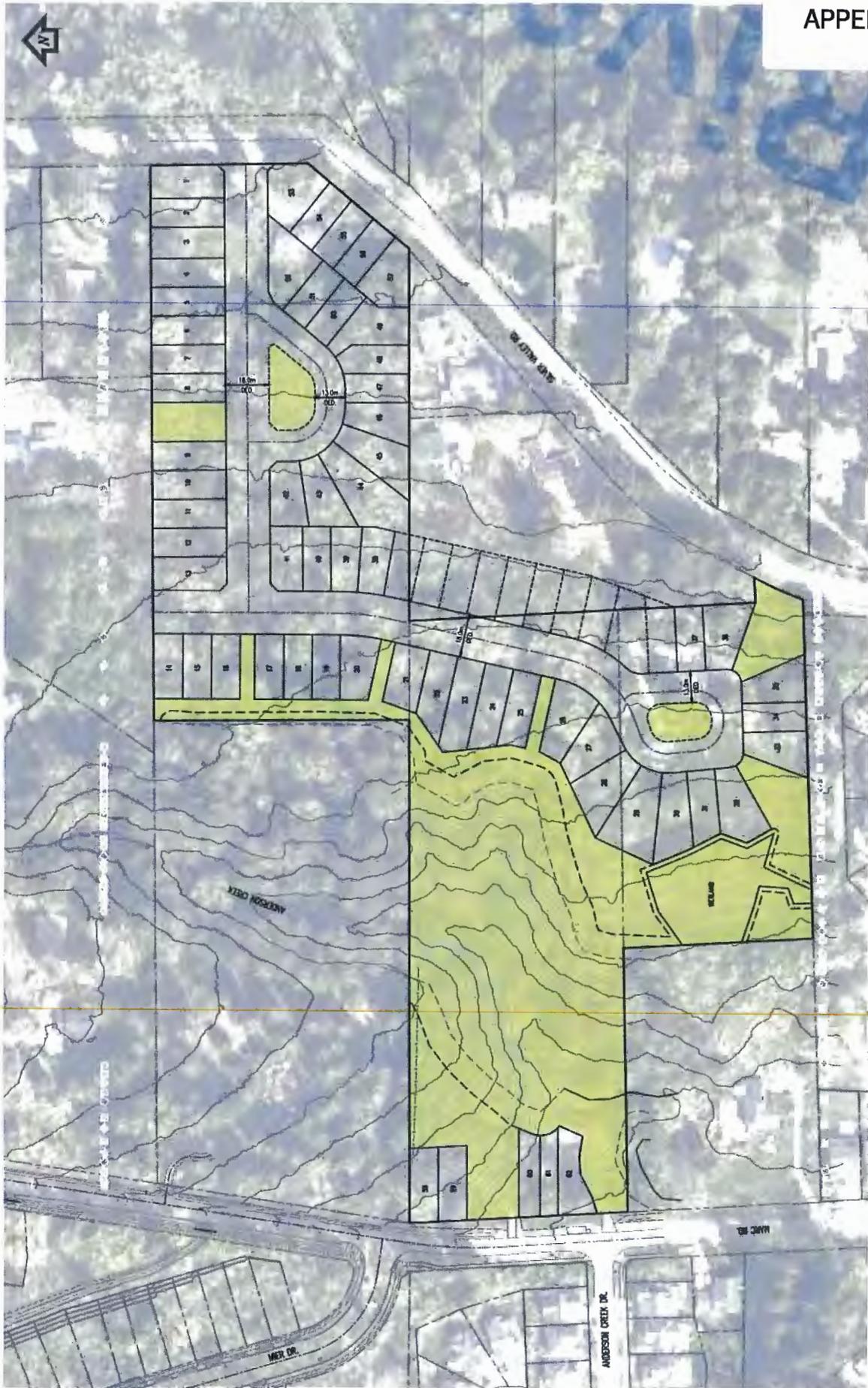
PLANNING DEPARTMENT



mapleridge.ca

FILE: 2020-168-RZ
 DATE: Jun 3, 2020

BY: PC





MAPLE RIDGE ZONE AMENDING

Bylaw No. 7662-2020
 Map No. 1846
 From: RS-3 (One Family Rural Residential)

To:  R-1 (Residential District)  R-2 (Urban Residential District)
 RST-SV (Street Townhouse - Silver Valley)



TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: September 1, 2020
FILE NO: 2020-217-RZ
MEETING: C o W

SUBJECT: **First and Second Reading**
Official Community Plan Amending Bylaw No. 7664-2020;
22000 Block and 22631 119 Avenue and Portion of 22558 McIntosh Avenue

EXECUTIVE SUMMARY:

An application has been received for a Temporary Use Permit, (formerly called a Temporary Commercial or Industrial Permit), to temporarily allow a public gravel parking lot for approximately 128 vehicles, including two (2) disabled parking spaces. The site includes a metered parking lot, mainly to serve the parking needs of commuters making use of the Haney Transit Exchange and Civic Centre facilities to the west. The subject site includes two lots and a portion of a third lot. These are: an unaddressed lot in the 22000 block of 119 Avenue, 22631 119 Avenue and a sliver of City land on the east side of 226 Street at 22558 McIntosh Avenue (see Appendices A and B). The two privately owned properties are currently under a lease agreement. This sliver of land on the east of 226 Street is part of City-owned land containing the Haney Transit Exchange.

The initial lease for this public parking lot was permitted under the "Public Service" use under Zoning Bylaw 3510-1985 to provide a commuter parking facility supporting the B-Line express bus service from Maple Ridge to Coquitlam Central Station, as well as for users of City facilities in the Civic Core.

A text amendment to Appendix D - *Temporary Use Permits* of the OCP is proposed to allow a Temporary Use Permit on the subject properties for this public parking lot for a period of three (3) years and allow community comment on the parking lot through the Public Hearing process (see Appendix C). Therefore, Council is requested to grant first and second reading simultaneously, proceed to Public Hearing and issue the Temporary Use Permit concurrently with final adoption of the OCP Amending Bylaw No. 7664-2020.

This type of application is not subject to the Community Amenity Contribution (CAC). When the privately-owned lands are subject to rezoning for development in the future, any applicable CAC in place would apply and be collected at that time.

Given the strategic location and the role of supporting transit and Civic Core activities in the Town Centre, it is recommended that application 2020-217-RZ be granted first and second reading and be forwarded to Public Hearing.

RECOMMENDATIONS:

- 1) That, in accordance with Section 475 of the Local Government Act, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7664-2020 on the municipal website, and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;

- 2) That Official Community Plan Amending Bylaw No. 7664-2020 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
 - 3) That it be confirmed that Official Community Plan Amending Bylaw No. 7664-2020 is consistent with the Capital Expenditure Plan and Waste Management Plan;
 - 4) That Official Community Plan Amending Bylaw No. 7664-2020 be given first and second readings and be forwarded to Public Hearing; and
-
- 5) The following actions take place after third reading:
 - i) That Official Community Plan Amending Bylaw No. 7664-2020 be adopted;
 - ii) That the Corporate Officer be authorized to sign and seal 2020-217-CU respecting the properties located at 22000 block and 22631 119 Avenue and portion of 22558 McIntosh Avenue.

DISCUSSION:

1) Background Context:

Applicant: City of Maple Ridge (Darrell Denton)

Legal Description: Lot A District Lot 401 Group 1 New Westminster District Plan LMP15424; Lot 2 District Lot 401 Group 1 New Westminster District Plan 8695 and a portion of Lot 120 District Lot 401 Group 1 New Westminster District Plan 60562 Except Plan BCP52040

OCP:

Existing: APTH (Medium and High-Rise Apartment)
 Proposed: APTH (Medium and High-Rise Apartment)

Zoning:

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

Surrounding Uses:

North: Use: Commercial and vacant
 Zone: C-3 (Town Centre Commercial), CS-1 (Service Commercial) and a Temporary Use Permit for a Taxi Dispatch Facility

South: Designation: Town Centre Commercial
 Use: Mixed Use
 Zone: C-3 (Town Centre Commercial)

East: Designation: Town Centre Commercial
 Use: Residential
 Zone: RM-1 (Townhouse Residential)

West: Designation: Medium and High-Rise Apartment
 Use: Institutional (Haney Transit Exchange)
 Zone: C-3 (Town Centre Commercial)
 Designation: Town Centre Commercial, Medium and High-Rise Apartment and Institutional

Existing Use of Property:	Vacant
Proposed Use of Property:	Temporary gravel parking lot
Site Area:	0.45 HA (1.1 Acres)
Access:	Entrance and Exit: 119 Avenue
Servicing:	Urban Standard

2) Background:

The lease of the land for a public parking lot has initially been permitted under “Public Service” use which is allowed in any area of the City under Zoning Bylaw 3510-1985. The applicant proposes to amend Appendix D - *Temporary Use Permits* of the OCP for a Temporary Use Permit. This process allows community comment on the parking lot through the Public Hearing process, including any public comments on the design and functioning of the parking lot. Two of the subject properties, which are privately owned, are currently vacant. The third lot is a small sliver of City owned vacant land severed by 226 Street (a hooked lot) located on the east side of that street.

The *Local Government Act* provides for a two-step approval process. Firstly, designating the subject land as a Temporary Use Permit Area for the purposes of a temporary parking lot (Off Street Parking use as a Principal Use) in Appendix D of the Official Community Plans. OCP Amending Bylaw No. 7664-2020 is the vehicle to designate the subject site as a Temporary Use Permit Area for parking purposes. Secondly, is the issuance by Council resolution of the Temporary Use Permit, including the proposed parking lot layout and any necessary conditions or security as the legislation allows.

The use of the private land for temporary parking purposes is governed by a lease agreement that will run concurrently with the Temporary Use Permit. The current lease agreement is for three years with potential 1-year renewal periods. The legislation permits Council to allow land to be put to requested temporary uses for up to three (3) years, and there would be another application to extend the Temporary Use Permit by Council for up to an additional three (3) years.

3) Project Description:

The proposed temporary use is for a pay parking lot with 128 parking spaces, including two (2) disabled parking spaces, mainly for commuters and Civic Centre users as shown in the figure below.



This layout was designed by City Engineering. Vehicles will enter and exit by way of 119 Avenue. The north exit to the lane shown in the figure has been deleted for traffic safety reasons. The parking lot has already been created and the meter for parking payment installed at the southwest area of the site close to the crosswalk giving direct and convenient pedestrian access to the Haney Transit Exchange and Civic Centre. The parking lot entrance is asphalt and the parking surface is made up of from compacted, reclaimed asphalt, with the parking stalls delineated by concrete curbs.

4) Planning Analysis:

i) Official Community Plan:

The subject properties are located within the Town Centre Area Plan and are currently designated Medium and High-Rise Apartment. The existing zoning RS-1 (One Family Urban Residential) is the historical residential zoning of the area. The proposed off-street parking use is not consistent with the current designation or with the desired Town Centre policies; however, a Temporary Use Permit for parking is appropriate to serve the needs of commuters and Civic Centre users.

An OCP amendment is required to add the subject properties into Appendix D – *Temporary Use Permits* of the Official Community Plan. This will become Temporary Use Permit Area No. 9. Appendix D of the Official Community Plan states the following:

1. *Lands in the City may be designated to permit temporary uses if a condition or circumstance exists that warrants the use for a short period of time but does not warrant a change of land use designation or zoning of the property.*
2. *Council has the authority by resolution to issue Temporary Use Permits to allow temporary uses on specific properties. Council may specify conditions for the temporary use.*
3. *Designated Temporary Use Permit areas will require guidelines that specify the general conditions regarding the issuance of permits, the use of the land, and the date the use is to terminate.*
4. *As a condition of issuing the permit, Council may require applicants or owners to remove buildings, to restore the property to a specific condition when the use ends, and to post a security bond. A permit may be issued for a period of up to three years, and may be renewed only once.*
5. *Council may issue Temporary Use Permits to allow:*
 - a) *temporary commercial uses, i.e., temporary parking areas;*
 - b) *temporary industrial uses, i.e. soil screening; and*
 - c) *other temporary uses.*
6. *A Temporary Use Permit is issued in accordance with the provisions of Section 492 of the Local Government Act.*

As outlined in points 2 and 3 above, the Temporary Use Permit may have conditions and guidelines for the use to occur, as well as removal and restoration requirements once the permit terminates. These conditions and guidelines are similar to Development Permit requirements such as surface finishes, landscaping, and fencing. In this instance, no such provisions are being proposed given the existing state of the property.

Temporary Use Permits are valid for a period of up to three (3) years, and may be renewed and extended only once for up to an additional three (3) years. A Temporary Use Permit extension is granted by Council, and Council is under no obligation to approve an extension. The main difference between rezoning and a Temporary Use Permit is the duration of time that the use is permitted on the property, the removal and restoration requirements and accompanying conditions, if any.

ii) **Development Information Meeting:**

A Development Information Meeting is not required for this type of application.

5) **Interdepartmental Implications:**

i) **Engineering:**

Engineering does not have any requirements for this temporary use. Given that the site is zoned residential and is only temporarily being used as a parking lot, Engineering is satisfied necessary any upgrades, dedication, etc. can be obtained when future development applications are submitted to the City.

ii) **Parks, Recreation and Culture:**

If this parking lot is to become a long term use, some landscaping (low maintenance shrubs and

iii) **Fire Department:**

The Fire Department reported they had no comments or concerns with this temporary use.

6) **Intergovernmental Issues:**

i) **Local Government Act:**

An amendment to the OCP requires the local government to consult with any affected parties and to adopt related bylaws in compliance with the procedures outlined in Section 477 of the Local Government Act. The amendment required for this application to Appendix D Temporary Use Permits is considered to be minor in nature. It has been determined that no additional consultation beyond holding a Public Hearing on the bylaw is required.

CONCLUSION:

Given the strategic location and the role of supporting transit and civic core activities in the Town Centre, it is recommended that first and second reading be given to OCP Amending Bylaw No. 7664-2020, and that application 2020-217-RZ be forwarded to Public Hearing.

“Original signed by Adrian Kopystynski”

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

“Original signed by Mark McMullen” for

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

“Original signed by Christine Carter”

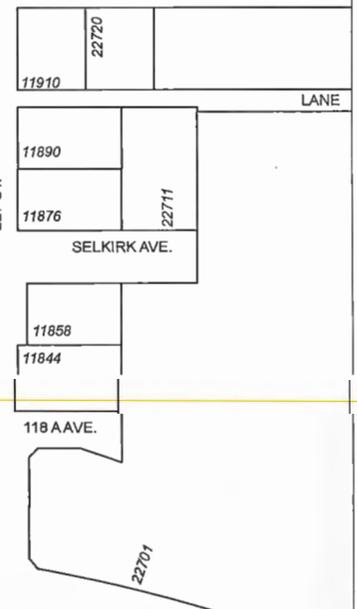
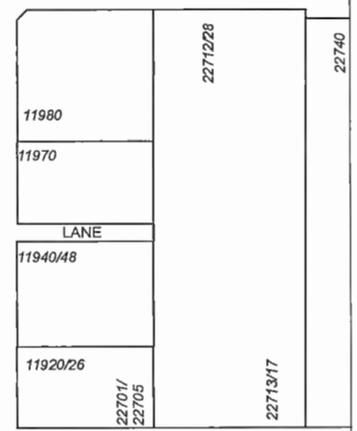
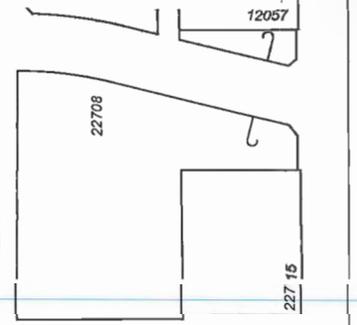
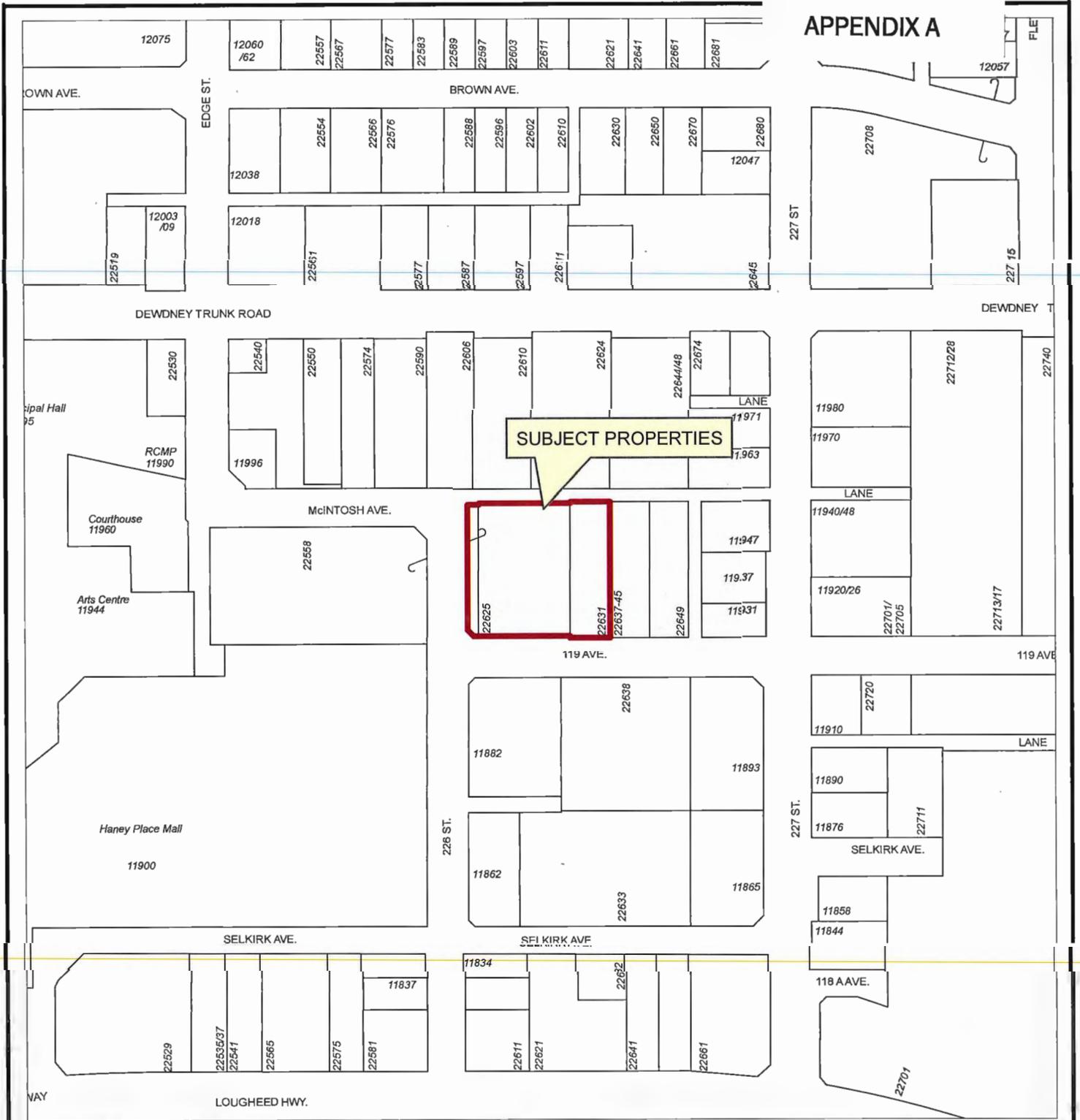
Approved by: **Christine Carter, M.PL, MCIP, RPP
GM Planning & Development Services**

“Original signed by Al Horsman”

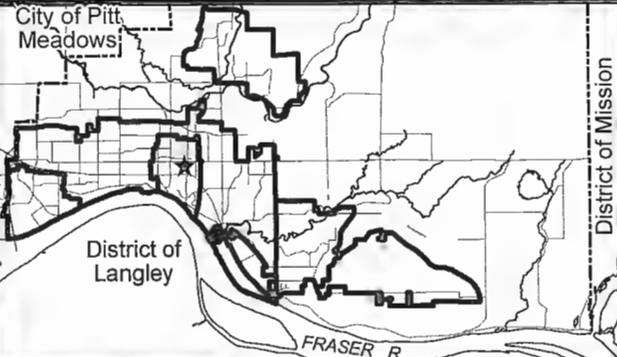
Concurrence: **Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:
Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – OCP Amending Bylaw No. 7664-2020

APPENDIX A



SUBJECT PROPERTIES

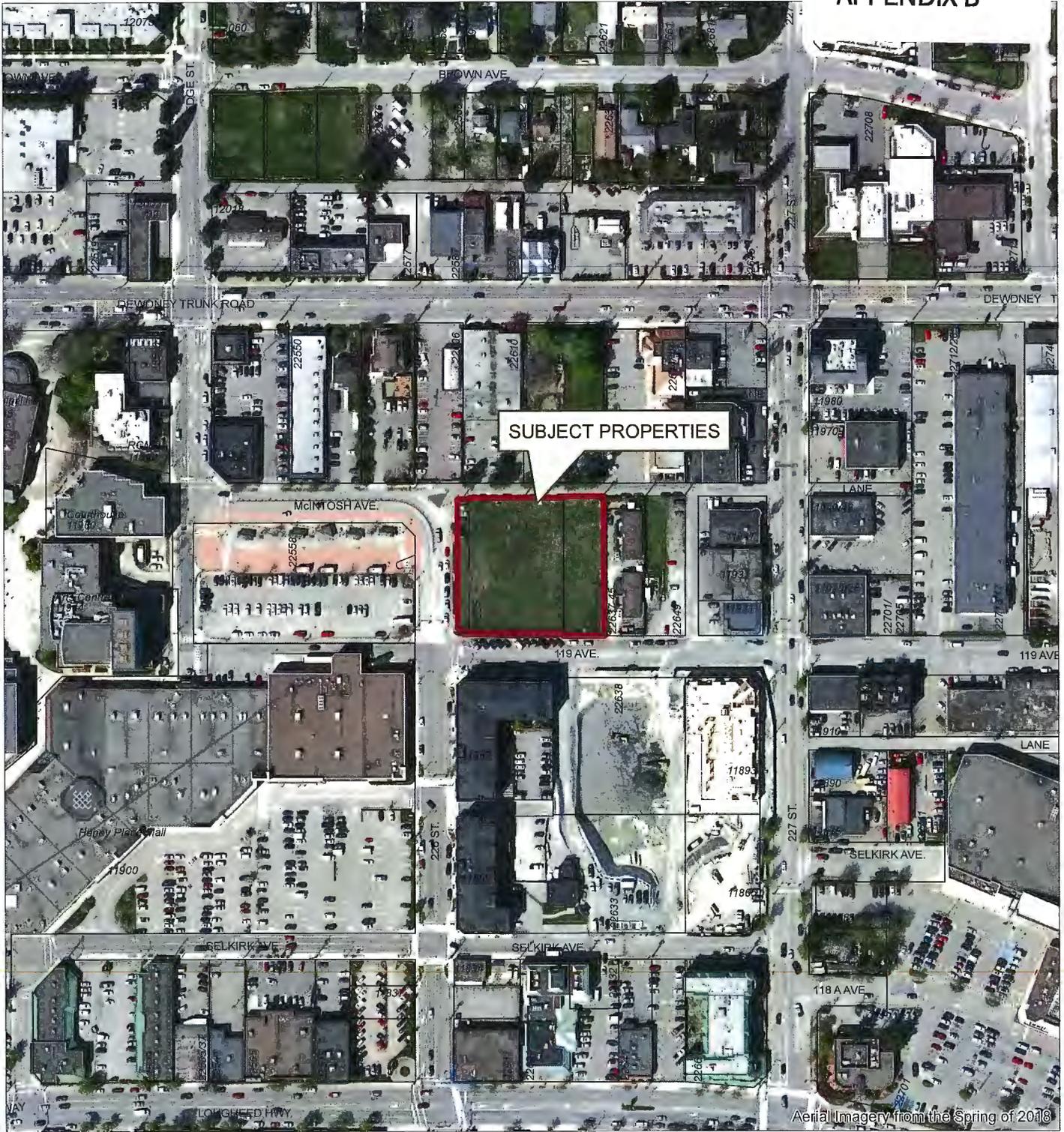


LOT 2, PLAN 8695 & 22631 119 AVENUE
 PID'S: 018-717-438 & 000-969-273

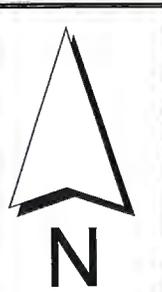


Scale: 1:2,500

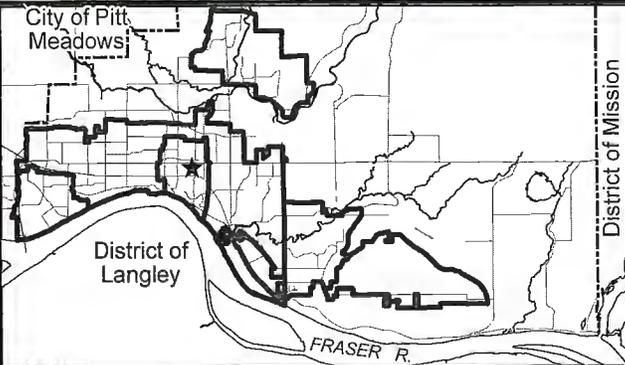
FILE: 2020-217-RZ
 DATE: Aug 12, 2020
 BY: PC



Aerial Imagery from the Spring of 2018



Scale: 1:2,500



LOT 2, PLAN 8695 & 22631 119 AVENUE
 PID'S: 018-717-438 & 000-969-273

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2020-217-RZ
 DATE: Aug 12, 2020

BY: PC

CITY OF MAPLE RIDGE

BYLAW NO. 7664-2020

A Bylaw to amend the Official Community Plan

WHEREAS the Local Government Act empowers a local government to adopt or amend an Official Community Plan;

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

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7664-2020.
2. Appendix D is amended by adding the following new Temporary Use Area:

TEMPORARY COMMERCIAL USE PERMIT AREA LOCATION NO. 9

Purpose:

To permit a temporary gravel / reclaimed asphalt public parking lot.

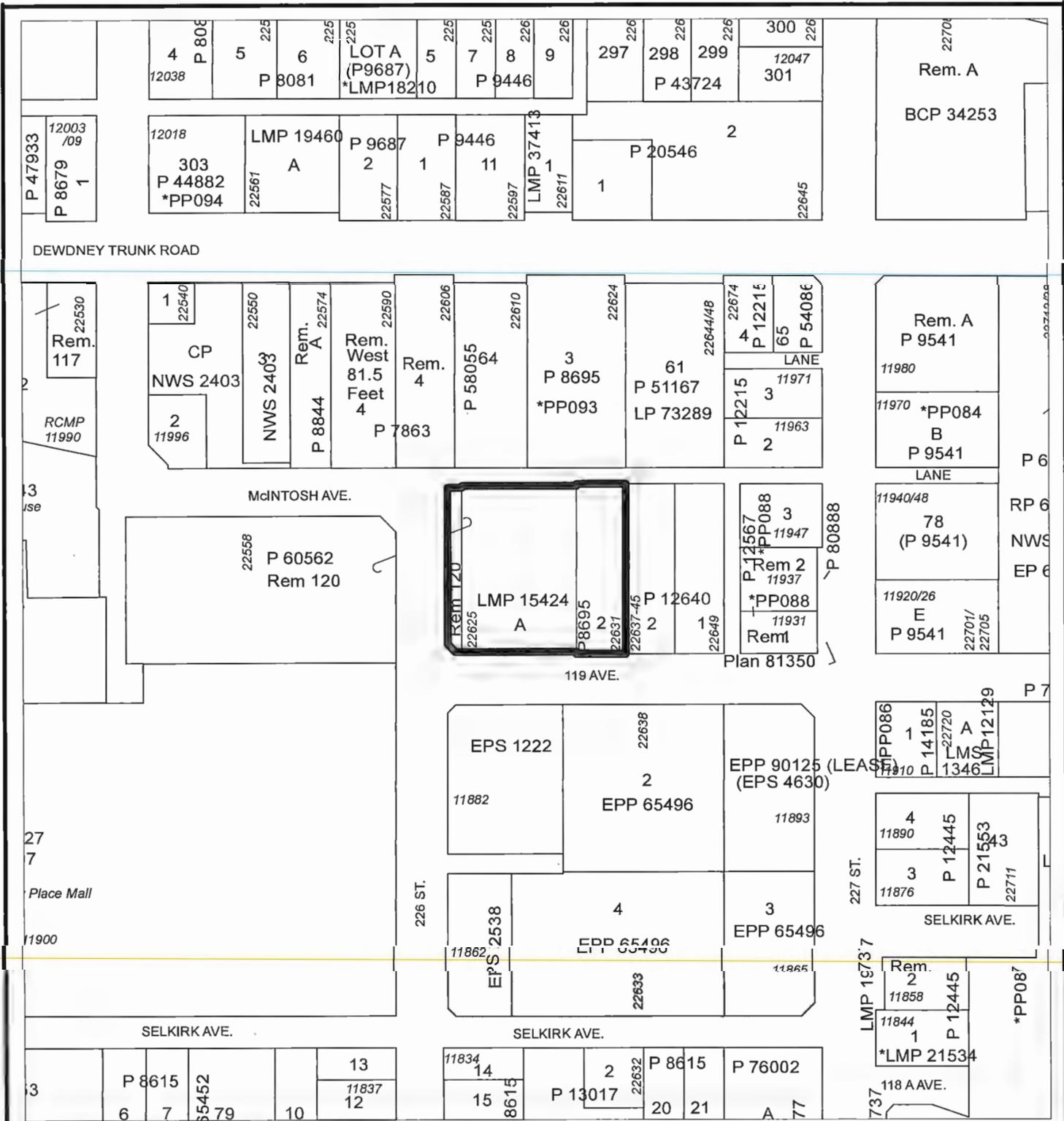
Location:

Those parcels or tracts of land and premises shown on Temporary Use Permit Area Location No. 9 map, and known and described as:

- Lot A District Lot 401 Group 1 New Westminster District Plan LMP15424;
- Lot 2 District Lot 401 Group 1 New Westminster District Plan 8695; and
- a portion of Lot 120 District Lot 401 Group 1 New Westminster District Plan 60562 Except Plan BCP52040.

is hereby designated to permit a temporary gravel / reclaimed asphalt public parking lot, for a three-year period, effective upon issuance of a Temporary Use Permit.

2. Appendix D. Temporary Use Permits, Section TEMPORARY USE PERMIT AREA is amended by the addition of the attached Temporary Use Permit Area Location No. 9 map in sequential numeric order after Temporary Commercial Use Permit Area Location No. 8.



Scale: 1:2,000

TEMPORARY USE PERMIT AREA

Location No. 9

CITY OF MAPLE RIDGE
PLANNING DEPARTMENT



mapleridge.ca

DATE: Aug 19, 2020

BY: DT

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: September 1, 2020
FILE NO: 2019-394-RZ
MEETING: C o W

SUBJECT: **Second Reading**
Zone Amending Bylaw No. 7611-2020;
20857 Golf Lane

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property located at 20857 Golf Lane from RS-1 (One Family Urban Residential) to R-1 (Residential District), to permit a future subdivision of approximately six (6) single family lots. Council granted first reading to Zone Amending Bylaw No. 7611-2020 on February 4, 2020. The minimum lot size for the current R-1 (Residential District) zone is 371 m².

This application is in compliance with the Official Community Plan.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$5,100.00 per single family lot, for an estimated amount of \$30,600.

There is not sufficient suitable land for park dedication on the subject site and it is recommended that Council require the developer to pay to the City an amount that equals five percent (5%) the market value of the land required for parkland purposes, as determined by an independent appraisal.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7611-2020 be given second reading, and be forwarded to Public Hearing;
- 2) That Council require, as a condition of subdivision approval, the developer to pay to the City an amount that equals 5% of the market value of the land, as determined by an independent appraisal, in lieu of parkland dedication in accordance with Section 510 of the *Local Government Act*; and,
- 3) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Approval from the Ministry of Transportation and Infrastructure;
 - iii) Road dedication on Golf Lane as required;

- iv) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
- v) Registration of a Statutory Right-of-Way plan and agreement for the driving, shooting hitting or otherwise of golf balls onto, into, through, over and above the subject property;
- vi) Registration of a Restrictive Covenant for Stormwater Management;
- vii) Removal of existing buildings;
- viii) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. (If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site); and
- ix) That a voluntary contribution, in the amount of \$30,600 (\$5,100 per lot) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Project Description:

The applicant proposes to rezone the subject property from RS-1 (One Family Urban Residential) to R-1 (Residential District). The proposed development is a six (6) lot single-family residential subdivision (see Appendix D). The subject property is located within the Fraser River Escarpment Area; therefore, the proposed development is subject to Council Policy 6.24.

2) Planning Analysis:

i) Official Community Plan:

The OCP designated the subject property as *Urban Residential* and falls within the Neighbourhood Residential category. This category manages residential growth through infill and intensification in a manner that respect the neighbourhood and the existing physical character of the surrounding areas.

The following OCP policies support the proposed zoning:

Policy - 3-19 Neighbourhood Residential Infill

This policy supports residential infill subject to compliance with the following criteria:

- 1) Infill development on a property that is larger than the prevailing lot size of the surrounding neighbourhood or existing zoning of the lot may include the following:
 - a) a possible change in lot size and configuration providing that:
 - i) the proposed lot area and width should be not less than 80% of the lot area and width prescribed under the predominate or adjacent zoning in the surrounding neighbourhood;

- ii) the proposed lot configuration is similar to the predominate lot pattern that exists within the neighbourhood; and
- iii) the proposed housing form is consistent in scale and massing to that of the surrounding neighbourhood.

The proposed lot concept plan included in the applications, is similar to the predominate lot pattern that exists within the neighbourhood. Since the proposed subdivision layout and lot size area in keeping the neighbourhood, the size and scale of new housing will be similar to the existing neighbourhood homes and is supportable.

Policy 3-21 All Neighbourhood Residential Infill developments will respect and reinforce the physical patterns and characteristics of established neighbourhoods.

The proposed zoning with the associated conceptual subdivision is in keeping the existing neighbourhood lot configuration and housing form.

ii) Zoning Bylaw:

The application is to rezone the property located at 20857 Golf Lane from RS-1 (One Family Urban Residential) to R-1 (Residential District) zone to permit a six (6) lot single-family subdivision (See Appendix D).

iii) Proposed Variances:

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

Maple Ridge Zoning Bylaw No. 3510-1985, Schedule "D" Minimum Lot Area and Dimensions.

- To vary the minimum lot width from 12 m to 9.96 for proposed lot 1; and
- To vary the minimum lot width from 12 m to 11.91 for proposed lot 2 thru 5.

Maple Ridge Subdivision and Development Servicing By-law No. 4800-1993.

- To vary the minimum right-of-way from 18 m to 15 m.

This relaxation is minor in nature and the lots are in excess of the minimum parcel size for the R-1 zone. The requested variances to minimum lot width requirement and right-of-way will be the subject of a future Council report.

iv) Development Information Meeting:

A Development Information Meeting was conducted via the Public Comment Opportunity process from May 10 to May 19, 2020. Three individuals contacted the applicant via email. A summary of the main comments and discussions with the attendees was provided by the applicant and include the following main points:

- Two individuals were interested in what the homes would look like and what the general plan was for the project. The applicant responded to them immediately with the information available and requested that they send us their contact information if they wanted to be on

record with any comments. The applicant concludes that the his responses were satisfactory to these individuals as they made no further comments.

- One individual's comments were received on May 18th the owner/operator of the Maple Ridge Golf Course at 20818 Golf Lane. He sent the applicant an email that highlighted seven (7) concerns he had with the project.
 - 1) Noise complaints from new residents from Lawnmowers in the mornings;
 - 2) Potential noise complaints with patrons in the parking lot leaving events late in the evening;
 - 3) Storm Water;
 - 4) Street Light;
 - 5) Their water service line not costing them to be moved or fixed;
 - 6) Covenants placed on newly created Lots for noise and errant golf balls;
 - 7) Noise from building disturbing Tee box #8 and #9.

The applicant advised that he believed the best way to address the concerns outlined in the email was to telephone the owner/operator of the Maple Ridge Golf Course. The applicant advised that he had a very constructive conversation which has set a good base for a healthy relationship moving forward. The applicant advised that he sent a summary email to the owner/operator of the Maple Ridge Golf Course of their conversation.

The applicant advised that the owner/operator of the Maple Ridge Golf Course was not opposed to the development of the property and saw that it has its benefits to the area, however, as the project moves forward owner/operator of the Maple Ridge Golf Course desires to minimize the potential impacts it may have on the business.

In response to the comments from the owner/operator of the Maple Ridge Golf Course the applicant assured owner/operator of the Maple Ridge Golf Course that the applicant was doing his part to be a respectful neighbour and minimize noise during the building process (when and where possible). The applicant mentioned he will look into applying a legal agreement on the newly created lots so all future residents know they live near a golf course and some nuisances from time to time may be experienced.

It will be a project requirement for applicant to install the storm sewer along with a future street light. Lastly, there would be no concern regarding the Golf Course waterline, if affected, it would be at applicant's cost for repair. The applicant advised that the owner/operator of the Maple Ridge Golf Course was very satisfied with these solutions and applicants response to the concerns.

v) Parkland Requirement:

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

For this project, there is no suitable land for park dedication on the subject property and it is therefore recommended that Council require the developer to pay to the City an amount that equals the market value of 5% of the land required for parkland purposes. The amount payable to the City in lieu of park dedication must be derived by an independent appraisal at the developer's expense. Council consideration of the cash-in-lieu amount will be the subject of a future Council report.

3) Traffic Impact:

As the subject property is located within 800 metres of the Lougheed Highway, a referral has been sent to the Ministry of Transportation and Infrastructure. A total of six (6) new homes will not significantly affect the existing traffic volume or traffic pattern in the area.

4) Interdepartmental Implications:

i) Engineering Department:

Servicing

Road – Golf Lane is designated as an urban local road and will need to be built to an urban local standard across the full frontage at the subdivision stage. The Right-of-Way (ROW) for an urban local road is 18 m; the current ROW is approximately 15 m. Engineering is supportive of a variance to the ROW for Golf Lane from the required width of 18 m to 15 m.

Sanitary Sewer - At subdivision stage 6 new service connections off of the existing 200mm sanitary sewer on Golf Lane is required to service the 6 new proposed lots. At subdivision stage the forcemain on Golf Lane may require realignment.

Sidewalk – A concrete sidewalk on the north side of Golf Lane will be required behind the curb at the subdivision stage.

Storm Sewer/Drainage - The subject property is not serviced by a municipal storm sewer; therefore the line will need to be extended to either the east or west property line. Engineering will not support a storm sewer line through the rear of the proposed lots.

Geotechnical Considerations - The subject site is located within the Fraser River Escarpment; therefore Council Policy 6.24 requires that the applicant supply a geotechnical report that addresses the requirements outlined in the policy. The applicant has supplied a geotechnical report prepared by Valley Geotechnical Engineering Services Ltd dated February 21, 2020 which satisfies Policy 6.24 (See Appendix G).

ii) Parks, Recreation and Culture Department:

The Parks Department is not interested in acquiring this lot; therefore, park dedication is to be provided as cash in lieu payment.

iii) Fire Department:

The Fire Department has no issues with the application moving forward. That each lot needs to be addressed individually.

iv) Building Department:

A referral was sent to Building and no comment has been provided.

CONCLUSION:

It is recommended that second reading be given to Zone Amending Bylaw No. 7611-2020, and that application 2019-394-RZ be forwarded to Public Hearing.

It is further recommended that Council require, as a condition of subdivision approval, the developer to pay to the City an amount that equals 5% of the market value of the land, as determined by an independent appraisal, in lieu of parkland dedication.

"Original signed by Wendy Cooper"

Prepared by: **Wendy Cooper, MSc., MCIP, RPP**
Planner

"Original signed by Mark McMullen" for

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

"Original signed by Christine Carter"

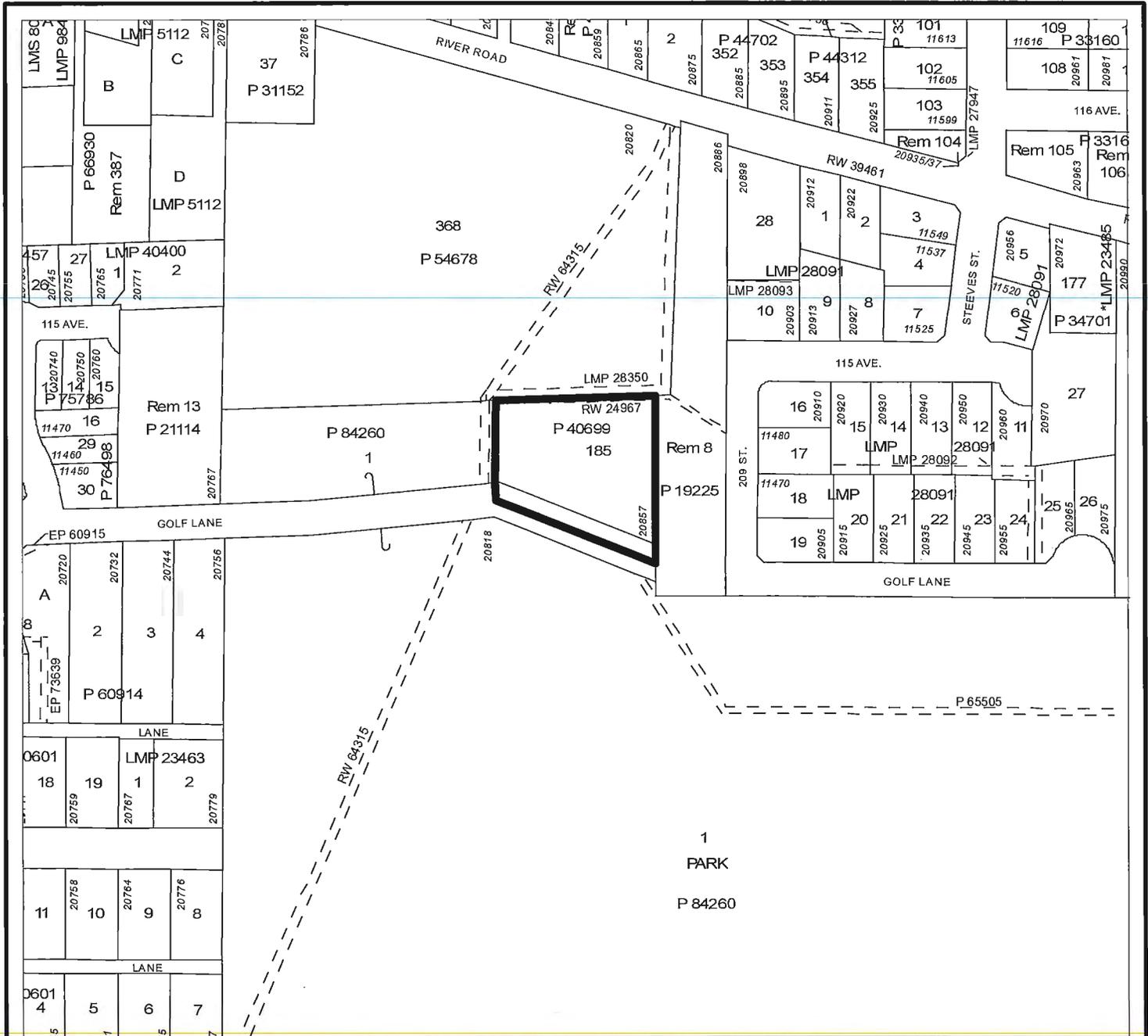
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

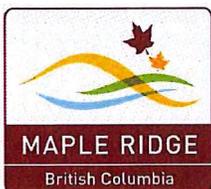
The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7611-2020
- Appendix D – Site Plan
- Appendix E– Geotechnical Report



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7611-2020
 Map No. 1826
 From: RS-1 (One Family Urban Residential)
 To: R-1 (Residential District)

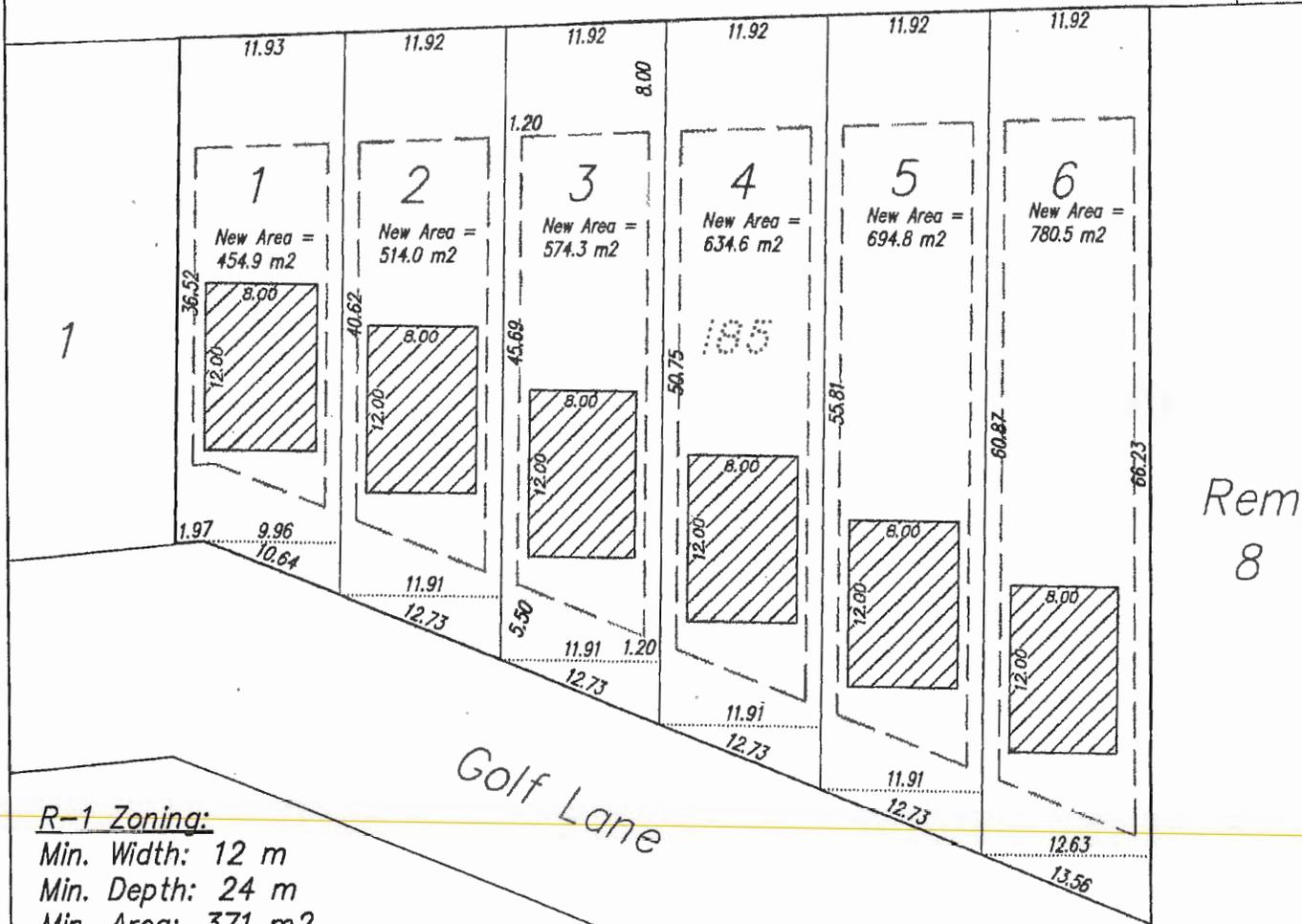




SKETCH PLAN FOR PROPOSED 6 LOT SUBDIVISION

20857 Golf Lane, Maple Ridge, BC

368



R-1 Zoning:

- Min. Width: 12 m
- Min. Depth: 24 m
- Min. Area: 371 m²
- Setbacks: front 5.5 m
- rear 8.0 m
- interior side 1.2 m
- exterior side 3.0 m
- Min. Building Area 8 x 12 footprint

Notes:

Lot Width DVP.
 Lot dimensions are based on Plan 40699
 and may change with a legal survey.

Paper Size: 12" x 8.5"

Date: November 12, 2019

File: MR19-416\MR16-564skDESIGN_6

SCALE 1 : 500





Unit 15 - 20279 97th Avenue
Langley, BC, V1M 4B9

True Light Building & Development

February 21, 2020
Valley Geo Project #: 50284-02

Attention: Jonathan Craig

Regarding: Geotechnical Investigation and Report for
Proposed 6-Lot Subdivision at 20857 Golf Lane, Maple Ridge, BC

1.0 INTRODUCTION

Valley Geotechnical Engineering Services Ltd (Valley Geo) has been retained by Jonathan Craig of True Light Building & Development to carry out a geotechnical investigation and provide a report for the proposed 6-lot subdivision at the subject site. This report summarizes our work to date and presents geotechnical recommendations pertinent to the subdivision and development of the subject site.

This report addresses the stability of slopes at the site using APEGBC's guidelines for "Legislated Landslide Assessments for Proposed Residential Developments in BC (Revised in May 2010)". Based on our work, we conclude that the site is safe for the use intended with reference to the 2018 BC Building Code, Section 56 of the Community Charter, as per Bulletin #2012-02, and Section 86 of the Land Title Act. This report may be used by the City of Maple Ridge Approving Officer for subdivision approval, and for development and building permit considerations.

The site is located within 300m and up to 100m from the crest of the Fraser River Escarpment. In accordance with the Fraser River Escarpment Policy Summary, dated June 24, 2017 (*for properties located within 300 meters and up to 100 meters from the crest of the escarpment*):

- *All groundwater or landscaping/surface/building drainage for any additions, new construction and hard surface landscaping must be connected to the City storm drainage system (City ditch or storm sewer). [Policy 6.23, dated March 24, 2004]*
- *A Geotechnical Report must be submitted to Inspections Services and accepted by the Building Official. Subsequently, a Section 219 Covenant must be prepared, with the Geotechnical Report attached as a schedule. [Policy 6.24, dated March 24, 2004]*

This report addresses the requirements of the above noted Policies. As described above, this report must be attached to a Section 219 Covenant and be registered on the property title prior to the issuance of any building permit.

2.0 INFORMATION REVIEWED

In the preparation of this report, we have reviewed the following documents:

- Geotechnical Seismic Vulnerability Assessment of Fraser River Escarpment, by Golder Associates Ltd. (March 23, 2004)

- Geotechnical Investigation Fraser River Escarpment, by Golder Associates Ltd. (Feb. 12, 2008)
- Fraser River Escarpment Policy No. 6.23 & 6.24, by District of Maple Ridge (March 24, 2004)
- Fraser River Escarpment Policy Summary, by City of Maple Ridge (June 24, 2017)
- Geological Survey of Canada Map 1484A
- City of Maple Ridge Online Mapping System (Ridgeview)

In addition, we have also reviewed several files in our system for the general vicinity of the site.

3.0 SITE DESCRIPTION & PROPOSED DEVELOPMENT

The subject property has a civic address of 20857 Golf Lane in Maple Ridge. The legal description of the site is LT 185; DL 277; NWD; PL NWP40699. The site is irregular in shape, with a total plan area of approximately 0.365ha. The site is bounded by Maple Ridge Elementary to the north, a private residential lot to the east, private parking lot to the west, and the Maple Ridge Golf Course to the south (separated by Golf Lane). There is an existing residence located in the east half of the property.

According to a topographic survey by Terra Pacific, and the City of Maple Ridge Online Mapping System (Ridgeview), the site is relatively flat, at an elevation of approximately 20m geodetic. To the east of the site, the grades slope towards the east at gradients generally between 7-15%.

It is proposed to subdivide the subject property into six lots. The lots will have plan areas of between approximately 455m² and 780m². We anticipate that a slab-on-grade, single-family residence will be constructed on each lot.

The topographic survey and proposed subdivision layout are attached as Appendix A and B, respectively.

4.0 SUBSURFACE SOIL CONDITIONS

According to the published Geological Survey of Canada Map 1484A, the subsurface soils are of Sumas Drift deposits (Se). Se soils consist of raised proglacial deltaic gravel and sand up to 40m thick. Se soils in the area of the subject site are generally underlain by Fort Langley Formation deposits (FLd), which consist of marine silty clay to fine sand.

Valley Geo carried out a soil investigation including auger drilling and Cone Penetration Testing (CPT) on February 6, 2020, using a track-mounted solid-stem drill rig provided by OnTrack Drilling, and cone data provided by Schwartz Soil Technical. A total of two (2) augers holes were drilled to a depth of 13.7m below the existing ground surface, while the cone was advanced to a depth of 23.5m. An investigation location plan and soil logs are attached as Appendix C.

Generally, the soil conditions encountered during the soil investigation consisted of the following:

- A surficial layer of sand and gravel fill, up to 0.9m thick, over
- Native, medium-dense, grey sand and gravel, up to 2.1m thick, over
- Grey, clayey silt with interbedded layers of silty sand, to the maximum depth explored. CPT data indicates that the native clayey silt has undrained shear strength values (Su) between 20-50kPa.

Water was observed at a depth of 0.9m below the ground surface at the time of our investigation. It is expected that the water is perched over the relatively impermeable clayey silt. Based on groundwater pressure dissipation testing carried out by Golder nearby, the water level elevation at the time of their investigation was measured to be at approximately 14m geodetic.

5.0 SEISMIC CONSIDERATIONS

In accordance with the British Columbia Building Code (2018), the Site Class is E. Data provided by Earthquakes Canada (2015) indicate that the site, under "firm ground" conditions (Site Class C), could be subject to a Peak Ground Acceleration (PGA) of 0.308g and seismic hazard values of $S_a(0.2)=0.708g$, $S_a(0.5)=0.618g$, $S_a(1.0)=0.358g$, and $S_a(2.0)=0.221g$ during a 1-in-2475-year design earthquake.

Based on the soil and groundwater conditions underlying the site, the potential for liquefaction is low.

6.0 SLOPE STABILITY ANALYSIS

Valley Geo has carried out a slope stability analysis of the slopes to the east of the subject site. The slope configuration is based on topographic information obtained from Ridgeview. The stability of the slopes was evaluated using the Slope/W program from the GeoStudio 2007 software package. This computer software conducts limit equilibrium slope stability analyses using the Morgenstern-Price Method.

The slope stability analysis is based upon the 2018 BC Building Code and the APEGBC guidelines for "Legislated Landslide Assessments for Proposed Residential Developments in BC (revised in May 2010)". The minimum requirements for the static factor of safety is 1.5. Under seismic conditions, a slope displacement-based seismic coefficient (k_{15} method) was utilized. A factor of safety of 1.0 or higher under the k_{15} method is considered acceptable for residential development.

The following table summarizes the results of the stability analysis.

Cross-Section		Factor of Safety	Static FS > 1.5?	Seismic FS > 1.0?
Section A-A	Static	3.321	Y	n/a
	Seismic	1.151	n/a	Y

Based on the results of our analysis, we confirm that the slopes are considered to be stable.

Plots of the slope stability results and the APEGBC Landslide Assessment Assurance Statement are attached as Appendix D.

7.0 RECOMMENDATIONS

Provided the recommendations presented in this report are followed, it is our opinion that the site is safe for the use intended with reference to the 2018 BC Building Code, Section 56 of the Community Charter, as per Bulletin #2012-02, and Section 86 of the Land Title Act. The following sub-sections outline our recommendations for development.

7.1 Site Preparation

Site preparation should include the stripping and removal of all topsoil, organics, fill materials, and any other unsuitable soils extending at least 1m horizontally beyond the building areas.

After stripping of the site as per the above, the exposed subgrade should be reviewed by Valley Geo. Any detected soft spots should be sub-excavated and replaced with structural fill compacted to 100% of the Standard Proctor Maximum Dry Density (SPMDD) in lifts not exceeding 300mm in thickness. All structural fill should consist of clean, free-draining, well-graded 75 mm minus sand and gravel having less than 5 percent passing a 0.075 mm (USS 200) sieve.

7.2 Excavations

All excavations must conform to Worksafe BC excavation regulations which can be found in Part 20 from Section 20.78 to 20.95 of the Occupational Health and Safety Regulation posted on the website of Worksafe BC. Excavations deeper than 1.2m or below a slope should be carried out in accordance with the written recommendations of a Professional Geotechnical Engineer prior to workers entering the excavations.

7.3 Foundations

We anticipate that the new buildings will be constructed with a slab-on-grade. Therefore, we expect that the foundations will bear on the native, dense sand and gravel. All bearing surfaces must be reviewed and approved by Valley Geo prior to the placement of any fill or construction of footings.

The following design parameters may be used for foundation design:

Ultimate Limit States (ULS)	108kPa (2250psf)
Serviceability Limit States (SLS)	72kPa (1500psf)
Site Class	E
Peak Ground Acceleration (PGA)	0.308g

We recommend that all spread and strip footings have a minimum width of 600mm and 450mm, respectively. All exterior footings must be provided with a minimum soil cover of 450mm for frost protection.

7.4 Floor Slabs

A 150mm thick layer of 19mm minus gravel (road mulch) compacted to 100% SPMDD should be placed immediately below the slab. Any areas not able to be properly compacted should be backfilled with 19mm clear crush gravel. A vapour barrier below the slab is also recommended. Slabs should be suitably reinforced and should incorporate adequate control joints to minimize crack development.

7.5 Drainage

In accordance with the City of Maple Ridge Policy 6.23 for areas within the Fraser River Escarpment area, runoff detention systems relying on water infiltration into the soils are not permitted. *All groundwater or landscaping/surface/building drainage for any additions, new construction and hard surface landscaping must be connected to the City storm drainage system (City ditch or storm sewer). [Policy 6.23, dated March 24, 2004]*

Perimeter drains should be provided at or below the foundation level of the building. The drains should consist of a perforated pipe surrounded with drain-rock, encapsulated in a non-woven, needle-punched filter fabric and backfilled with relatively free-draining soil. Perimeter drains should be directed to a sump and then to a designed stormwater system.

Roof water as well as stormwater from any catch basins should also be connected to the designed stormwater system. Roof run-off must not be tied into the perimeter drainage system. Exterior building grades should be sloped at a minimum gradient of 1.5% to shed water away from the building.

7.6 Erosion and Sediment Control (ESC)

As per City the Maple Ridge Watercourse Protection Bylaw 6410-2006, appropriate ESC measures must be taken to minimize erosion and prevent contamination of stormwater systems during construction. Valley Geo is prepared to provide ESC designs and inspections for the individual lots, upon request.

8.0 LIMITATIONS AND CLOSURE

Provided that the recommendations presented in this report are followed during design and construction. We confirm that, from a geotechnical standpoint, the subject site is safe for the use intended. We request that the final architectural and civil drawings for the development be forwarded to us for review when available so that additional recommendations can be provided, if necessary.

The recommendations provided in this report are based on the analysis of results of the subsurface investigation and other information deemed relevant to the subject site. Variations in the subsurface conditions should be anticipated. If conditions different from those presented in this report are encountered during construction, Valley Geo should be notified immediately to examine the conditions and reassess our recommendations.

This report has been prepared for the exclusive use of True Light Building & Development and their agents for the purpose stated. It has been prepared in accordance with generally accepted engineering practices and no other warranty, expressed or implied, is made. Any use which a Third Party makes of this report, or reliance on decisions to be made based on it, is the responsibility such Third Party.

We trust that this report provides you with the information required at this time. If you have any questions, please do not hesitate to contact us.

Yours truly,
Valley Geotechnical Engineering Services Ltd.



Bryan Lui, P.Eng.
Geotechnical Engineer

Joel Blanco, P.Eng.
Geotechnical Engineer

List of Attachments:

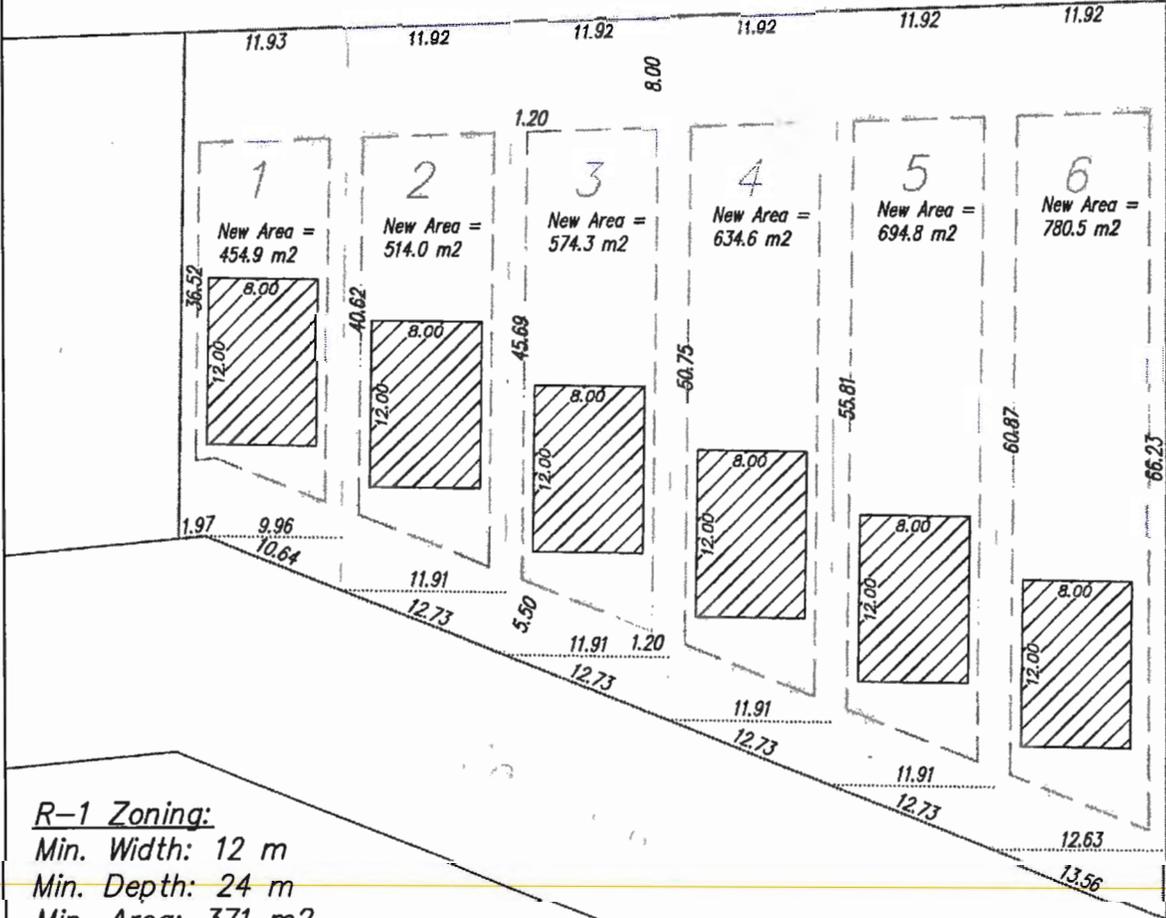
- Appendix A – Site Topographic Survey, by *Terra Pacific Land Surveying*
- Appendix B – Proposed Subdivision Layout Plan
- Appendix C – Geotechnical Investigation Location Plan & Soil Logs
- Appendix D – Slope Stability Analysis & APEGBC Landslide Assessment Assurance Statement

Appendix A

Site Topographic Survey, by *Terra Pacific Land Surveying*



20857 Golf Lane, Maple Ridge, BC



R-1 Zoning:

- Min. Width: 12 m
- Min. Depth: 24 m
- Min. Area: 371 m²
- Setbacks: front 5.5 m
- rear 8.0 m
- interior side 1.2 m
- exterior side 3.0 m
- Min. Building Area 8 x 12 footprint

Note:

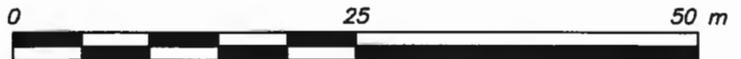
Lot Width DVP

Paper Size: 12" x 8.5"

Date: November 12, 2019

File: MR19-416\MR16-564skDESIGN_6

SCALE 1 : 500



Appendix B

Proposed Subdivision Layout Plan



Terra Pacific
Land Surveying Ltd
22371 St. Anne Avenue, Maple Ridge, BC
Phone: 604-463-2509 Fax: 604-463-4501

Client:
True Light Building & Development

Project:
**20857 Golf Lane
Maple Ridge, BC**

Drawing Title:
**Topographic Survey
Plan of Lot 185
District Lot 277
New Westminster District
Plan NWP40699**

Certified Correct
This 2nd Day Of October, 2019

Mike Berneman, BCLS

Legend:

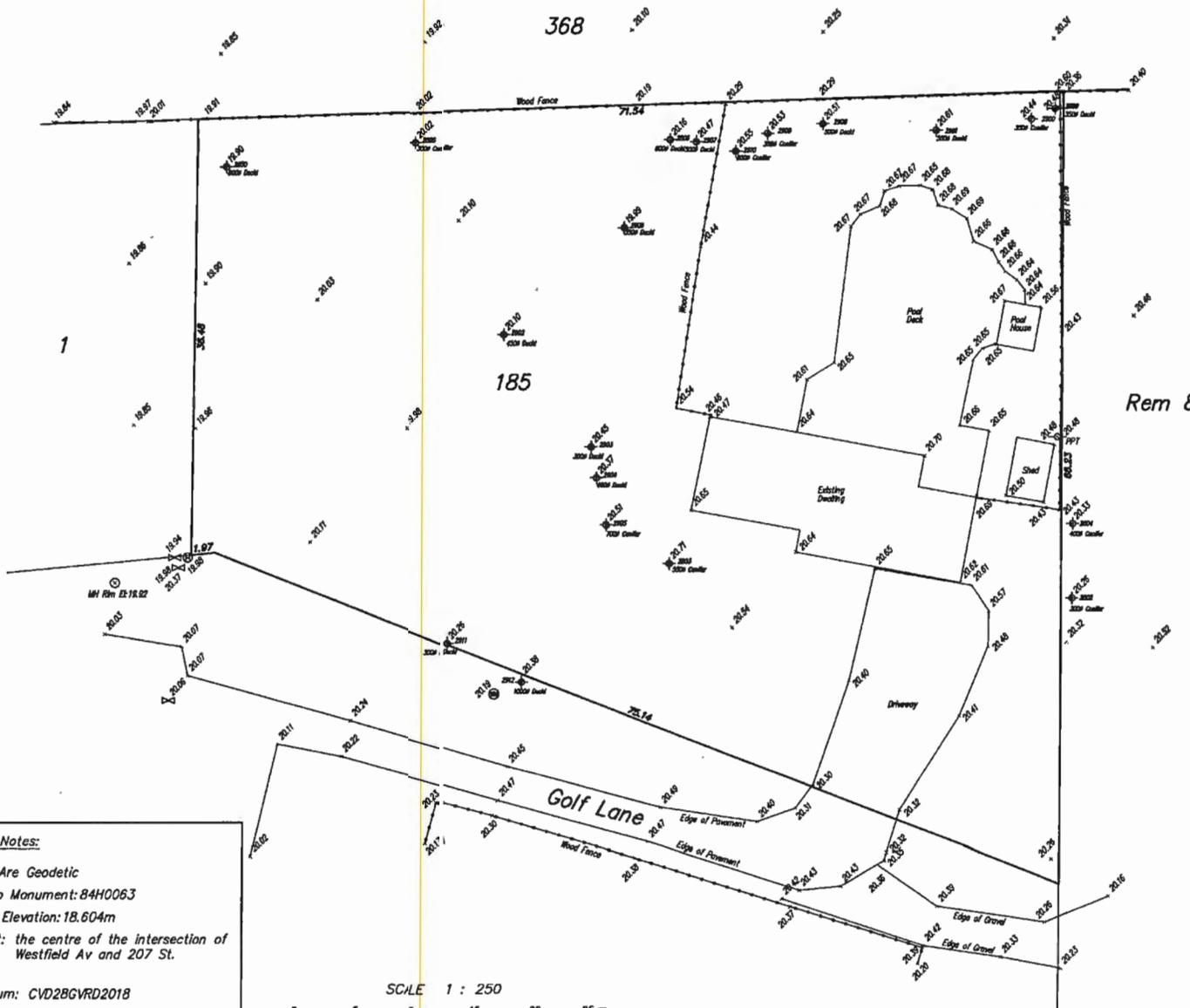
- Survey Control Monument
- Tree (Thee At Point Of Entry Into The Ground)
- Ground Elevation
- Catch Basin
- Ditch (Swale)
- Edge of Asphalt
- Fire Hydrant
- Guy Wire
- Inspection Chamber
- Lawn Drain
- Lamp Standard
- Manhole
- Power Pole
- Power Pole With Light
- Water Valve
- Sign
- Gas Valve
- Gas Meter

Scale: 1:250

Date: Oct. 2nd, 2019

File: MR19-416 TOPO

1
Of
1



Benchmark Notes:

Elevations Are Geodetic
Referred to Monument: 84H0063
Monument Elevation: 18.604m
Located At: the centre of the intersection of
Westfield Av and 207 St.

Vertical Datum: CVD28GVRD2018

Lot dimensions are based on plan 40699 and
may change with a current legal survey.

SCALE 1 : 250



Appendix C

Geotechnical Investigation Location Plan & Soil Logs



AUGER HOLE #1

Unit 15 20279 97th Avenue
Langley BC, V1M 4B9
Phone: (604) 882-8475
Fax: (604) 882-8476

MOISTURE CONTENT (%)	BLOWS PER FOOT	SAMPLE TYPE	DEPTH (m)	DEPTH (ft)	WATER LEVEL	DCPT (BLOWS PER FOOT)
			0			
			1			
23.5%		☒	5			
12.0%		☒	2			
52.7%		☒	3	10		
63.7%		☒	5	15		
69.1%		☒	6	20		
63.3%		☒	7	25		
61.4%		☒	9	30		
63.1%		☒	11	35		
53.6%		☒	12	40		

Dark brown gravelly SAND with some silt, moist, medium dense [FILL]

Grey SAND with some gravel, moist, medium dense [NATIVE]

Grey clayey SILT, very soft, moist-wet [NATIVE]

continue to next page

Logged by SH FEBRUARY 6, 2020

Valley Geotechnical Engineering Services Ltd.



AUGER HOLE #1

Unit 15 20279 97th Avenue
 Langley BC, V1M 4B9
 Phone: (604) 882-8475
 Fax: (604) 882-8476

MOISTURE CONTENT (%)	BLOWS PER FOOT	SAMPLE TYPE	DEPTH (m)	DEPTH (ft)	WATER LEVEL	DCPT (BLOWS PER FOOT)
						10 20 30 40 50
28.2%		☒	13			
65.1%		☒	45			5
					END	
			14			
			15	50		10
			16			
			17	55		15
			18	60		20
			19			
			20	25		25
			21	30		30
			22			
			23	35		35
			24	40		40

Grey silty fine SAND, wet- saturated, medium dense [NATIVE]

Note:
 Water seepage measured at 3' below surface
 CPT test was done by Schwartz Soil Tech
 Drilling done by OnTrack Drilling

Logged by SH FEBRUARY 6, 2020

Valley Geotechnical
 Engineering Services Ltd.



AUGER HOLE #2

Unit 15 20279 97th Avenue
 Langley BC, V1M 4B9
 Phone: (604) 882-8475
 Fax: (604) 882-8476

MOISTURE CONTENT (%)	BLOWS PER FOOT	SAMPLE TYPE	DEPTH (m)	DEPTH (ft)	WATER LEVEL	DCPT (BLOWS PER FOOT)
						10 20 30 40 50
			0			
16.9%		☒				
			1			
9.0%		☒				
			5			
			2			
11.8%		☒				
			3			
58.3%		☒				
			10			
			4			
70.6%		☒				
			5			
			15			
58.9%		☒				
			6			
			20			
			7			
68.3%		☒				
			8			
			25			
			9			
58.3%		☒				
			10			
			30			
			11			
59.6%		☒				
			11			
			35			
			12			
61.8%		☒				
			12			
			40			

Brown fine- coarse SAND with gravel, wet, loose [FILL]

Grey fine- coarse SAND and gravel, wet, medium dense [NATIVE]

Light brown clayey SILT with traces of sand, moist, soft [NATIVE]

Grey clayey SILT, wet, very soft [NATIVE]

continue to next page

Logged by SH FEBRUARY 6, 2020

Valley Geotechnical Engineering Services Ltd.



IOQM
CERTIFIED

AUGER HOLE #2

Unit 15 20279 97th Avenue
Langley BC, V1M 4B9
Phone: (604) 882-8475
Fax: (604) 882-8476

MOISTURE CONTENT (%)	BLOWS PER FOOT	SAMPLE TYPE	DEPTH (m)	DEPTH (m) WATER LEVEL	DCPT (BLOWS PER FOOT) 10 20 30 40 50
50.5%		☒	13		
			45		5
			14	END	
			15	50	10
			16		
			17	55	15
			18	60	20
			19		
			20	25	25
			21	30	30
			22		
			23	35	35
			24	40	40

Small grey SAND seam viewed at 43'-44'

Note:
Water Seepage measured at 3' below surface
Drilling done by OnTrack Drilling

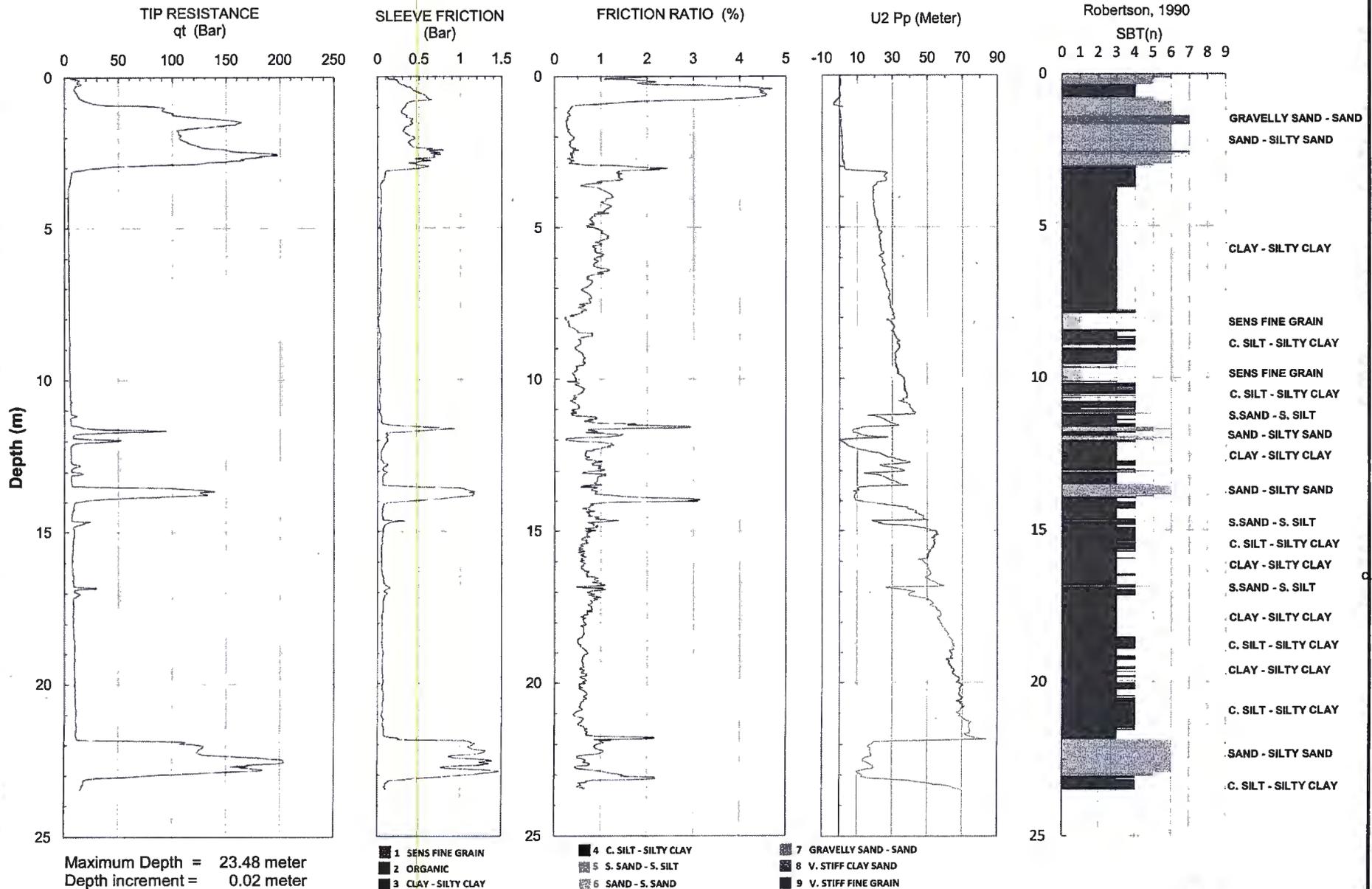
Logged by SH FEBRUARY 6, 2020

Valley Geotechnical
Engineering Services Ltd.



Operator: Schwartz Soil Technical
 Sounding: CPT20 - 01
 Cone ID: DPG142

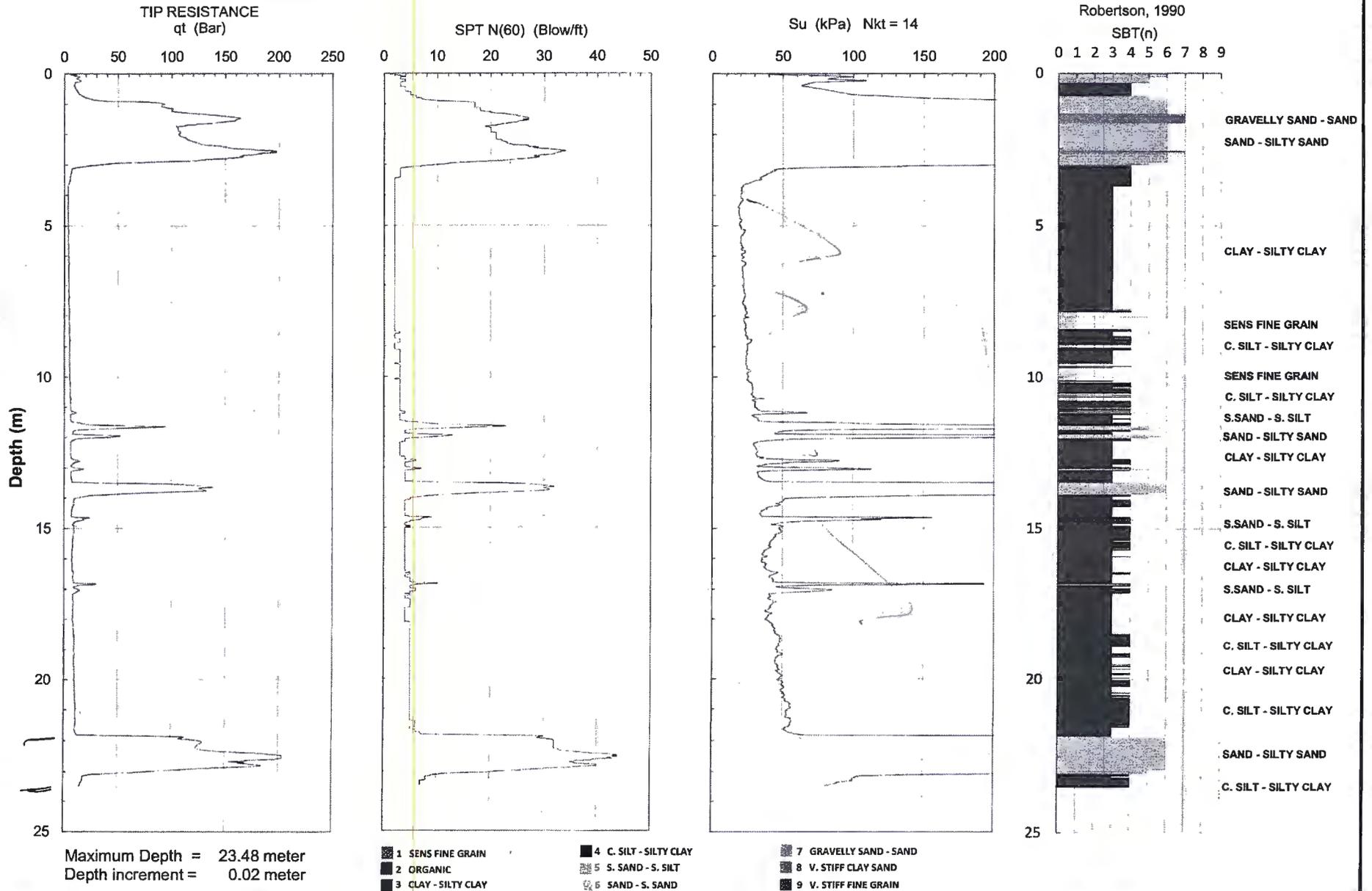
Date: February 6, 2020
 Site: 20857 Golf Lane, Mpl Rdg
 Valley project no: 50284 - 02



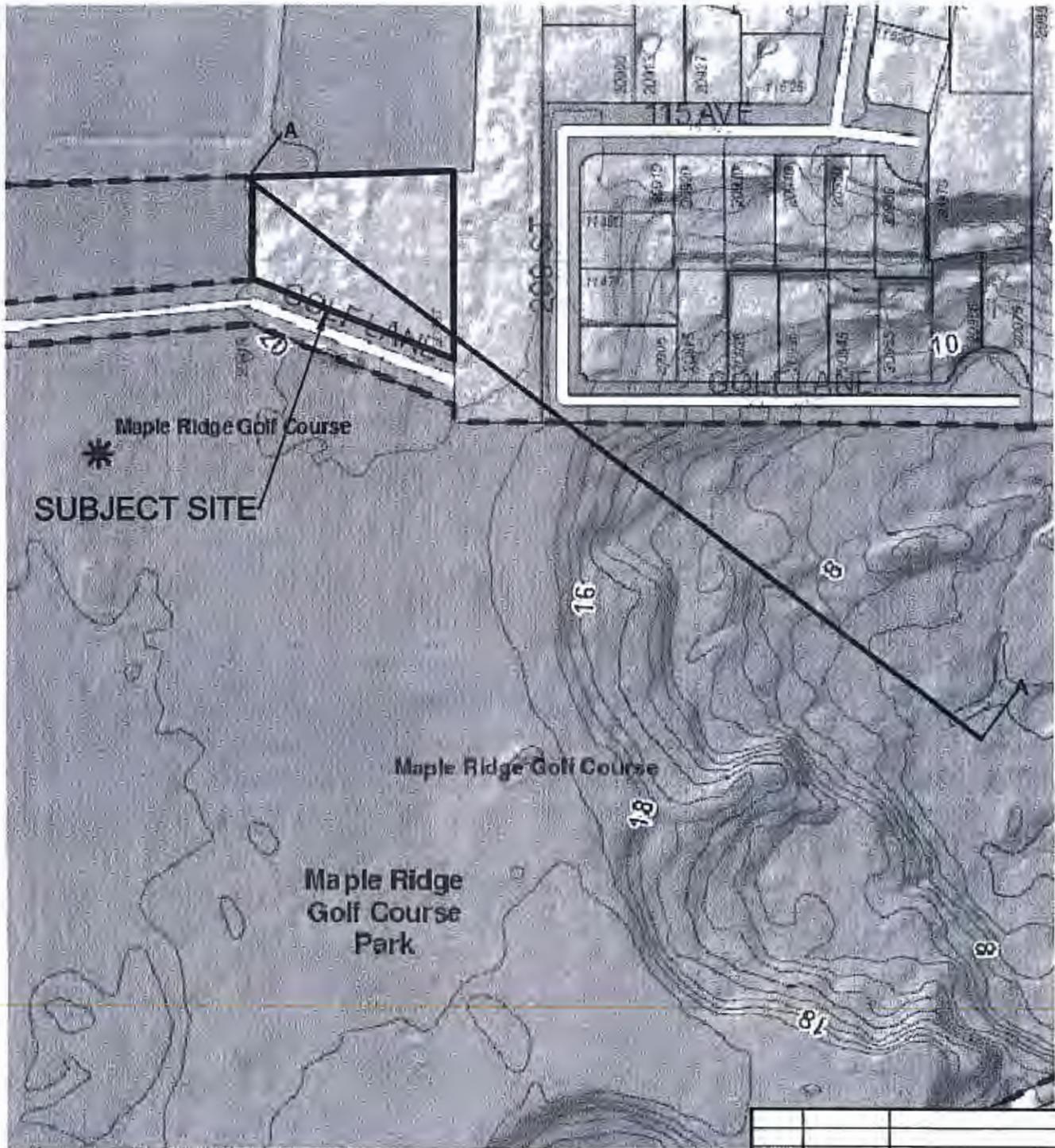


Operator: Schwartz Soil Technical
 Sounding: CPT20 - 01
 Cone ID: DPG1427

Date: February 6, 2020
 Site: 20857 Golf Lane, Mpl Rdg
 Valley project no: 50284 - 02



Appendix D
Slope Stability Analysis
& APEGBC Landslide Assessment Assurance Statement



REV	DATE	DESCRIPTION
A	2020-02-20	Issued with Report



Unit 15 20279 97th Avenue
Langley BC, V1M 4B9
Phone: (604) 882-8475
www.valleygeo.ca



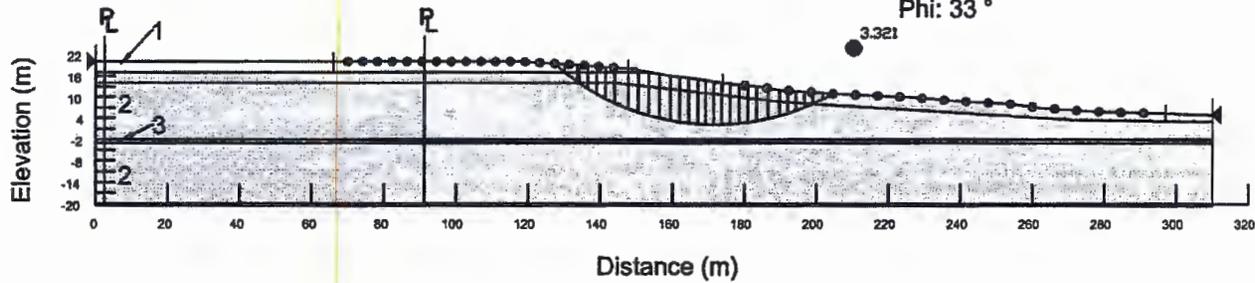
SEAL	FILE NO. 50284-02	PROJECT LOCATION 20857 Golf Lane, Maple Ridge, BC	DWG NO. D1
	DRAWN SH	DRAWING TITLE / DESCRIPTION Slope Stability Site Plan	REV. NO. A
	CHECKED BL	DATE 2020-02-20	
	SCALE 1:2000	DEVELOPER / CLIENT True Light Building	

NOTE: CONTRACTOR TO CONTACT BC HYDRO, TELUS, FORTIS BC, AND BC ONE CALL AND TO CONFIRM LOCATIONS OF ALL UTILITIES AND APPURTENANCES PRIOR TO CONSTRUCTION
\\Vges-srv-dc1\VGES\VGES-PROJECTS\50200\50284-02\DRAWINGS\50284-02\2020-02-11 Slopes.dwg

1
 Name: Grey dense SAND and gravel
 Unit Weight: 19 kN/m³
 Cohesion: 0 kPa
 Phi: 33 °

2
 Name: Grey clayey SILT
 Unit Weight: 18 kN/m³
 Cohesion: 5 kPa
 Phi: 25 °

3
 Name: Grey dense SAND
 Unit Weight: 19 kN/m³
 Cohesion: 0 kPa
 Phi: 33 °



Unit 15 20279 97th Avenue
 Langley BC, V1M 4B9

Phone: (604) 882-8475
 www.valleygeo.ca



REV	DATE	DESCRIPTION
A	2020-02-20	Issued with report

SEAL

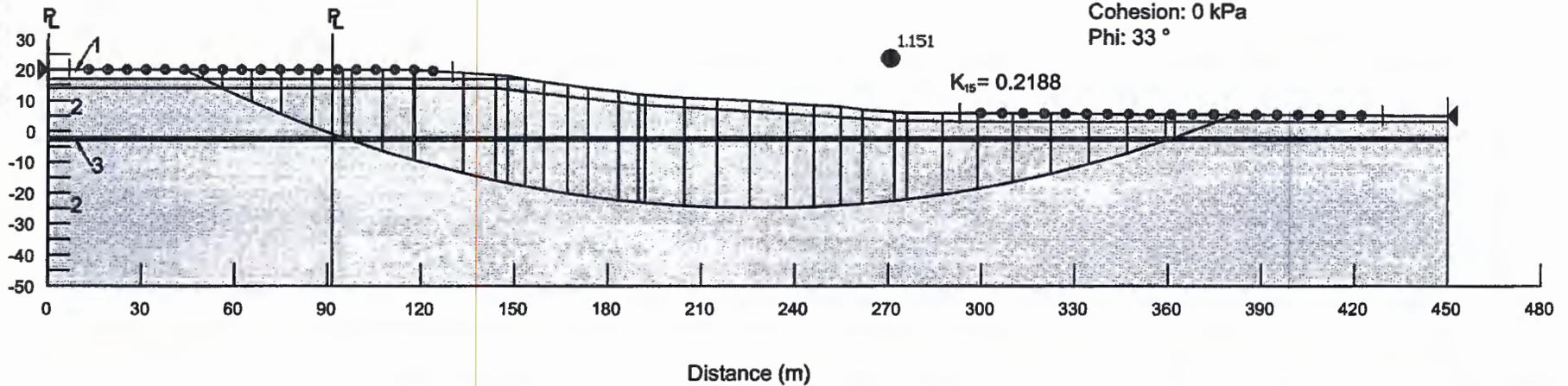
FILE NO. 50284-02	PROJECT LOCATION 20857 Golf Lane, Maple Ridge, BC	DWG NO. D2
DRAWN SH	DRAWING SET TITLE Slope Stability	REV. NO. A
CHECKED BL	DRAWING DESCRIPTION Section A-A Static Conditions	
SCALE 1:2000	DEVELOPER / CLIENT True Light Building	

NOTE: CONTRACTOR TO CONTACT BC HYDRO, TELUS, FORTIS BC, AND BC ONE CALL AND TO CONFIRM LOCATIONS OF ALL UTILITIES AND APPURTENANCES PRIOR TO CONSTRUCTION
 \\Vges-srv-dc1\VGES\VGES-PROJECTS\50200\50284-02\DRAWINGS\Drawing2.dwg

1
 Name: Grey dense SAND and gravel
 Unit Weight: 19 kN/m³
 Cohesion: 0 kPa
 Phi: 33 °

2
 Name: Grey clayey SILT
 Unit Weight: 18 kN/m³
 Cohesion: 5 kPa
 Phi: 25 °

3
 Name: Grey dense SAND
 Unit Weight: 19 kN/m³
 Cohesion: 0 kPa
 Phi: 33 °



Unit 15 20279 97th Avenue
 Langley BC, V1M 4B9



Phone: (604) 882-8475
 www.valleygeo.ca

REV	DATE	DESCRIPTION
A	2020-02-20	Issued with Report

SEAL

FILE NO. 50284-02	PROJECT LOCATION 20857 Golf Lane, Maple Ridge, BC	DWG NO. D3
DRAWN SH	DRAWING SET TITLE Slope Stability	REV. NO. A
CHECKED BL	DRAWING DESCRIPTION Section A-A Seismic Conditions	
SCALE 1:2000	DEVELOPER / CLIENT True Light Building	

NOTE: CONTRACTOR TO CONTACT BC HYDRO, TELUS, FORTIS BC, AND BC ONE CALL AND TO CONFIRM LOCATIONS OF ALL UTILITIES AND APPURTENANCES PRIOR TO CONSTRUCTION
 \\Vges-srv-dc1\VGES\VGES-PROJECTS\50200\50284-02\DRAWINGS\Drawing2.dwg

APPENDIX D: LANDSLIDE ASSESSMENT ASSURANCE STATEMENT

Note: This Statement is to be read and completed in conjunction with the "APEGBC Guidelines for Legislated Landslide Assessments for Proposed Residential Development in British Columbia", March 2006/Revised September 2008 ("APEGBC Guidelines") and the "2006 BC Building Code (BCBC 2006)" and is to be provided for *landslide assessments* (not floods or flood controls) for the purposes of the Land Title Act, Community Charter or the Local Government Act. Italicized words are defined in the APEGBC Guidelines.

To: The *Approving Authority*

Date: February 21, 2020

City of Maple Ridge

11995 Haney Place, V2X 6A9

Jurisdiction and address

With reference to (check one):

- Land Title Act (Section 86) – Subdivision Approval
- Local Government Act (Sections 919.1 and 920) – Development Permit
- Community Charter (Section 56) – Building Permit
- Local Government Act (Section 910) – Flood Plain Bylaw Variance
- Local Government Act (Section 910) – Flood Plain Bylaw Exemption
- British Columbia Building Code 2006 sentences 4.1.8.16 (8) and 9.4 4.4.(2) (Refer to BC Building and Safety Policy Branch Information Bulletin B10-01 issued January 18, 2010)

For the Property:

LT 185; DL 277; NWD; PL NWP40699 (20857 Golf Lane)

The undersigned hereby gives assurance that he/she is a *Qualified Professional* and is a *Professional Engineer* or *Professional Geoscientist*.

I have signed, sealed and dated, and thereby certified, the attached *landslide assessment* report on the Property in accordance with the *APEGBC Guidelines*. That report must be read in conjunction with this Statement. In preparing that report I have:

Check to the left of applicable items

- 1. Collected and reviewed appropriate background information
- 2. Reviewed the proposed *residential development* on the Property
- 3. Conducted field work on and, if required, beyond the Property
- 4. Reported on the results of the field work on and, if required, beyond the Property
- 5. Considered any changed conditions on and, if required, beyond the Property
- 6. For a *landslide hazard analysis* or *landslide risk analysis* I have:
 - 6.1 reviewed and characterized, if appropriate, any *landslide* that may affect the Property
 - 6.2 estimated the *landslide hazard*
 - 6.3 identified existing and anticipated future *elements at risk* on and, if required, beyond the Property
 - 6.4 estimated the potential *consequences* to those *elements at risk*
- 7. Where the *Approving Authority* has adopted a *level of landslide safety* I have:
 - 7.1 compared the *level of landslide safety* adopted by the *Approving Authority* with the findings of my investigation
 - 7.2 made a finding on the *level of landslide safety* on the Property based on the comparison
 - 7.3 made recommendations to reduce *landslide hazards* and/or *landslide risks*
- 8. Where the *Approving Authority* has **not** adopted a *level of landslide safety* I have:
 - 8.1 described the method of *landslide hazard analysis* or *landslide risk analysis* used
 - 8.2 referred to an appropriate and identified provincial, national or international guideline for *level of landslide safety*

- 8.3 compared this guideline with the findings of my investigation
- 8.4 made a finding on the *level of landslide safety* on the Property based on the comparison
- 8.5 made recommendations to reduce *landslide hazards* and/or *landslide risks*
- 9. Reported on the requirements for future inspections of the Property and recommended who should conduct those inspections.

Based on my comparison between

Check one

- the findings from the investigation and the adopted *level of landslide safety* (item 7.2 above)
- the appropriate and identified provincial, national or international guideline for *level of landslide safety* (item 8.4 above)

I hereby give my assurance that, based on the conditionsⁱⁱⁱ contained in the attached *landslide assessment* report,

Check one

- for subdivision approval, as required by the Land Title Act (Section 86), "that the land may be used safely for the use intended"

Check one

- with one or more recommended registered covenants.
- without any registered covenant.

- for a development permit, as required by the Local Government Act (Sections 919.1 and 920), my report will "assist the local government in determining what conditions or requirements under [Section 920] subsection (7.1) it will impose in the permit".
- for a building permit, as required by the Community Charter (Section 56), "the land may be used safely for the use intended"

Check one

- with one or more recommended registered covenants.
- without any registered covenant.

- for flood plain bylaw variance, as required by the "Flood Hazard Area Land Use Management Guidelines" associated with the Local Government Act (Section 910), "the development may occur safely".
- for flood plain bylaw exemption, as required by the Local Government Act (Section 910), "the land may be used safely for the use intended".

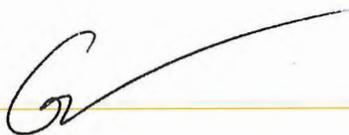
Bryan Lui, P.Eng

Name (print)

February 21, 2020

Date

Signature




(Affix Professional seal here)

Unit 15, 20279 97th Avenue, Langley, BC, V1M 4B9

Address

(604) 882-8475

Telephone

If the *Qualified Professional* is a member of a firm, complete the following.

I am a member of the firm Valley Geotechnical Engineering Service Ltd. and I sign this letter on behalf of the firm.

(Print name of firm)

When seismic slope stability assessments are involved, *level of landslide safety* is considered to be a "life safety" criteria as described in the National Building Code of Canada (NBCC 2005), Commentary on Design for Seismic Effects in the User's Guide, Structural Commentaries, Part 4 of Division B. This states:

"The primary objective of seismic design is to provide an acceptable level of safety for building occupants and the general public as the building responds to strong ground motion; in other words, to minimize loss of life. This implies that, although there will likely be extensive structural and non-structural damage, during the DGM (design ground motion), there is a reasonable degree of confidence that the building will not collapse nor will its attachments break off and fall on people near the building. This performance level is termed 'extensive damage' because, although the structure may be heavily damaged and may have lost a substantial amount of its initial strength and stiffness, it retains some margin of resistance against collapse."



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City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: September 1, 2020
FILE NO: 2018-498-RZ
MEETING: C o W

SUBJECT: Third Reading
Zone Amending Bylaw No. 7533-2019;
21640 124 Avenue

EXECUTIVE SUMMARY:

On May 26, 2020, Council passed a motion that this application at 21640 124 Avenue (Appendix A and B) be referred to staff for further discussion with the applicant after hearing representations at the May 19, 2020 Public Hearing. A modified proposal has been submitted, reducing the density by 25 percent from four (4) to three (3) dwelling units. Only one dwelling now faces the Manor Avenue cul-de-sac, in keeping with the character of this street.

The project retains the courtyard between the one (1) dwelling unit building on Manor Avenue and the two (2) dwelling unit facing 124 Avenue. Therefore, the proposal continues to comply with the RT-2 (Ground Oriented Residential Infill) zone.

If Council chooses to proceed to third reading, the terms and conditions need to be adjusted to add the registration of a restrictive covenant limiting the number of dwelling units to a maximum of three (3) and to adjust the Community Amenity Contribution requirement as outlined below.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7533-2019 be given third reading;
- 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 124 Avenue as required;
 - iii) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
 - iv) Registration of a Restrictive Covenant for Stormwater Management, including a maintenance guide;
 - v) Registration of a Restrictive Covenant limiting the number of dwelling units on the subject site to a maximum of three (3) dwelling units;
 - vi) Removal of any existing buildings or structures;

1106

- vii) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.
- viii) That a voluntary contribution, in the amount of \$8,200 (\$4,100.00 /unit based on 2 units) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant: Ryan Huctman

Legal Description: East 785 Feet Lot 2 Except Part in Plan LMP1615, District Lot 245 Group 1
NWD Plan 8586

OCP:

Existing: Urban Residential
Proposed: Urban Residential

Zoning:

Existing: RS-1 (One Family Urban Residential)
Proposed: RT-2 (Ground Oriented Residential Infill)

Surrounding Uses:

North:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
South:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
East:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
West:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential

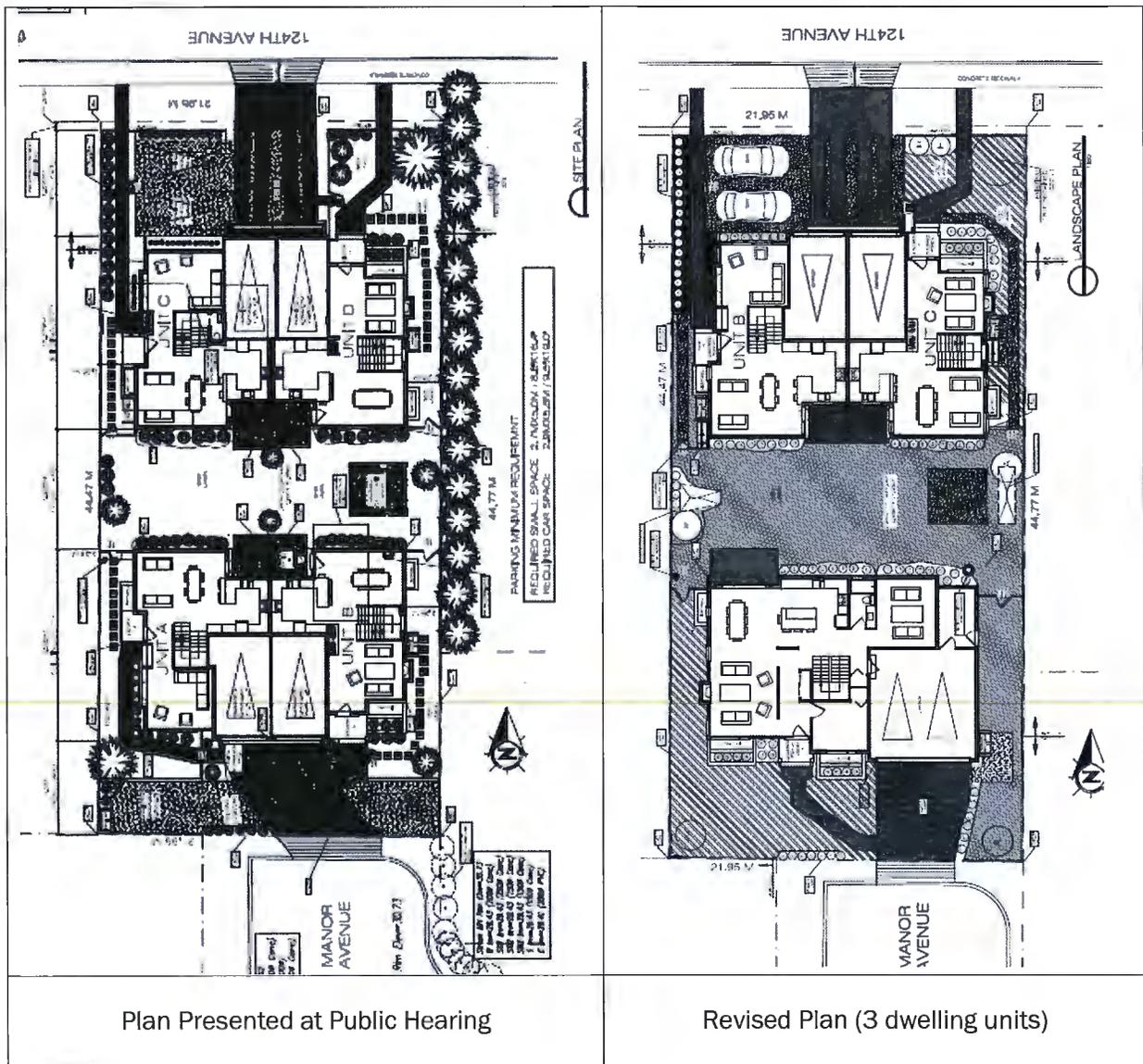
Existing Use of Property: Residential
Proposed Use of Property: Residential
Site Area: 988 sq. m. (0.24 acres)
Access: Manor Avenue and 124 Avenue
Servicing requirement: Urban Standard

2) Background and Project Description:

On May 26, 2020, following the Public Hearing held on May 19, Council passed a motion that this application at 21640 124 Avenue (Appendix A and B) be referred to staff for further discussion with the applicant. Most comments at the Public Hearing revolved around the traffic, parking and

pedestrian safety impacts and the character of the development. There was concern about the proposed density of four (4) dwelling units, and more particularly with having two (2) dwelling units facing Manor Avenue rather than one (1) dwelling unit to match the single residential dwellings around the rest of the cul-de-sac.

Following discussion with the applicant, a revised proposal has been submitted showing a 25% reduction in density, from four (4) to three (3) dwelling units. There will be only one dwelling unit facing the Manor Avenue cul-de-sac, set back and designed more like a single residential dwelling, while retaining the courtyard between the two proposed buildings to comply with the requirements of the desired RT-2 (Ground Oriented Residential Infill) zone. The proposed RT-2 zone would permit the "Courtyard Residential" use which allows for two or more buildings with any combination of up to eight dwelling units. A comparison of the earlier and current site plan is shown below.



Section 470 of the *Local Government Act*, permits, without further notice or hearing, an alteration decreasing the density with the owner's consent. This consent has been given by the owner and Council may granting third reading, based on the revised development proposal.

If Council wishes to proceed to third reading, the conditions have been adjusted as follows:

- To insure not more than three (3) dwelling units are constructed under the "Courtyard Residential" use, a Restrictive Covenant to this effect is to be registered on title; and
- With the reduction of one dwelling unit, the Community Amenity Contribution is reduced. With the credit in the policy for the first dwelling unit, the requirement becomes \$8,200 (based on \$4,100 for 2 units).

3) Planning Analysis:

The more detailed analysis about this project, respecting OCP Policy, ADP review, DIM comments, Design Guidelines and Departmental comments are contained in the second reading report dated April 7, 2020 is attached as Appendix D for reference. The main changes between the previous and new proposal include the following:

- The project continues to have two buildings. The building facing 124 Avenue resembles a duplex and the building facing Manor Avenue is a single family residential dwelling;
- The single family residential dwelling facing Manor Avenue has both required parking spaces in a side-by-side garage and a longer driveway allowing for two more parking spaces;
- The revised proposal has a larger courtyard space between the two buildings, thereby creating an improved open space for residents;
- Although the variance is still required for the shape of the lot, other variances are reduced improving neighbourhood compatibility. The development variance permit application will be updated and the variances being sought will be described in the staff report that is presented to Council concurrently with final adoption; and
- The development permit plan and landscaping will also be described more fully in the staff report required for issuance of a development permit for form and character that is presented to Council concurrently with final adoption.

CONCLUSION:

The applicant has reduced the proposed density by 25 percent to three (3) dwelling units with one dwelling unit facing Manor Avenue for improved compatibility with the existing single residential atmosphere on the cul-de-sac.

Therefore, it is recommended that third reading be given to Zone Amending Bylaw No. 7533-2019.

“Original signed by Adrian Kopystynski”

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

“Original signed by Mark McMullen” for

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

“Original signed by Christine Carter”

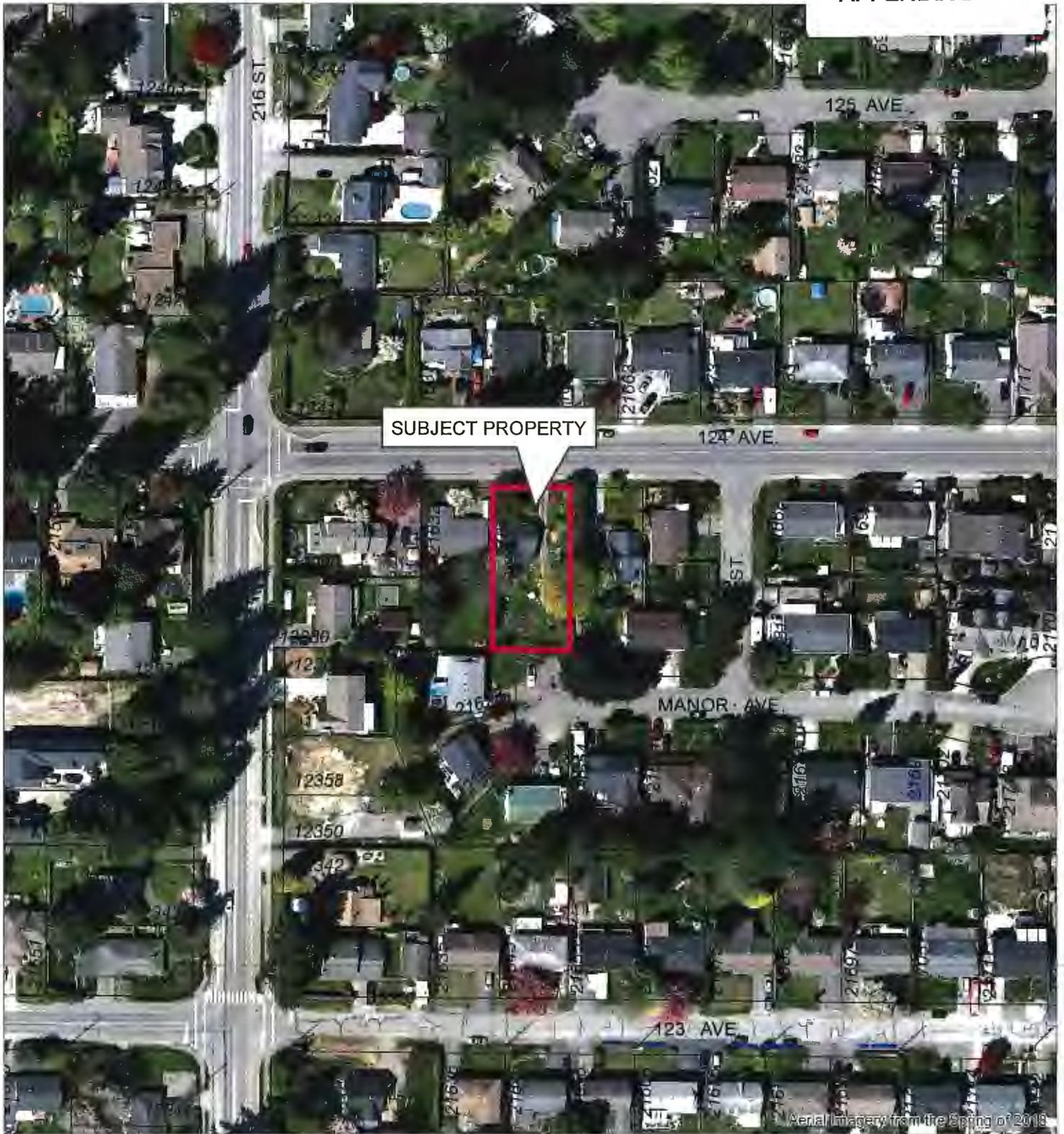
Approved by: **Christine Carter, M.PL, MCIP, RPP
GM Planning & Development Services**

“Original signed by Al Horsman”

Concurrence: **Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

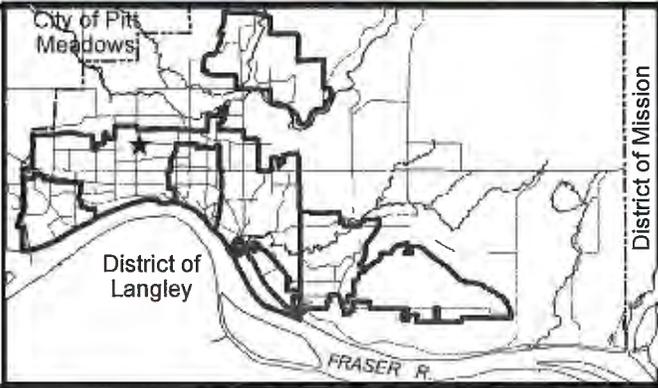
- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7533-2019
- Appendix D – April 7, 2020 Report (without Attachments)



Aerial Imagery from the Spring of 2018



Scale: 1:1,500



21640 124 Ave
 PID 011-363-797

PLANNING DEPARTMENT

mapleridge.ca

FILE: 2018-498-DP
 DATE: May 21, 2019

BY: MC



City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council

FROM: Chief Administrative Officer

MEETING DATE: April 7, 2020
FILE NO: 2018-498-RZ
MEETING: C o W

SUBJECT: Second Reading
Zone Amending Bylaw No. 7533-2019;
21640 124 Avenue

EXECUTIVE SUMMARY:

On November 5, 2019, Council resolved that this application to rezone the subject property located at 21640 124 Avenue (Appendix A and B) from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill) for a four (4) unit Courtyard Housing project, “be referred back to staff for further work with the applicant relative to parking and density options.”

The applicant has submitted revised plans (Appendix D) that have modified the parking and landscaping components of the project, while retaining the same four (4) unit Courtyard Housing design. The size of the parking spaces and perimeter landscaping were both expanded to address Council’s concerns.

The November 5, 2019 report to Council (Appendix E) considered this project from two perspectives. The Development Information Meeting (DIM) on June 26, 2019 and compliance with the interim Multiplex Design Guidelines together with the applicable Multi Residential Development Permit Area Guidelines. The DIM comments were related to the project being too dense, not fitting into the neighbourhood and perceived safety and traffic fears. The form and character of the project was considered as a work in progress with a report and finalized plans being forwarded to Council for issuance of a Development Permit.

This application is in compliance with the OCP with respect to use and density.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$4,100.00 per dwelling unit, with the first of the four (4) units being exempted, for an estimated amount of \$12,300.00.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7533-2019 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 124 Avenue as required;

- iii) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
- iv) Registration of a Restrictive Covenant for Stormwater Management, including a maintenance guide;
- v) Removal of any existing buildings or structures;
- vi) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.
- vii) That a voluntary contribution, in the amount of \$12,300 (\$4,100.00 /unit based on 3 units) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant: Ryan Huctman

Legal Description: East 785 Feet Lot 2 Except Part in Plan LMP1615, District Lot 245 Group 1
NWD Plan 8586

OCP:

Existing: Urban Residential
Proposed: Urban Residential

Zoning:

Existing: RS-1 (One Family Urban Residential)
Proposed: RT-2 (Ground Oriented Residential Infill)

Surrounding Uses:

North:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
South:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
East:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
West:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential

Existing Use of Property: Residential
Proposed Use of Property: Residential
Site Area: 988 sq. m. (0.24 acres)
Access: Manor Avenue and 124 Avenue
Servicing requirement: Urban Standard

2) Background:

On November 5, 2019, Council resolved that this application to rezone the subject property located at 21640 124 Avenue (Appendix A and B) from RS-1 (One Family Urban Residential) to RT-2 (Ground Oriented Residential Infill) for a four (4) unit Courtyard Housing project, “be referred back to staff for further work with the applicant relative to parking and density options.”

3) Project Description:

The proposal for the subject property at 21640 124 Avenue is for an infill development of four (4) dwelling units, in two (2) buildings, designed in the form of Courtyard Housing (Appendix E). The project includes three (3) bedroom units, with basement area. The size of the units are essentially the same as the earlier submission consisting of two (2) units of 202 square metres (2,175 square feet) each and two (2) of 188 square metres (2,024 square feet) each.

The changes since the November 5, 2019 submission include:

- There now is a landscaping strip between the fence and car parking spaces. The alternative is to place a hedge toward the street with the fence behind it;
- Each unit has a longer and wider garage.
- The building facing 124 Avenue has two single garage doors rather than one double garage door;
- The buildings have been shifted closer together to increase the landscaping and the size of the unenclosed parking spaces, particularly for the building on 124 Avenue. Consequently, the Courtyard has been reduced from about 8.4 to about 7.5 metres in depth.

4) Planning Analysis:

i) Official Community Plan:

The development site is designated Urban Residential Major Corridor, which is appropriate for the proposal. The proposal, as modified, continues to adhere to applicable OCP policies as described in the November 5, 2019 report and summarized below.

A number of OCP Infill Policies apply to this site and are evaluated with respect to the proposal’s design as follows:

- In changing the single family residential to a Courtyard Housing form, Policy 3-19-b sets the criteria with respect to achieving street-oriented buildings, including developing a design “that resemble a single detached dwelling, with an emphasis on orientation to the street.”

Design comments include strengthening the prominence of the front entrances facing 124 and Manor Avenues, and additional front façade articulation and detailing for both proposed buildings to “read” more like single residential buildings from both Manor Avenue and 124 Avenue.

This will be achieved through the development permit process.

- Policy 3-21 requires attention be paid to having site plans, setbacks and building massing that respects existing development patterns and are sensitive to the surrounding neighbourhood.

Design comments include added attention to the massing along the interior side lot lines to be more sensitive to the existing single residential dwellings on abutting lands. This would include the steeping down the massing to the interior lot lines.

The proposed buildings do comply with the 9.5 metre maximum height requirement. Single residential zones allow for taller buildings (11 metres); however, there are one or 1 ½ storey homes along Manor Avenue.

This will be achieved through the development permit process.

The overall OCP objective is to encourage growth within the Urban Area Boundary (UAB), including growth through infill by a mix of housing types and tenures (Policy 3-1). This is achieved by the increased density being proposed.

ii) Zoning Bylaw:

The analysis of compliance does not change from the November 5, 2019 proposal. All variances to accommodate the existing lot and proposed setbacks as described in the November 5, 2019 report are unchanged, except that the proposed front yard setback to 124 Avenue is increased from 6.0 metres in the previous proposal to 6.68 metres in the revised proposal.

iii) Off-Street Parking And Loading Bylaw:

The project continues to provide eight (8) parking spaces, which is double the bylaw requirement.

iv) Development Permits:

Pursuant to Section 8.7 of the OCP, a Multi-Family Development Permit application is required to ensure the current proposal enhances existing neighbourhoods with compatible housing styles that meet diverse needs, minimize potential conflicts with neighbouring land uses and achieves the interim multiplex Design Guidelines.

The following is a preliminary analysis, applying the interim guidelines contained in the “Proposed Triplex, Fourplex and Courtyard Housing Forms Preliminary Overview Report” evaluating the form and character of proposed Courtyard Housing project.”

Guideline	Staff Comment
• Not a rowhouse form.	More front façade articulation and prominence to the front facing entrance area will achieve full compliance.
• Dwelling units may be located in more than one building on a lot.	Two dwellings are located in each of the two buildings.
• Orientation is characterized by units that are facing inwards towards each other.	Inward facing orientation with direct access off the patios into the courtyard and overlook from living spaces (kitchen) is provided.
• Pedestrian walkways lead from the street to an inner courtyard area.	This is provided.
• Courtyards are programmed for flexible and interactive outdoor space but are not intended for parking.	This will be addressed through the development permit process. A gazebo is being proposed.
• Where lane access is available, parking	Not applicable.

will be located at the rear of the property.	
<ul style="list-style-type: none"> Scale and massing shall be compatible with the surrounding area. 	Discussed in the OCP Policy section above.
<ul style="list-style-type: none"> Mix of unit sizes. 	Two units have 202 square metres and two have 188 square metres of floor space.

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

v) **Advisory Design Panel:**

This application predates the requirement for such projects to be submitted to the Advisory Design Panel. Therefore, the review was undertaken by staff based on the Courtyard Housing Project Interim Guidelines noted in the table in the previous section. Depending on the matters outlined in the Alternatives section, a referral to ADP could be required by Council in the instance of finalizing the design of this project.

vi) **Development Information Meeting:**

A Development Information Meeting (DIM) that was held at Maple Ridge Secondary School Library on June 26th, 2019.

There were 18 people in attendance at the meeting. A summary of the main comments and discussions with the attendees was provided by the applicant. The public's comments focused on the following four (4) issues as described in more detail in Appendix E.

A summary of the applicant's report is as follows:

- Residents felt a rezoning to multi-residential was sudden and unexpected, with concerns being expressed about rental and safety during construction;
- Residents perceived that there would be parking, traffic and pedestrian safety problems;
- Residents expressed concerns with the way higher density could affect the character of their neighbourhood, greenery and views. They asked if an impact assessment has or could be done by the City.

The DIM meeting notes are included to the November 5, 2019 staff report (Attachment E).

5) **Interdepartmental Implications:**

The modified proposal did not require another interdepartmental review. The comments contained in the November 5, 2019 report continue to apply.

6) **Alternatives:**

There are two alternatives that Council may wish to consider:

1. Council may wish to deny this application; or
2. Council may wish to forward this application to staff to pursue a different type of infill design with the applicant, such as: a triplex or duplex as a way of achieving an infill project with some increase in density.

With Alternative No. 2, a new Development Information Meeting would be required to re-engage the neighbourhood and explain how resident's concerns are being alleviated.

CONCLUSION:

Following discussions with the applicant after this application was referred to staff, the applicant has modified the project with respect to parking issues raised by Council. It remains the preference of the client to proceed with a four (4) unit Courtyard Housing Project. As the project proceeds forward, staff will work with the applicant to finalize a design to be closer to conformity with applicable guidelines and ensuring sensitive infill and landscaping buffers are achieved. These details will be available to Council in a future Development Permit report.

It is recommended that second reading be given to Zone Amending Bylaw No. 7533-2019, and that application 2018-498-RZ be forwarded to Public Hearing.

"Original signed by Mark McMullen" for

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

"Original signed by Al Horsman"

**Concurrence: Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7533-2019
- Appendix D – Revised Site Plan
- Appendix E – November 5, 2019 CoW Report



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City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council

MEETING DATE: September 1, 2020
FILE NO: 2017-489-DVP
2017-489-DP

FROM: Chief Administrative Officer

MEETING: C O W

**SUBJECT: Development Variance Permit and Development Permit
11903 and 11917 Burnett Street**

EXECUTIVE SUMMARY:

A Development Variance Permit application (2017-489-DVP) has been received in conjunction with a Multi-Family Development Permit application (2017-489-DP) to permit the future construction of a five storey residential building with 54 apartment units (Appendix C), at 11903 and 11917 Burnett Street (Appendix A and B). The requested variances (Appendix D) are to Maple Ridge Zoning Bylaw No. 3510-1985 as follows:

Part 6, Section 604, 6 a)

- to reduce the front yard setback from 7.5 metres to 6.0 metres to the east front deck wall;
- to reduce the rear yard setback from 7.5 metres to 6.68 metres to the west building face;
- to reduce the rear yard setback from 7.5 metres to 5.3 metres to the west deck wall; and
- to reduce the side yard setback from 7.5 metres to 5.8 metres to the north deck wall.

Part 6, Section 604, 7 a)

- to increase the maximum building storeys from 4 to 5 storeys;
- to increase the maximum building height from 15 metres to 18.34 metres; and
- to increase the maximum building height from 15 metres to 23.77 metres to the elevator roof parapet.

The requested variance to (Appendix D) Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990 is as follows:

Section 10.2

- to reduce the minimum visitor parking spaces required from 6 spaces to 5 spaces.

It is recommended that Development Variance Permit 2017-489-DVP and Development Permit 2017-489-DP be approved.

Council considered rezoning application 2017-489-RZ and granted first reading for Zone Amending Bylaw No. 7407-2017 on January 16, 2018. Council granted second reading for Zone Amending Bylaw No. 7407-2017 on July 9, 2019. This application was presented at Public Hearing on September 17, 2019, and Council granted third reading on October 1, 2019. Council will be considering final reading for rezoning application 2017-489-RZ on September 8, 2020.

RECOMMENDATION:

- 1. That the Corporate Officer be authorized to sign and seal 2017-489-DVP respecting property located at 11903 and 11917 Burnett Street; and
- 2. That the Corporate Officer be authorized to sign and seal 2017-489-DP respecting property located at 11903 and 11917 Burnett Street.

DISCUSSION:

a) Background Context:

Applicant: Krahn Engineering Ltd, Wayne Venebles

Legal Description: Lot 6 and 7, Section 17, Township 12, NWP22046

OCP:
Existing: Low-Rise Apartment
Proposed: No change

Zoning:
Existing: RS-1 (One Family Urban Residential)
Proposed: RM-2 (Medium Density Apartment Residential)

Surrounding Uses:

North:	Use:	Apartments
	Zone:	RM-2 (Medium Density Apartment Residential)
	Designation:	Low-Rise Apartment
South:	Use:	Apartments
	Zone:	RM-2
	Designation:	Low-Rise Apartment
East:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
West:	Use:	Apartments and vacant
	Zone:	RM-2 and RM-6 (Regional Town Centre High Density Apartment Residential)
	Designation:	Low-Rise Apartment, and Medium and High-Rise Apartment

Existing Use of Property: Single Family Residential
Proposed Use of Property: Apartment
Site Area: 0.267 ha (0.661 acres)
Access: Burnett Street
Servicing requirement: Urban Standard

b) Project Description:

The applicant has applied to rezone the subject property from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential). The proposed development will consist of approximately 54 residential units with a density of 1.61 FSR with the front of the building facing onto Burnett Street. The parking will be accommodated in an underground parkade. The proposal

includes a roof top amenity space as well as an outdoor amenity space located at the south-west corner of the development site (Appendix F and G).

c) Planning Analysis:

Official Community Plan

Pursuant to Section 8.11 Town Centre Development Permit Area Guidelines of the Official Community Plan (OCP), a Town Centre Development Permit for the Downtown East Precinct of the Town Centre Area Plan is required for all new multi-family development on land designated Low-Rise Apartment on Schedule 1. The Downtown East Precinct serves as the eastern interface and gateway to the Town Centre. More urban and pedestrian oriented development is desired in the Downtown East Precinct, which can include medium to high density residential high-rise towers. This project, a mid-rise residential building, conforms with the intent of the precinct guidelines of the Town Centre Area Plan. The Low-Rise Apartment designation is intended for development in a three (3) to five (5) storey apartment form where units are accessed from an internal corridor and residential parking is provided underground. The proposed development parking will be located within an underground parkade (Appendix E).

The following Town Centre Area Plan policies apply to this proposal:

3-1 An increase in residential and commercial density is encouraged in the Town Centre, particularly within the Central Business District... Land-use should include a mix of housing types catering to various demographics, including affordable and special needs housing, within walking distance to a broad mixture of uses, including shops, services, cultural facilities, and recreation.

This project will increase the number of condominium units within walking distance to a range of shops, services, and transit in and around the Central Business District.

3-12 High density development that is four or more storeys in height may be required to include a shadow study in consideration of adjacent sites to address potential impacts on available daylight. Consideration should also be given to the privacy of residents in existing buildings.

This project will be five storeys in height, but situated among four-storey, low rise apartments to its north, west and south and a row of single family homes across Burnett Street to its east. Based on policy 3-12 above the applicant has provided a shadow study.

3-15 Concealed parking structures are encouraged in all commercial, mixed-use, multi-family uses... in the Town Centre. Below grade parking structures are particularly encouraged for Low-Rise, Medium, and High-Rise Apartment...buildings.

This project includes an underground parking garage in compliance with this policy.

3-22 All Low-Rise Apartment developments should be a minimum of three (3) storeys and a maximum of five (5) storeys in height.

This project complies with the height range envisioned by the policy.

In addition to these policies, a range of environmentally sustainable policies in the Town Centre Area Plan also apply to this application:

2-5 Incorporating Rainwater Management practices into on-site and off-site development will be encouraged [...]. Some examples of Rainwater Management practices include:

- *bioretention areas;*
- *rainwater gardens;*
- *bioswales;*
- *landscaped curb bulges on street right-of-ways;*
- *rainwater harvest for irrigation; and*
- *green roofs.*

2-9 The use of plant and tree species that are suited for Maple Ridge climate and that will attract local songbirds and pollinating insects species [...] will be encouraged in public and private development;

2-10 Landscaping, as described in policy 2-9 above, will be encouraged in all public and private outdoor spaces in the Town Centre. For areas with a large amount of paved surfaces, such as surface parking lots and public plazas, the installation of trees, rain gardens, raised planters, and/or living green walls, where feasible, is encouraged to provide some areas of refuge for wildlife, such as small birds, rainwater interception, cooling in summer months, reduced glare from pavement, carbon sequestration, and a more attractive urban environment.

This project has a variety of trees, shrubs, perennials and ornamental grasses proposed for the project to create a layered landscape inside the site and at the perimeter of the site and the building. The variety includes species, which will encourage wildlife to inhabit the shrubs and trees and provide seeds and fruit, as well as provide flowers for bees, insects and butterflies.

There is fairly dense tree planting and it will provide shade for cooling and reduce paving glare. All of the planting will assist with rainwater retention and interception, carbon retention and it will create an inviting atmosphere which will encourage people to sit outside and relax. The plants are mainly located in planters and adjacent to walls.

d) Variance Analysis:

The Zoning Bylaw establishes general minimum and maximum regulations for single family, multi-family and commercial developments. A Development Variance Permit allows Council some flexibility to vary these regulations in the approval process. The requested variances and rationale for support are described below.

Zoning Bylaw

The proposed reductions to the Zoning Bylaw have been requested to improve the overall design of the building to increase its relationship with the public realm and the emerging character of the area; therefore, the proposed variances are supportable.

The proposed reduction to the front lot line setback has been requested to facilitate an increased presence of balconies along the front of the building; this variance has been requested to offset the narrow face of the building that is a result of the lots narrow nature. With this variance, the building will have additional articulation and visual interest facing the public realm.

Maple Ridge Zoning Bylaw No. 3510-1985, Part 6, Section 604, 6 a) is varied:

- to reduce the front yard setback from 7.5 metres to 6.0 metres to the east front deck wall;

The proposed reduction to the rear and side yard setback is to facilitate an increase in the size of balconies and increase the aesthetic value of the building.

Maple Ridge Zoning Bylaw No. 3510-1985, Part 6, Section 604, 6 a) is varied:

- to reduce the rear yard setback from 7.5 metres to 6.68m to the west building face;
- to reduce the rear yard setback from 7.5 metres to 5.3 metres to the west deck wall; and
- to reduce the side yard setback from 7.5 metres to 5.8 metres to the north deck wall.

The proposed RM-2 (Medium Density Apartment Residential) zone for the subject property is supported through the Town Centre policies for the area that support three (3) to five (5) storey residential structures; therefore the increase in building storeys and height can be supported.

Maple Ridge Zoning Bylaw No. 3510-1985, Part 6, Section 604, 7 a) is varied:

- to increase the maximum building storeys from 4 to 5 storeys;
- to increase the maximum building height from 15 metres to 18.34 metres; and
- to increase the maximum building height from 15 metres to 23.77 metres to the elevator roof parapet.

Parking and Loading Bylaw

The proposed reduction to the visitor parking requirement can be supported as the reduction of one space is small; to increase the number of parking spaces would impact the ramp to the underground parking.

Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, Section 10.2 is varied:

- to reduce the minimum visitor parking spaces required from 6 spaces to 5 spaces.

e) Advisory Design Panel

The Advisory Design Panel (ADP) reviewed the form and character and the landscaping plans for the multi-family building at a meeting held on January 16, 2019. Following presentations by the project Architect and landscape Architect, the ADP made the following resolution in italics. The project Architect and landscape Architect have responded to each resolution item in quoted replies below.

The File No. 2017-489-DP be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Landscape Comments:

1. Improving the pedestrian environment, safety and privacy:

- *Consider improving design and functionality of amenity space on ground floor for both CPTED (in part due to dead end pedestrian path) and usability of space to improve visibility and circulation.*
"Response: path has been incorporated north of ramp area, play area has been expanded to fit play equipment."
- *Confirm that surface parking stalls have adequate maneuvering space without conflicting with the ramp.*
"Response: Parking surfaces stall have adequate maneuvering space without conflict with the ramp."
- *Incorporate a path to the north of ramp area.*
"Response: Path has been incorporated north of ramp area."
- *Provide a water source and tool storage near community garden plots.*
"Response: A water source and tool storage near community garden plots has been incorporated."
- *Where benches are adjacent to guardrails, ensure railing height is code compliant.*
"Response: Handrails will have adequate height where adjacent to benches."
- *Coordinate the openings to the private patios with architecture.*
"Response: Openings have been coordinated"

2. Landscaping enhancements

- *Check for adequate soil depth in all planters.*
"Response: Planter heights have been adjusted to have adequate soil depth. Tree species specified in planters are of a smaller size and will not be inhibited by soil depth."
- *Consider incorporating additional planting to wildflower seed mix area in rooftop area.*
"Response: Wildflower seed mix has been changed to include only perennials to ensure long lasting growth and blooms."
- *If stepping stones are required, consider replacing trees with columnar solid hedge.*
"Response: Trees will remain to enhance site vegetation, provide vertical scale and barrier. The species has been changed to reflect a narrower branching habitat. This will be lower maintenance than a hedge and provide more room to walk."

Architectural Comments:

1. Form and Character enhancement and additional details.

- *Reconsider proportions of stone relative to street scale.*

"Stone cladding proportions were adjusted by the integration of 'Autumn' Hardie Panel vertical siding between the windows."

- *Review and ensure all material returns on all elevations are consistent.*
"Response: Materials returns on all elevations are now consistent."
- *Consider softening the entryway soffit material and improve lighting.*
"Response: Consideration will be given to the design of the soffit and to provide appropriate lighting."
- *Review the proportions on all exterior box frames.*
"Response: The vertical and horizontal projections that wind their way across the elevations of the building were adjusted in width to provide a visual consistency in their proportions."
- *Be consistent in materials for patio guardrails.*
"Response: Guardrail material consistency is in place."

2. Pedestrian environment and safety

- *Reconfigure the ground level visitor parking and circulation to soften the entry.*
"Response: The visitor parking spaces were moved south to the edge of the drive aisle and a landscape strip was introduced between the parking spaces and the sidewalk."
- *Provide a curb and elevation change between parking stalls and pedestrian walkway to better protect pedestrian at the entry; provide a curb letdown for more convenient access to the accessible stall.*
"Response: The sidewalk and landscape strip provide the elevation change requested between the visitor parking stalls and the pedestrian walkway. A letdown is provided within the sidewalk to provide access from the accessible stall."

3. Coordination of plans

- *Coordinate between architect and landscape architect disciplines and their depiction in plans ie: landscape furniture*
"Response: Architectural and Landscape plans are coordinated and show similar layouts."

f) Financial Implications:

In accordance with Council's Landscape Security Policy, a refundable security equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. Based on an estimated landscape cost, the security will be \$169,788.15.

g) Citizen Implications:

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

CONCLUSION:

This Development Permit for the Downtown East Precinct of the Town Centre Area Plan and Development Variance Permit is for a 54-unit residential apartment development, located at 11903 and 11917 Burnett Street. Staff have reviewed the proposal and are satisfied that it complies with the Development Permit Area Guidelines for the Downtown East Precinct of the Town Centre Area Plan of the OCP for form and character. The proposed variances can be supported as they support the design elements of the building and the increase in height is keeping with the developing building form in the Town Centre in addition the OCP supports the height; therefore, recommended that this application be approved. It is recommended that the Corporate Officer be authorized to sign and seal 2017-489-DVP and 2017-489-DP respecting the subject properties located at 11903 and 11917 Burnett Street.

"Original signed by Wendy Cooper"

**Prepared by: Wendy Cooper, MSc., MCIP, RPP
Planner**

"Original signed by Mark McMullen" for

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

"Original signed by Christine Carter"

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

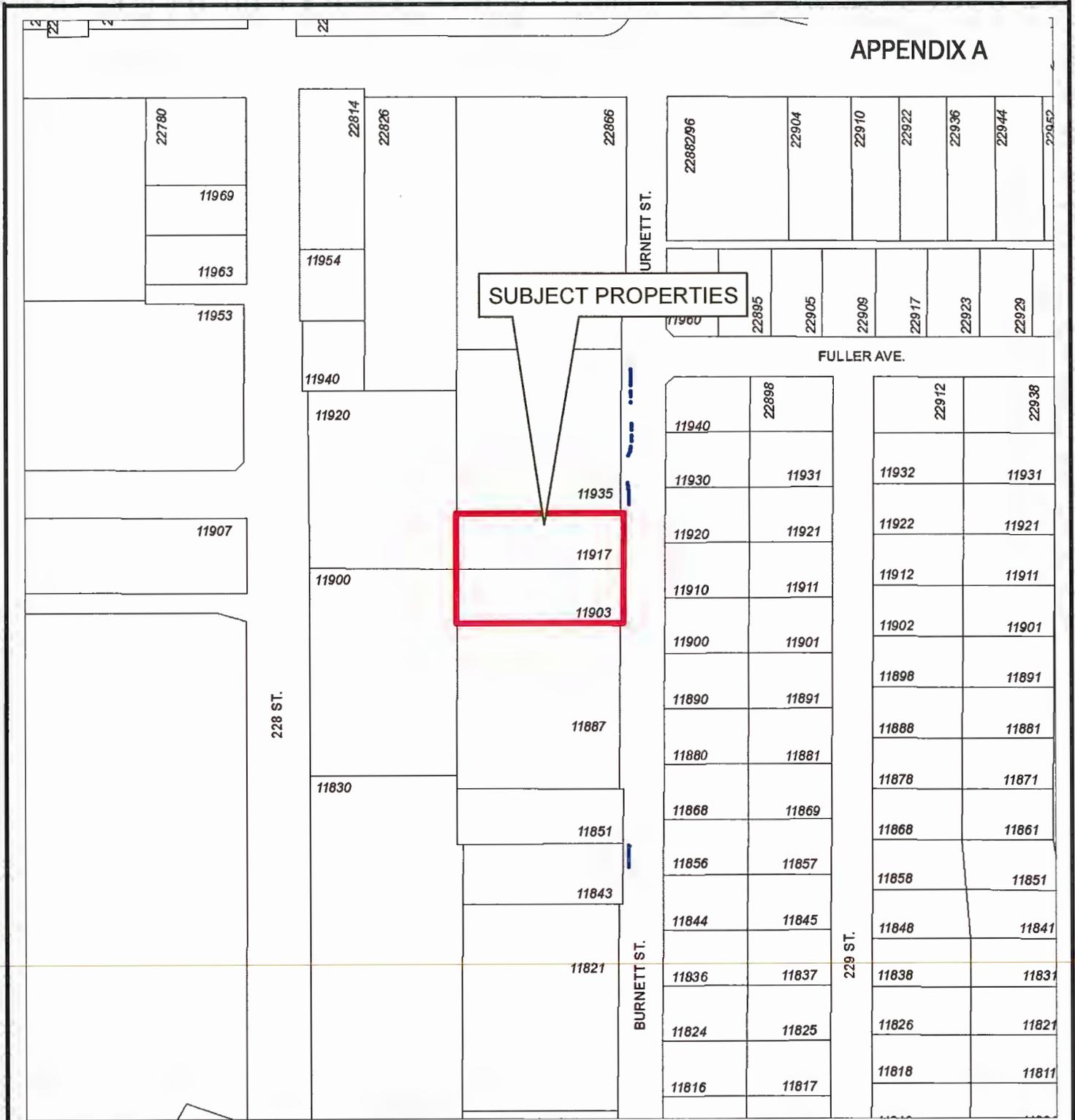
"Original signed by Al Horsman"

**Concurrence: Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho
- Appendix C – Site Plan
- Appendix D – Requested Variances Letter with plan showing variances
- Appendix E – Architect's Development Data Sheet
- Appendix F – Architect's Elevations
- Appendix G – Landscape Plans

APPENDIX A



SUBJECT PROPERTIES



Scale: 1:2,000

Legend

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

11903 & 11917 Burnett St

PLANNING DEPARTMENT



mapleridge.ca

2017-489-DP
DATE: Oct 26, 2017

BY: JV



Aerial Imagery from the Spring of 2016



Scale: 1:2,000

Legend

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

11903 & 11917 Burnett St

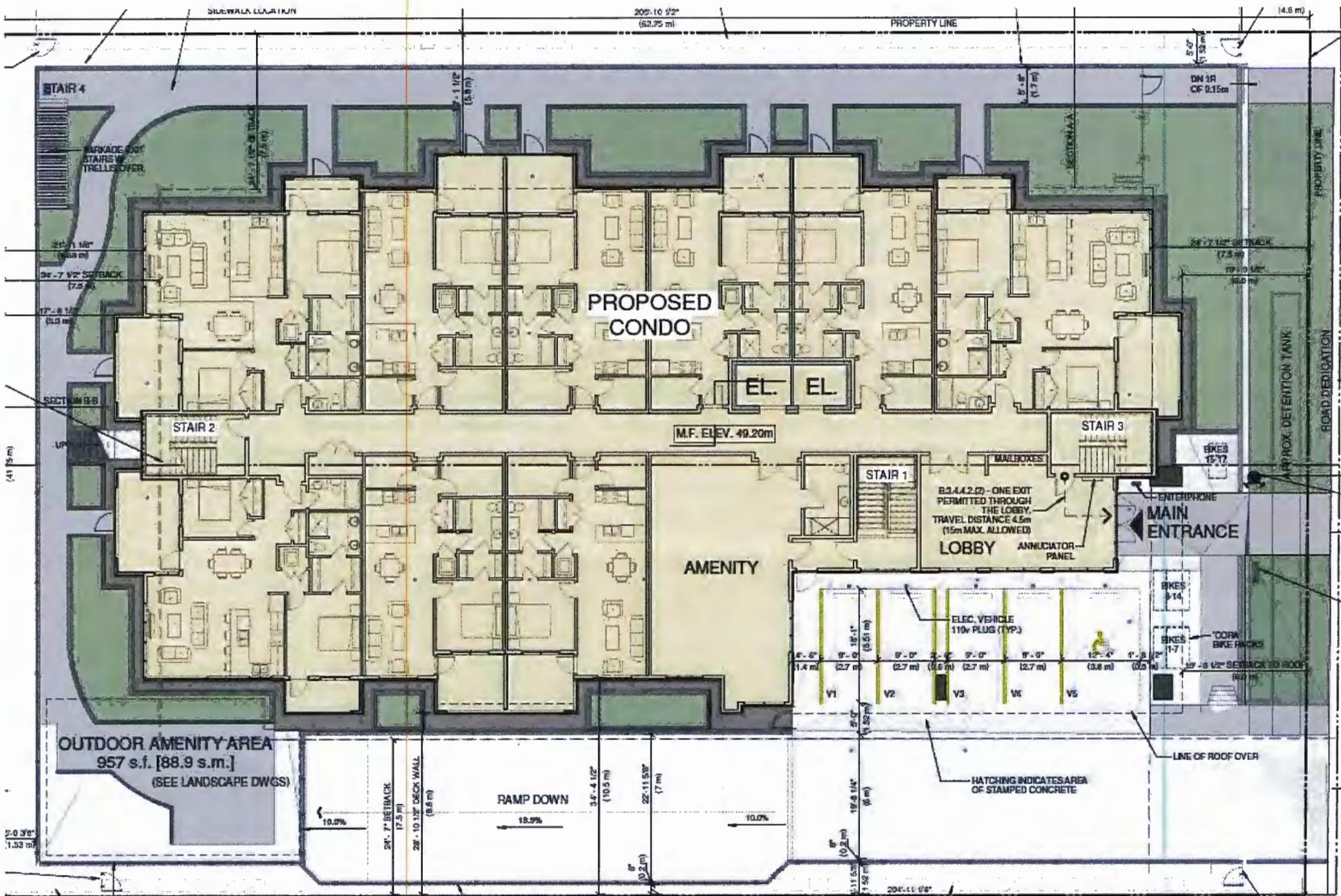
PLANNING DEPARTMENT



mapleridge.ca

2017-489-DP
DATE: Oct 26, 2017

BY: JV



Burnett Street

APPENDIX C

larry podhora | architecture inc

August 13, 2020
170464

City of Maple Ridge
Planning Department
11995 Haney Place, Maple Ridge, BC

Attention: Ms. Wendy Cooper, Planner

Re: Summary of Bylaw Variances Request – 2017-489-DP/DVP - 11903 & 11917 Burnett St.

As part of the above referenced application, the developer is requesting variances for building height, property line setbacks and 1 visitor parking space as shown on submitted drawing A 1.1.

HEIGHT: The proposed RM-2 zone for this location is based on changes that the City is introducing to its OCP in the neighbourhood to densify the new residential developments by allowing 5+ storeys which naturally results in an increase in building height.

SETBACKS: The north setback variance request is only for portions of the proposed balconies. This marginal reduction of approx. 2m is rationalized by recognizing that the adjacent property to the north includes an amenity walkway as well as a circulation setback to the project's UG ramp thereby ensuring a significant separation between the buildings.

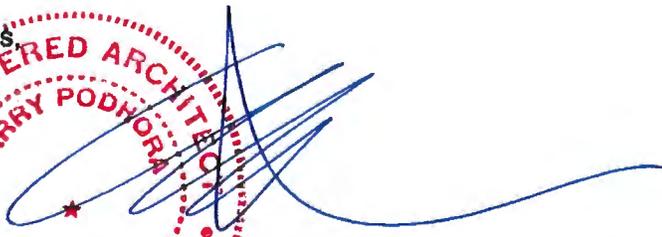
The rear and front setbacks variances are again for balcony projections only. They affect the narrow faces of the building (which mitigates their scalar impact on the two frontages). As well, these building frontages are designed with significant massing modulation and relief. While the balconies do project outward, much of the remainder of these elevations is moved well back of the Bylaw setback lines.

larry podhora | architecture inc

PARKING: 5 visitor parking spaces are proposed at grade near the entrance to the building. These spaces are covered and include an accessible parking space as well as a small area at the top UG ramp for backing out. The length of the UG ramp does not allow for a 6th visitor parking space required per the Building Bylaw unless the amenity area and landscaping along Burnett are reduced. We are therefore requesting a variance to allow for a reduction of one visitor parking space. The secure UG resident parking spaces are clearly separated from the visitor parking spaces which are all co-located on grade only.

I trust this is the information you require, please do not hesitate to contact me should additional information be needed.

Regards,



The seal is circular with a red border and contains the text: REGISTERED ARCHITECT, LARRY PODHORA, BRITISH COLUMBIA.

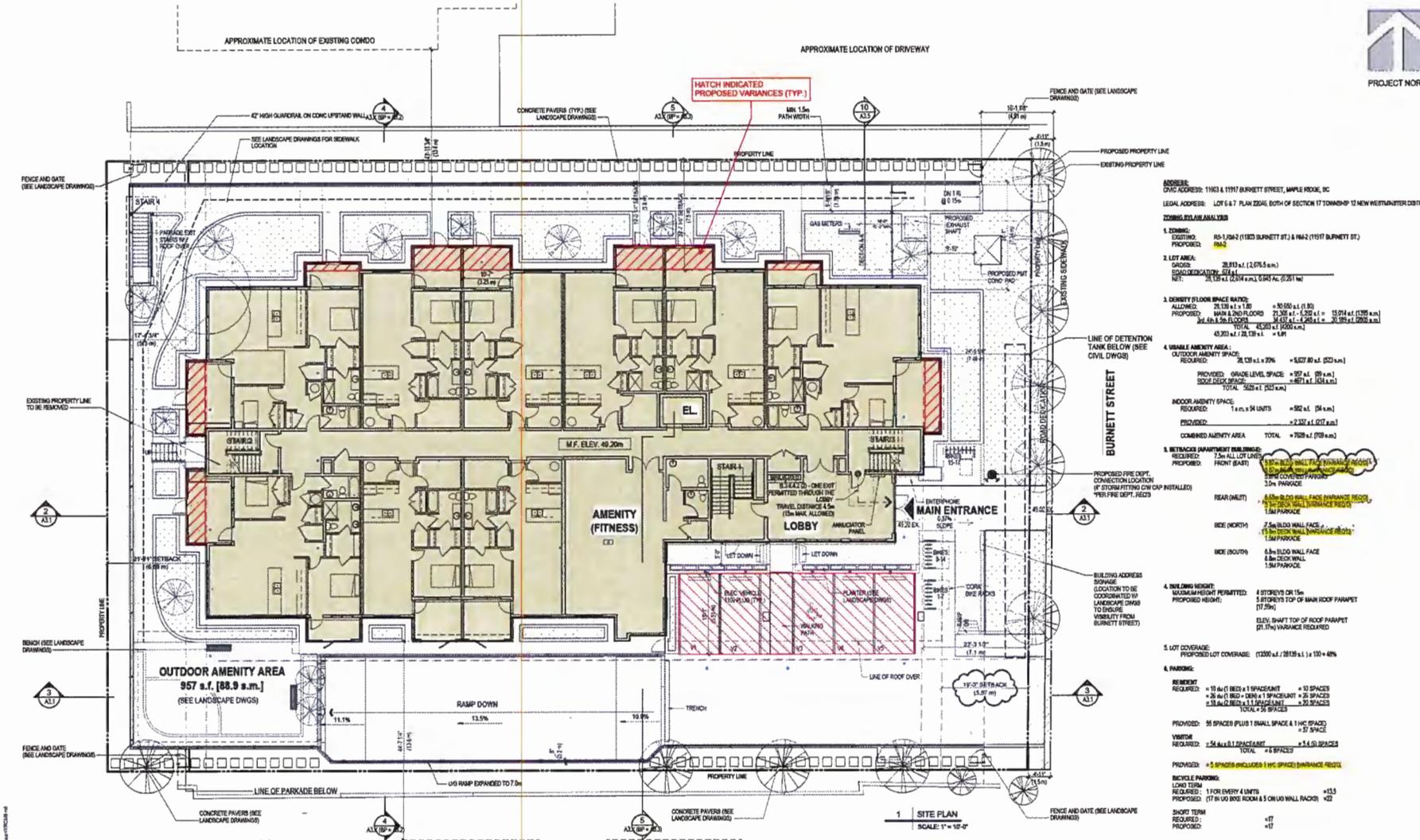
Larry Podhora, Architect AIBC, MRAIC
Principal



AGENCY REPORT OFFICE
 1103 & 11917 BURNETT STREET, MAPLE RIDGE, BC
 V6W 1S6
 604-261-1111
 WWW.KRAHN.CO.UK

ARCHITECTURE OFFICE
 1103 & 11917 BURNETT STREET, MAPLE RIDGE, BC
 V6W 1S6
 604-261-1111
 WWW.KRAHN.CO.UK

VANCOUVER OFFICE
 1103 & 11917 BURNETT STREET, MAPLE RIDGE, BC
 V6W 1S6
 604-261-1111
 WWW.KRAHN.CO.UK



ADDRESS:
 CIVIC ADDRESS: 1103 & 11917 BURNETT STREET, MAPLE RIDGE, BC
 LEGAL ADDRESS: LOT 6 & 7 PLAN 2204, BOTH OF SECTION 17 TOWNSHIP 12 NEW WESTMINSTER DISTRICT

ZONING BY ANALYSIS

1. ZONING:
 EXISTING: RS-12042 (1103 BURNETT ST.) & RS-2 (11917 BURNETT ST.)
 PROPOSED: RM-2

2. LOT AREA:
 GROSS: 38,010 s.f. (2,676 s.m.)
 BUILDING FOOTPRINT: 22,414 s.f.
 NET: 28,195 s.f. (2,616 s.m.) (2,645 s.f. (2,381 m))

3. DENSITY (FLOOR SPACE RATIO):
 ALLOWED: 28,195 s.f. (1.00) = 30,000 s.f. (1.00)
 PROPOSED: MAX. 8.00 FLOOR: 37,338 s.f. (1.35) + 15,074 s.f. (1.35) = 52,412 s.f. (1.80)
 MIN. 0.50 FLOOR: 18,117 s.f. (0.50) + 30,195 s.f. (1.00) = 48,312 s.f. (1.35) = 1.41

4. USABLE AMENITY AREA:
 OUTDOOR AMENITY SPACE:
 REQUIRED: 38,010 s.f. x 2% = 7,602 s.f. (232 s.m.)
 PROVIDED: GRADE LEVEL SPACE = 957 s.f. (89 s.m.)
 ROOF DECK SPACE = 667 s.f. (154 s.m.)

INDOOR AMENITY SPACE:
 REQUIRED: 1 s.m. x 54 UNITS = 54 s.m. (54 s.m.)
 PROVIDED: 2,332 s.f. (217 s.m.)

COMBINED AMENITY AREA TOTAL = 7639 s.f. (709 s.m.)

5. RETRACK APARTMENT BUILDING:
 REQUIRED: 75% MAX. LOT AREA
 PROVIDED: 100% MAX. LOT AREA

6. BUILDING HEIGHT:
 MAXIMUM HEIGHT PERMITTED: 4 STOREYS OR 15m
 PROPOSED HEIGHT: 5 STOREYS TOP OF MAIN ROOF PARAPET (17.5m)
 EXIST. SHARP TOP OF ROOF PARAPET (17.7m) (VARIANCE REQUIRED)

7. LOT COVERAGE:
 PROPOSED LOT COVERAGE: (1200 s.f. / 2819 s.f.) x 100 = 43%

8. PARKING:
 REQUIRED: 19 s.p. (1 BED) x 1 SPACES/UNIT = 19 SPACES
 = 28 s.p. (1 BED) x 2 SPACES/UNIT = 56 SPACES
 = 38 s.p. (2 BED) x 1 SPACES/UNIT = 38 SPACES
 TOTAL = 113 SPACES
 PROVIDED: 55 SPACES (PLUS 1 SMALL SPACE & 1 INC. SPACE) = 57 SPACES
 VISITOR: 54 s.p. x 1 SPACES/UNIT = 54 s.p. SPACES
 TOTAL = 6 SPACES
 PROVIDED: 5 SPACES (INCLUDES 1 INC. SPACE) (VARIANCE REQUIRED)

9. BICYCLE PARKING:
 LONG TERM: 1 FOR EVERY 4 UNITS = +13
 PROPOSED: (17 IN LOBBY ROOM & 5 ON WALL PACK) = +22

10. SHORT TERM:
 REQUIRED: +17
 PROPOSED: +17

11. UNITS BREAKDOWN

UNIT	TOTAL UNITS	AREA	TOTAL AREA
A (2 BR)	19	1,226 s.m. (55,360 s.f.)	19,694 s.m. (1,717,000 s.f.)
B (1 BR - 200 sq. ft.)	25	724 s.m. (32,500 s.f.)	18,100 s.m. (1,664,000 s.f.)
C (1 BR)	10	685 s.m. (30,700 s.f.)	6,850 s.m. (637,000 s.f.)
TOTAL	54	4,635 s.m. (1,742,600 s.f.)	

12. FINANCIAL SUMMARY

UNIT	UNIT NUMBER	UNIT AREA
A (2 BR)	104 & 102	1,226 s.m. (55,360 s.f.)
B (1 BR - 200 sq. ft.)	201, 202 & 203	724 s.m. (32,500 s.f.)
C (1 BR)	207	685 s.m. (30,700 s.f.)
TOTAL	5 UNITS	

NO.	DESCRIPTION	REASON FOR VARIANCE
1	RETRACK APARTMENT BUILDING	RETRACK APARTMENT BUILDING
2	BUILDING HEIGHT	BUILDING HEIGHT PERMITTED
3	LOT COVERAGE	LOT COVERAGE
4	PARKING	PARKING
5	BICYCLE PARKING	BICYCLE PARKING
6	SHORT TERM	SHORT TERM

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 1103 & 11917 BURNETT STREET, MAPLE RIDGE, BC V6W 1S6

PROPOSED 5 STOREY CONDOMINIUM

PROJECT ADDRESS:
 11903 & 11917 BURNETT STREET, MAPLE RIDGE, BC

VARIANCES

SCALE	AS SHOWN
DRAWING	ETS.MV
CHECKED	HW
PROJECT NO.	17584
DRAWING NO.	

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DEVELOPMENT DATA SHEET

Existing /Proposed Zone RS-1/RM-2 Date Prepared Dec. 21, 2018

Required Development Data	Minimum Required or Maximum Allowed	Proposed (Complies or state variance needed)
LOT AREA* (in square metres)		
Gross Total		2,676.5
Less Road Widening / Truncations		62.61
Less Park		-
Net Total	1,300	2,614
LOT COVERAGE (in % of net lot area)		
Total Site Coverage		48
SETBACKS (in metres)		
Front	7.5	7.5 bldg / 6.0 deck wall (variance)
Rear	7.5	6.68 bldg (variance) / 5.3 deck wall (variance)
Side #1 (N,S,E, or W)	7.5 (North)	7.5 bldg / 5.8 deck wall (variance) (North)
Side #2 (N,S,E, or W)	7.5 (South)	8.8 bldg / 8.8 deck wall (South)
Side #3 (N, S, E or W)	-	-
SETBACKS – Underground Structures (in metres)		
Front	3.0	3.0
Rear	1.5	1.5
Side #1 (N,S,E, or W)	1.5 (North)	1.5 (North)
Side #2 (N,S,E, or W)	1.5 (South)	1.5 (South)
Side #3 (N, S, E or W)	-	-
BUILDING HEIGHT (in metres/storeys)		
Principal	15 / 4	18.34 / 5 + 22.3m elevator roof parapet (variance)
Accessory		-
NUMBER OF RESIDENTIAL UNITS		
Bachelor		-
One Bedroom		10 (1 bed) / 26 (1 bed + den)
Two Bedroom		18
Three Bedroom +		-
Total		54
GROSS FLOOR AREA (in square metres)		
Residential		5,864
Retail Commercial		-
Office Commercial		-
Other Commercial (Type _____)		-
Institutional		-
Industrial		-
TOTAL GROSS FLOOR AREA		5,864

* If the development site consists of more than one lot, lot dimensions pertain to the entire site.

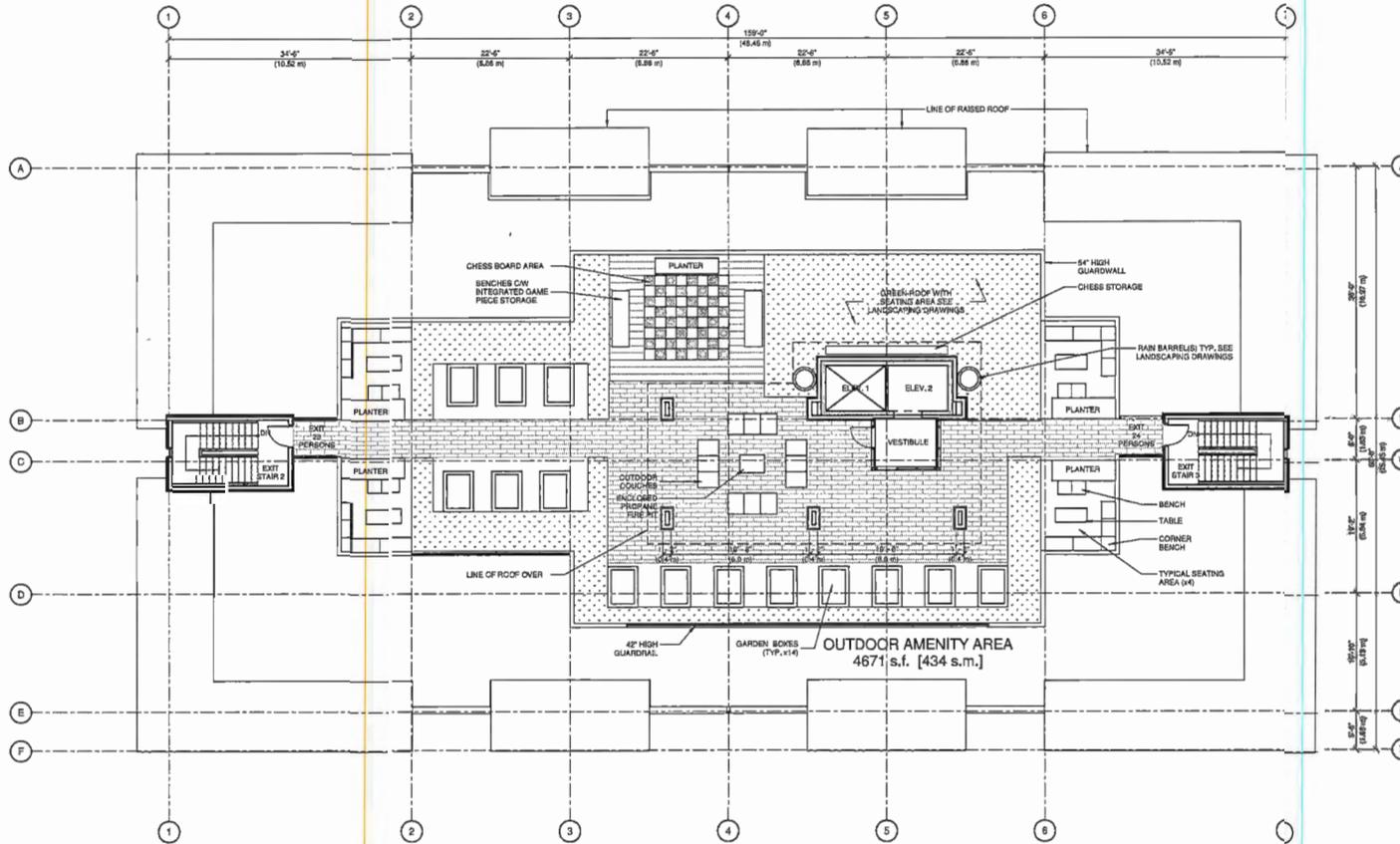
Required Development Data		Minimum Required or Maximum Allowed	Proposed (Complies or variance needed?)
DENSITY			
# of units/ha (gross)			202
# of units/ha (net)			207
Gross Floor Area			5,864
Floor Space Ratio (net)		1.80	1.61
AMENITY SPACE (area in square metres)			
Common Activity Area		54	186
Useable Open Space		523	523
PARKING (number of spaces)			
Residential and Multi-Residential Uses			-
Multi-Residential Town Centre (Bach Units)			-
Multi-Residential Town Centre (1 Bdr Units)		36	10du(1 bed) x1 + 26du(1 bed + den) x1
Multi-Residential Town Centre (Added Bdr)		20	18 du(2 bed) x1.1
Commercial Uses			-
Educational & Assembly Uses			-
Institutional Use			-
Industrial Use			-
Business Park Uses			-
Comprehensive			-
Other			+ 1 h/c space in u/g
Number of spaces for visitors		6	5 (variance)
TOTAL NUMBER OF PARKING SPACES		62	62 (variance for visitor)
Number of total for disabled			2 (1 u/g + 1 surface)
Number of total (and %) small cars		%	1 (1.6%)
Number of total (and %) tandem spaces		%	-
TOTAL OFF STREET LOADING SPACE(S)			-
BICYCLE PARKING (number of spaces)			
Short Term Bicycle Parking		17	17
Long Term Bicycle Parking		14	22 (17 u/g bike room + 5 on u/g wall)

OTHER – state YES or NO for each. If YES describe on separate sheet.			
Heritage Site	NO	Tree Survey/Assessment Provided	YES
Watercourse/Steep Slopes	NO	Covenants, Stat ROW & Easements	NO

I hereby certify that all the above information is true and correct. I acknowledge that any error or omissions are the sole responsibility of the undersigned and not the Development and Environmental Services Department.

Prepared by: Larry Podhora, Architect AIBC, MRAIC
Print Name
(Please print form and sign above)

NOTE: To be prepared by an Architect for ADP Submission or by an owner/agent (applicant) for Development Application.



1 ROOF DECK
 SCALE: 1/8" = 1'-0"
 ROOF DECK: 487' 8 3/4" x 34' 4 1/2" s.f.
 DECK VESTIBULE: 443' 3/4" x 41' 4 1/2" s.f.
 INCLUDING STAIRS

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	2024.08.15
2	ISSUED FOR PERMITS	2024.08.15
3	ISSUED FOR PERMITS	2024.08.15
4	ISSUED FOR PERMITS	2024.08.15
5	ISSUED FOR PERMITS	2024.08.15
6	ISSUED FOR PERMITS	2024.08.15
7	ISSUED FOR PERMITS	2024.08.15
8	ISSUED FOR PERMITS	2024.08.15
9	ISSUED FOR PERMITS	2024.08.15
10	ISSUED FOR PERMITS	2024.08.15

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 11903 & 11917 BURNETT STREET, MAPLE RIDGE, BC

PROJECT NAME
PROPOSED 5 STOREY CONDO

PROJECT ADDRESS
 11903 & 11917 BURNETT STREET, MAPLE RIDGE, BC

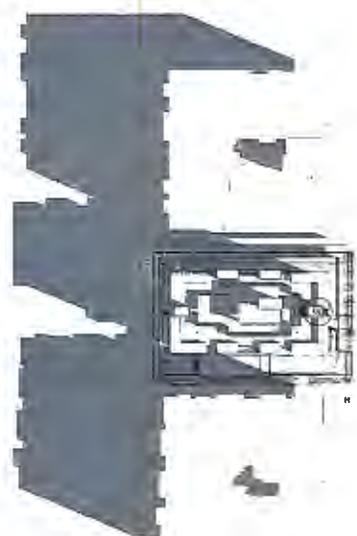
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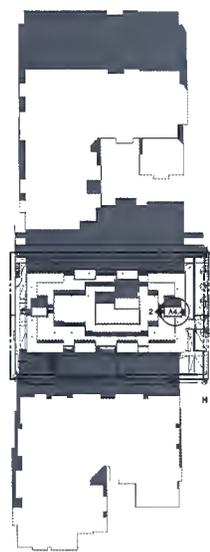
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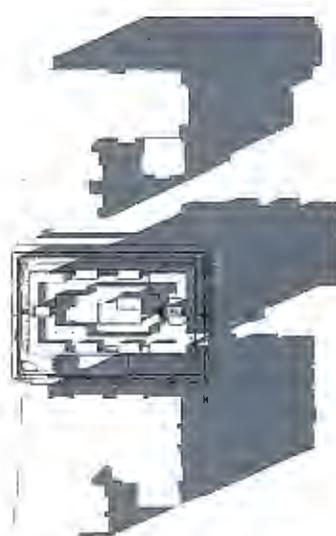
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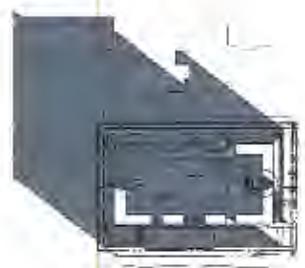
1 | SEP 22 - 11AM
SCALE: 1" = 80'-0"



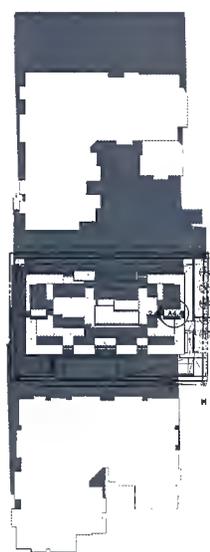
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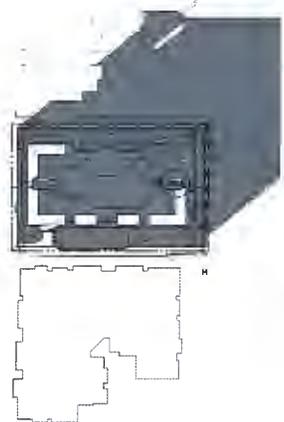
3 | SEP 22 - 4PM
SCALE: 1" = 80'-0"



4 | DEC 21 - 11AM
SCALE: 1" = 80'-0"



5 | DEC 21 - 12PM
SCALE: 1" = 80'-0"



6 | DEC 21 - 4PM
SCALE: 1" = 80'-0"

REVISIONS	
NO.	DESCRIPTION

SCALE AND REVISIONS

SCALE

larry podhora | architecture inc
1100 GILGAMESH WAY, SUITE 1000, VANCOUVER, BC V6E 4E2

PROJECT NAME
PROPOSED 5 STOREY CONDO

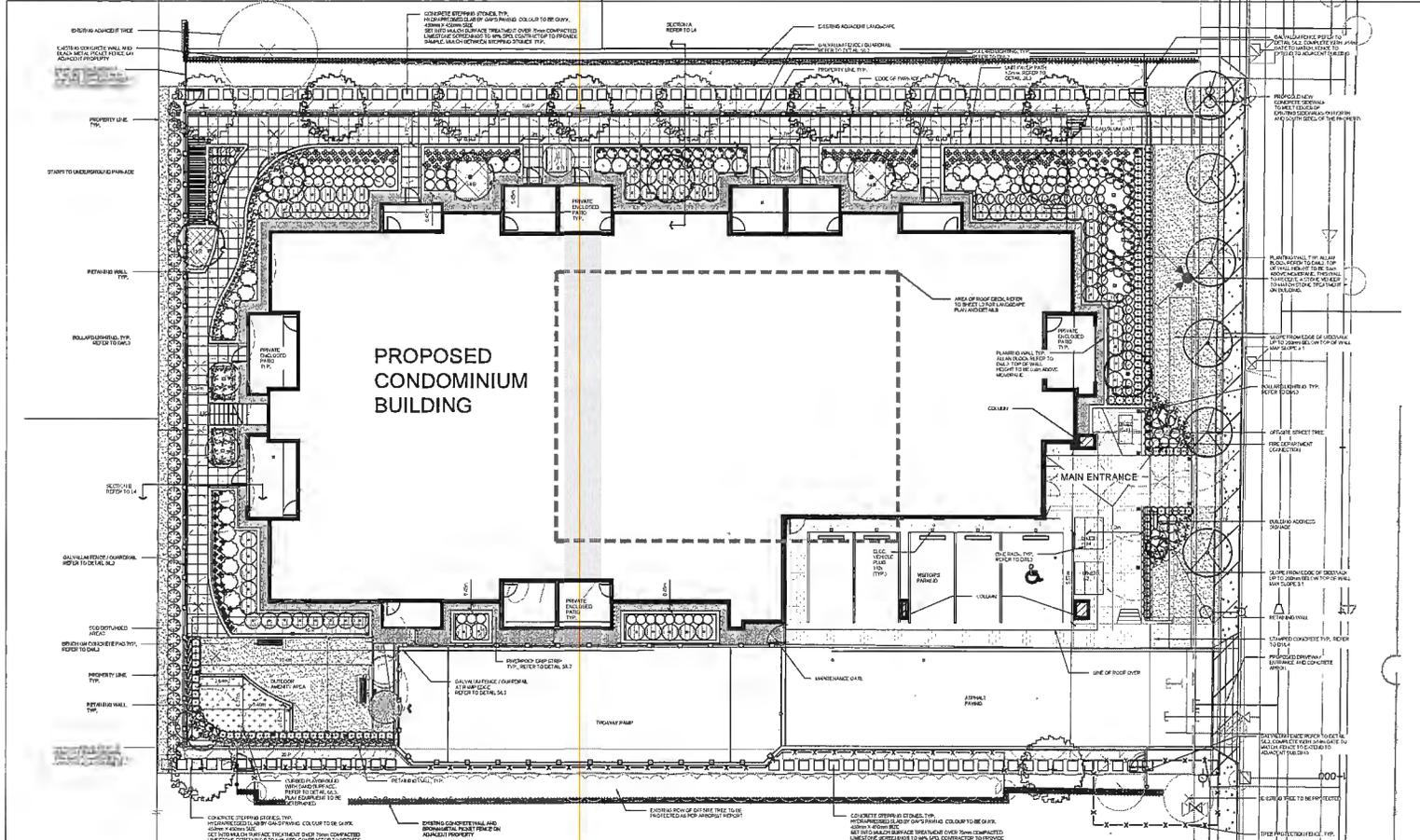
PROJECT ADDRESS
**11903 & 11917 BURNETT STREET,
MAPLE RIDGE, BC**

DRAWING TITLE
SHADOW STUDY

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CHECKED	WV
PROJECT NO.	17844
DRAWING NO.	

A1.7

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- LEGEND**
- TURF GRASS
 - CONCRETE SIDEWALK PAVING
 - UNIT PAVERS
 - STAMPED CONCRETE PAVING
 - BIRCH
 - CLUSTER SEATING
 - BOLLARD
 - EXISTING TREES TO REMAIN
 - TREE PROTECTION FENCING
 - PLANTING WALL

10	15-10-18	ISSUED FOR AIP
9	09-13-18	ISSUED FOR PER-OP
8	28-10-18	ISSUED FOR REVIEW
7	15-10-18	ISSUED FOR STREET TREES
6	23-08-18	ISSUED FOR REVIEW
5	07-08-18	ISSUED FOR REVIEW
4	25-06-18	REMOVED FOR OP
3	04-03-18	REMOVED FOR OP
2	20-04-17	ISSUED FOR OP
1	18-10-17	ISSUED FOR REVIEW

DATE: 10/06/2018 10:56:00 AM
PROJECT: 11003 & 11917 BURNETT ST
#2017-489-RZ
SCALE

REFER TO CIVIL ENGINEERING DRAWINGS FOR MORE INFORMATION ON THE STRUCTURAL RETAINING WALLS

PLANTING NOTES

- PLANTS SHALL BE INSTALLED AS DIRECTED BY THE DRAWING NOTES AND DETAILS.
- PLANT MATERIAL SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL.
- ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND SOAKED AT THE TIME OF PLANTING.
- TREE PROTECTION:** PER THE MUNICIPAL DETAIL, IF REQUIRED.
- SOIL ANALYSIS FOR PROPOSED GROWING MEDIUMS IS TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PLANT MATERIALS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN LANDSCAPE STANDARDS AND MUNICIPAL LANDSCAPE STANDARDS FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST DRAWING ON THIS DRAWING. ANY PLANT DISPLAYING POOR GROWTH, PLASTIC INJURY OR DAMAGE WILL BE REJECTED. ANY PLANT THAT IS REJECTED WILL BE REMOVED FROM THE SITE AND REPLACED WITH A PLANT OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE OWNER.
- REMOVE DEAD OR DAMAGED BRANCHES. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND INTERNATIONAL SOCIETY OF BONSAIERS (I.S.B.) RECOMMENDATIONS WITH APPROPRIATE TRAINING FOR EACH SPECIES.
- PROVIDE A ONE YEAR WARRANTY FOR THE PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION DURING THE WARRANTY PERIOD UNLESS OTHERWISE AGREED UPON. AND FOR REPLACEMENT OF PLANT MATERIALS THAT DIE OR BECOME DAMAGED DURING THE WARRANTY PERIOD AT THE CONTRACTOR'S OWN EXPENSE. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO:
 - Regular schedule of watering of the plants as required in order as stipulated by the Project Manager during construction and the warranty period. There shall be no watering within 48 hours of earth being placed by the Owner or Owner's representative. Failure to do so may be held liable to the work being undertaken by others. The cost of this work shall be deducted from the total Contract Price of the work and shall be recovered from the Contractor.
- Maintenance and additional installation of mulch
- Wood mulch
- Grass seed

GENERAL NOTES

- EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE BIDDING.
- CONFIRM ALL MEASUREMENTS ON SITE. DO NOT SCALE DRAWINGS.
- CONFIRM EXISTING AND PROPOSED GRADES PRIOR TO BEGINNING CONSTRUCTION WORKS.
- CONFIRM MUNICIPAL REQUIREMENTS FOR BUILDING PERMITS, SETBACKS, BUILDING CODE WORKS, AND OTHER BYLAW REQUIREMENTS. OBTAIN REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION WORKS.
- OBTAIN UTILITY AND SERVICES LOCATES PRIOR TO BEGINNING CONSTRUCTION WORKS.
- PROTECT FROM DAMAGE ALL EXISTING STRUCTURES, TREES, AND OTHER EXISTING ELEMENTS THAT REMAIN ON THE SITE. PERFORM REPAIR AND MAKE GOOD WORKS FOR AT THE CONTRACTOR'S OWN EXPENSE.
- UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL GUARANTEE ALL WORKS AND MATERIALS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR. CONTRACTOR SHALL INSPECT THE LANDSCAPE ON A REGULAR BASIS AND REPLACE MATERIAL THAT ARE IN POOR CONDITION WITHIN TWO WEEKS OF INSPECTION OR NOTIFICATION.
- THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD WORKMANSHIP THROUGHOUT THE CONSTRUCTION PERIOD AND KEEP FREE OF DEBRIS. LANDSCAPE DESIGN IS TO BE COMPLETED BY 10/06/2018 AND SHALL BE APPROVED BY THE OWNER AND CITY OF VANCOUVER.

SCODDING NOTES:

- SCODDING AREAS AS SHOWN ON THE PLANTING PLAN ARE TO BE CEMETED CANADA NO. 1 CULTIVATED TURF SOIL, WITH STRONG FIBROUS ROOT SYSTEM, THICK AND HEAVY GROWTH CONFORMING TO REQUIREMENTS OF THE CANADIAN LANDSCAPE STANDARD, AND OF THE FOLLOWING ARE OR APPROVED EQUAL.
- BEFORE SCODDING, OBTAIN APPROVED PERMITS FROM THE CITY OF VANCOUVER.
- USE LATEST APPROVED CULTIVARS OF GRASS IN PROVINCE.
- AREAS TO BE SCODDED SHALL HAVE A MINIMUM 10MM TOPSOIL BASE.
- LOOSEN SOIL SURFACE PRIOR TO SCODDING. ELIMINATE BUMPS AND HOLLOW. ROLL LIGHTLY WHEREVER TOPSOIL IS EXCESSIVELY LOOSE.
- PRIOR TO SCODDING, OBTAIN APPROVAL THAT FINISHED GRADE AND DEPTH OF TOPSOIL ARE SATISFACTORY.
- DELIVER SOIL TO SITE WITHIN 24 HOURS OF BEING LIFTED AND LAY WITHIN 24 HOURS OF BEING LIFTED. DURING DRY WEATHER PROTECT SOIL FROM DRYING AND WATER SOIL AS NECESSARY TO ENSURE ITS VITALITY AND PREVENT THE LOSS OF SOIL. IN HUMID, DRY SOIL WILL BE REJECTED.
- LAY SOIL DURING DAMPING SEASON, LAY SOIL IN ROWS, PERPENDICULAR TO SLOPE, AND WITH JOINTS STAGGERED, BUTY SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OFF IRREGULAR OR THIN SECTIONS WITH SHARP IMPLEMENTS.
- WATER SOIL HANDLATELY AFTER LAYING TO OBTAIN MOISTURE PENETRATION INTO TOP 10MM OF TOPSOIL. MAINTAIN MOIST AREAS FROM START OF INSTALLATION UNTIL PAVEMENT ACCEPTANCE.



PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
7	1	Acer palmatum 'Siderobot'	Japanese Maple	50m cal.	as per plan	W.B.
10	1	Acer rubrum 'Tranesh'	Redbud Maple	60m cal.	as per plan	W.B.
2	1	Acer glabrum 'Tranesh'	Canadian Red Maple	50m cal.	as per plan	W.B.
On Site	8	Salix purpurea 'Pendula'	weeping Willow	50m cal.	as per plan	W.B.
CONIFERUS TREES						
2	1	Pinus strobus	Scotch Pine	2.0m H.	as per plan	W.B.
2	1	Pinus contorta 'Topy'	Colorado Blue Spruce	2.0m H.	as per plan	W.B.
SHRUBS						
144	144	Berberis 'Green Valley'	Green Valley Barberry	30cm H.	80 cm	#1 pot
23	23	Spiraea japonica 'Anthony Waterer'	Anthony Waterer Spirea	60cm H.	100cm	#1 pot
7	7	Camelia 'Royal Purple'	Royal Purple Camelia	150 cm H.	as per plan	#1 pot
81	81	Fraxinus excelsior 'Spartea'	Spartea Fraxinus	80 cm H.	100 cm	#1 pot
3	3	Ribes cereum 'Vancouver'	Red Currant	40 cm H.	60 cm	#1 pot
47	47	Spiraea japonica 'Pinkie'	Pinkie Spirea	40 cm H.	60 cm	#1 pot
45	45	Thunbergia 'Sunning'	Sunning Thunbergia	150 cm H.	60 cm	#1 pot
3	3	Ulmus minor 'Sunning'	Sunning Elm	60 cm H.	100 cm	#1 pot
PERENNIALS, GROUND COVERS, AND GRASSES						
30	30	Alchemilla 'Princess'	Princess Alchemilla	40 cm	#1 pot	
12	12	Hebe 'Purple Palace'	Purple Palace Hebe	40 cm	#1 pot	
135	135	Hebe 'Blue Moon'	Blue Moon Hebe	40 cm	#1 pot	
30	30	Hebe 'Blue Moon'	Blue Moon Hebe	40 cm	#1 pot	
135	135	Hebe 'Blue Moon'	Blue Moon Hebe	40 cm	#1 pot	
145	145	Polystichum 'Holly Fern'	Holly Fern	35cm	#1 pot	

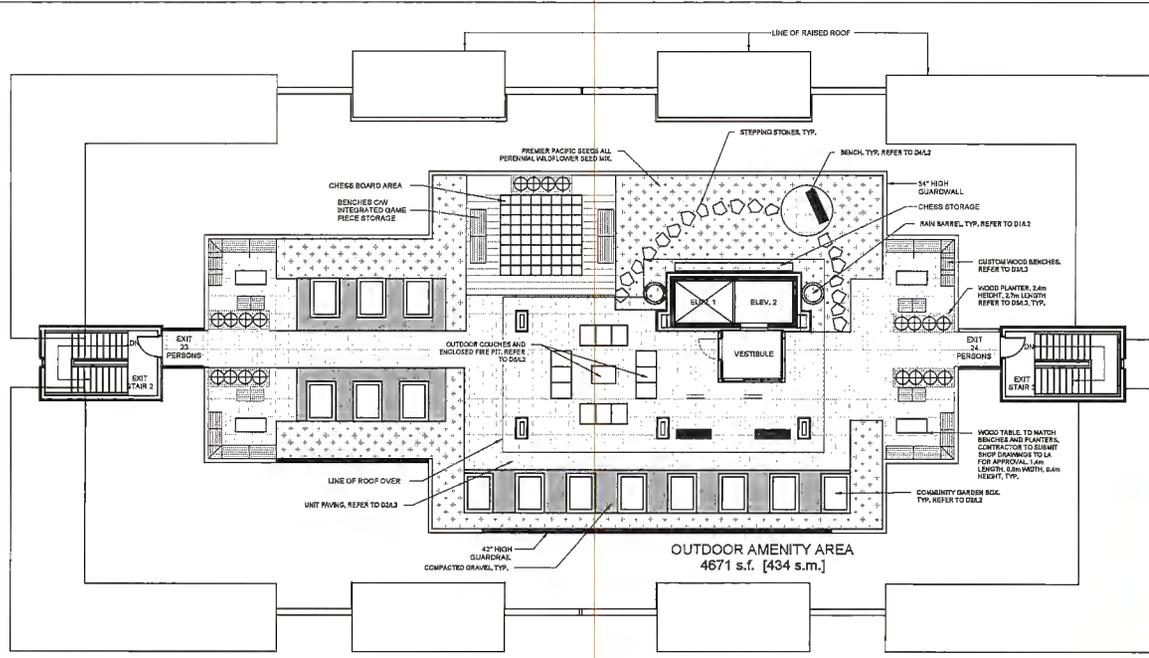
5 STOREY CONDO DEVELOPMENT

11003 & 11917 BURNETT ST
MAPLE RIDGE, B.C.

LANDSCAPE PLAN

SCALE: 1:100
DATE: 10/06/2018
PROJECT: 11003 & 11917 BURNETT ST
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

L1



E1 ROOFTOP ENLARGEMENT AREA

1:100

ROOF TOP PLANT LIST						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
D1	20	Ficus religiosa	Japanese Banyan	1.2m H.	42" Pk	#1 PL

- SEEDING NOTES:
- AREAS DESIGNATED FOR SEEDING WILL FOLLOW THESE GUIDELINES.
 - REMOVE ALL DEBRIS INCLUDING BUT NOT LIMITED TO ALL GRANULAR STONE, CONCRETE, WOOD AND METAL, SCRAPE ALL DISTURBED AREAS TO ELIMINATE COMPACTION OF TOPSOIL.
 - TO PREPARE AREAS FOR SEEDING, SPREAD, LOOSEN AND FINE GRADE TOPSOIL. GRADE FOR POSITIVE DRAINAGE. DEPTH OF TOPSOIL TO BE 100MM.
 - TO ENSURE ACCEPTANCE OF THE COMPLETED WORK, THE CONTRACTOR SHALL NOT COMMENCE SEEDING UNTIL THE PROJECT MANAGER HAS APPROVED FINE GRADES.
 - SEEDING OPERATIONS SHALL BE COMPLETED BETWEEN SPRING THAW AND JUNE 15TH FOR SPRING WORK, OR BETWEEN AUGUST 15TH AND OCTOBER 15TH FOR FALL WORK.
 - SEED APPLICATION METHOD: HYDROSEEDING BY APPROVED CONTRACTOR.
 - CONTRACTOR TO ENSURE ADEQUATE SEED MIX CATCH. SEEDING AREAS WILL BE ACCEPTED PROVIDED THAT A SUFFICIENT AMOUNT OF THE SEED HAS GERMINATED AND BEYOND ESTABLISHED IN THE OPINION OF THE PROJECT MANAGER.
 - MAINTENANCE FOR SEEDS AS FAR AS SHALL BEGAIN IMMEDIATELY AFTER INSTALLATION AND SHALL CONTINUE UNTIL ACCEPTANCE BY THE PROJECT MANAGER.
- SEED MIX TO BE AS FOLLOWS:
 PREMIER PACIFIC SEEDS: REVEGETATION MIX AT SEEDING RATE OF 100 KG/HECTARE OR APPROVED EQUAL AT SEEDING RATE OF 100KG/HECTARE.

OR APPROVED EQUAL SHOP DRAWINGS TO BE PROVIDED PRIOR TO CONSTRUCTION FOR LA APPROVAL



D6 OUTDOOR COUCHES AND ENCLOSE FIREPIT

N.T.S.

OR APPROVED EQUAL SHOP DRAWING TO BE PROVIDED PRIOR TO CONSTRUCTION FOR LA APPROVAL



D1 RAIN BARREL N.T.S.



D2 COMMUNITY GARDEN BOX N.T.S.



D3 CUSTOM WOOD BENCHES N.T.S.



D4 BENCH N.T.S.



D5 WOOD PLANTER N.T.S.

Krahn
GROUP OF COMPANIES

ADDRESS: 4750 16TH AVE. S.W. VANCOUVER, BC V6P 4R7
 TEL: 604-273-8899 FAX: 604-273-8898
 WWW.KRAHN.COM

KD Planning
A DESIGN FIRM

NO.	DATE	DESCRIPTION
1	12-15-18	ISSUED FOR RFP
2	01-15-19	ISSUED FOR RFP
3	02-15-19	ISSUED FOR REVIEW
4	12-15-18	ISSUED FOR STREET TREES
5	02-08-19	ISSUED FOR RFP
6	03-06-19	ISSUED FOR REVIEW
7	28-04-19	RESUBMITTED FOR DP
8	05-03-19	RESUBMITTED FOR DP
9	26-05-17	ISSUED FOR DP
10	02-02-2020	FINAL APPROVAL

ISSUE # 2017-499-RZ
 556A
 B.C.S.L.A. #565

PLANNING

5 STOREY CONDO DEVELOPMENT

11903, & 11917 BURNETT ST. MAPLE RIDGE, B.C.

ROOF DECK LANDSCAPE PLAN AND DETAILS

SCALE: AS NOTED
 DRAWN: BT
 CHECKED: BT
 PROJECT NO: 1704N

L2

SEE DRAWINGS & PROPERTY OF ALLEN GROUP OF COMPANIES AND NOT TO BE REPRODUCED OR COPIED WITHOUT PERMISSION FROM ALLEN GROUP OF COMPANIES

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: September 1, 2020
FILE NO: 2020-251-DVP
MEETING: C o W

SUBJECT: Development Variance Permit
24592 105A Avenue

EXECUTIVE SUMMARY:

Development Variance Permit application (2020-251-DVP) has been received for the subject property, located at 24592 105A Avenue, to vary the setbacks to have the house oriented towards 105A Avenue, rather than 245B Street. The requested variance is to:

1. Reduce the rear yard setback from 6.0 metres (19.7 ft.) to 1.2 metres (3.9 ft.)

It is recommended that Development Variance Permit 2020-251-DVP be approved.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2020-251-DVP respecting property located at 24592 105A Avenue.

DISCUSSION:

a) Background Context

Applicant: A. Hayre
Legal Description: Lot 47, Section 10, Township 12, New Westminster District Plan EPP76590

OCP :
Existing: Low/Medium Density Residential
Proposed: Low/Medium Density Residential

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

Surrounding Uses:
North: Use: Single Family Residential
Zone: RS-2 (One Family Suburban Residential)
Designation: Low/Medium Density Residential and Conservation
South: Use: Single Family Residential
Zone: RS-2 (One Family Suburban Residential)
Designation: Low/Medium Density Residential

East:	Use:	Vacant
	Zone:	RS-1b (One Family Urban (Medium Density) Residential), Density Bonus to R-1 regulations
	Designation:	Low/Medium Density Residential
West:	Use:	Single Family Residential
	Zone:	RS-1b (One Family Urban (Medium Density) Residential)
	Designation:	Low/Medium Density Residential

Existing Use of Property:	Vacant
Proposed Use of Property:	Single Family Residential
Site Area:	825.6 m ² (8,887 ft ²)
Access:	245B Street
Servicing:	Urban Standard
Previous Applications:	2012-065-RZ/SD/DP/DVP, 2017-154-SD

b). Project Description:

The subject property, located at 24592 105A Avenue, was recently created with a larger subdivision application (2017-154-SD) (see Appendices A and B). The larger subdivision applied the Albion Density Bonus provision, allowing RS-1b (One Family Urban (Medium Density) Residential) zoned lots to be subject to the R-1 (Residential District) smaller lot sizes and setbacks, with a Density Bonus fee. As a result, the smaller single family lots fronting 105A Avenue are subject to the R-1 (Residential District) zone setbacks, whereas the subject property, due to its larger area of 825.6 m² (8,887 ft²), including the hooked portion to the north, is subject to the RS-1b (One Family Urban (Medium Density) Residential) setbacks. A variance was already approved under 2012-065-DVP to allow the front yard setback to be reduced to 3.0 metres (9.8 ft.) to be consistent with an exterior side setback. However, the applicant would now like to change the location of the rear yard on this corner lot, to be to the south of the house, rather than to the east, as originally shown.

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 variance and rationale for support is described below (see Appendix C):

1. *Maple Ridge Zoning Bylaw No 3510 -1985, Part 6, Section 601, C. REGULATIONS FOR THE SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES (9) (c):*

- i. To reduce the rear yard setback from 6.0 metres (19.7 ft.) to 1.2 metres (3.9 ft.).

The proposed variance can be supported as the building envelope and setbacks would be consistent with the neighbouring lots to the east.

d) Citizen/Customer Implications:

In accordance with the *Development Procedures Bylaw No. 5879-1999*, notice of Council consideration of a resolution to issue a Development Variance Permit was mailed to all owners or

tenants in occupation of all parcels, any parts of which are adjacent to the property that is subject to the permit.

CONCLUSION:

The proposed variance is supported because the setback will be consistent with neighbouring lots to the east.

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2020-251-DVP.

“Original signed by Michelle Baski”

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

“Original signed by Mark McMullen” for

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

“Original signed by Christine Carter”

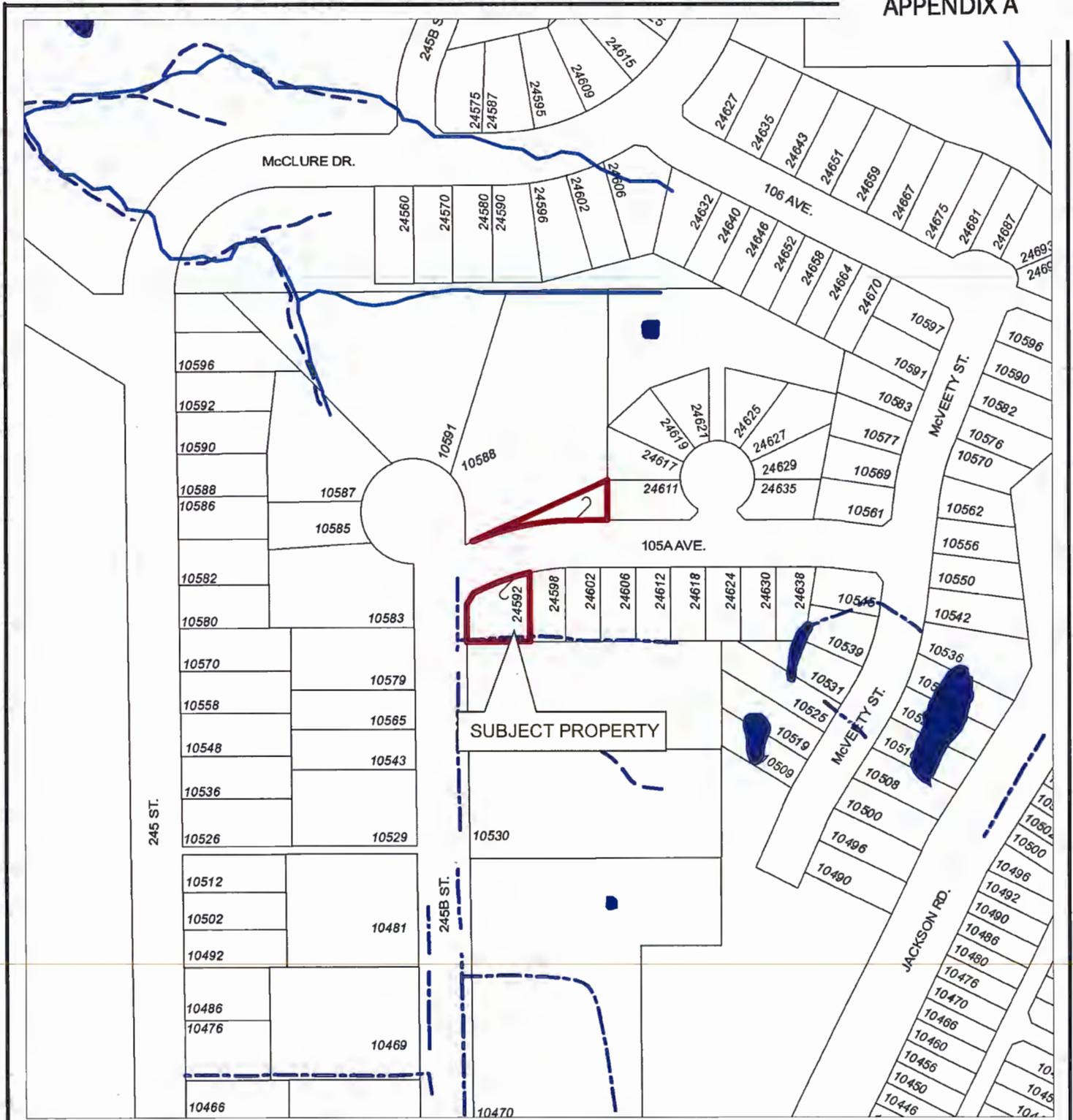
Approved by: **Christine Carter, M.PL, MCIP, RPP
GM Planning & Development Services**

“Original signed by Al Horsman”

Concurrence: **Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

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



Scale: 1:2,000

Legend

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

24592 105A AVENUE
PID: 030-539-625

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2020-251-VP
DATE: Aug 17, 2020

BY: PC

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

MEETING DATE: September 1, 2020
FILE NO: 11-5240-01
MEETING: C o W

SUBJECT: Award of Contract – Municipal Replacement Combination Tandem Axle Sander Truck with Underbody Plow

EXECUTIVE SUMMARY:

The approved Financial Plan includes funding for the replacement of one (1) Tandem Axle Combination Sander Dump Truck. A public request for proposals to supply the tandem axle truck resulted in (8) eight proposals from two bidders, Harbour International Truck Ltd. And First Truck Centre. Following a detailed evaluation of the proposals, it is recommended that the contract to supply the Tandem Axle Combination Dump Truck with underbody plow be awarded to Harbour International Trucks Ltd with Falcon Equipment Body. The truck is an essential component of the City's snow response in winter and the operation and maintenance of roads, water, sewer and storm water utilities through the remainder of the year.

RECOMMENDATION:

That the contract for the purchase of one (1) Combination Tandem Axle Sander Dump Truck with Underbody Plow be awarded to Harbour International Trucks Ltd. in the amount of \$265,093.00, plus applicable taxes of approximately \$31,811.16; and furthermore, that the Corporate Officer be authorized to execute the contract.

DISCUSSION:

a) Background Context:

The Request for Proposal (RFP-OP20-27) for the supply of one (1) Tandem Axle Dump Truck was publicly advertised on May 15, 2020 and closed June 16, 2020. Harbour International Truck Ltd. with five options, and First Truck Center with three options were submitted and evaluated. The results of the evaluations recommend award of a Falcon Equipment dump truck body with a 2021 International HV613 SBA 6X4 Tandem Axle Cab and Chassis to Harbour International Trucks Ltd.

b) Financial Implications:

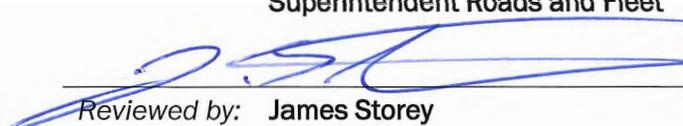
The cost of the truck is within the approved budget and funded through the Equipment Replacement Reserve Fund. Total purchase price for the unit is \$265,093.00 plus applicable taxes of approximately \$31,811.16

CONCLUSION:

Following a public request for proposals, and analysis of the received submissions, it is recommended that the contract to supply one (1) Tandem Axle Combination Sander Dump Truck with Underbody Plow be awarded to Harbour International Trucks Ltd.



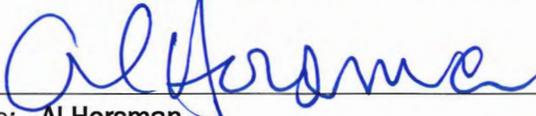
Prepared by: **Walter Oleschak PMP**
Superintendent Roads and Fleet



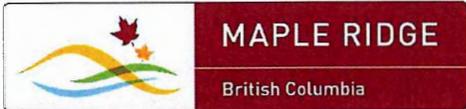
Reviewed by: **James Storey**
Director of Operations



Approved by: **W. David F. Pollock P.Eng** acting for
General Manager, Engineering Services



Concurrence: **Al Horsman**
Chief Administrative Officer



mapleridge.ca

TO: His Worship Mayor Michael Morden **MEETING DATE:** September 1, 2020
and Members of Council **FILE NO:** 01-0640-30
FROM: Chief Administrative Officer **MEETING:** CoW
SUBJECT: Golden Ears Winter Club Operating Agreement

EXECUTIVE SUMMARY:

Golden Ears Winter Club (GEWC) and the City of Maple Ridge (CMR) have had an operating agreement for the provision of curling services for more than 20 years. The current operating agreement is at the end of its final term. The Club has met all of the obligations of their current agreement, therefore staff are recommending a new operating agreement which has some minor revisions (attached for Council's consideration).

RECOMMENDATION:

That staff be directed to enter into a new operating agreement with Golden Ears Winter Club for a three-year period ending on August 31, 2023, with options to renew for two further terms of 3 years each; and,

That the Corporate Officer be authorized to execute the GEWC operating agreement.

DISCUSSION:

a) Background Context:

The Planet Ice complex, located on Jim Robson Way, is operated by RG Properties Ltd. (RG), and the Golden Ears Winter Club Society. The City entered into an agreement with GEWC in September 1999 for five years with the option to extend for three further periods of five years each. Initially, RG played a more significant role with operations of the club until 2005 when GEWC became more independent. This transfer of responsibilities was laid out in the 1999 agreement, however, over the years, operations became a financial burden for the Club. A Council resolution in 2015 approved allocated funding to help support the club with increased utility costs and the re-introduction of summer dry floor operations through an addendum to the agreement.

GEWC continues to do an excellent job of managing day to day operations for curling activities. The Club facilitates a wide range of programming for curlers of all ages and abilities, including

school and youth programs. The GEWC provides curling activities from August to April and supports dry floor rental in cooperation with CMR from May to July through a summer operating addendum to the 1999 GEWC operating agreement.

The new agreement addresses the items previously approved and agreed upon in addition to minor revisions to the operating reserves, annual financial statements, clarity of direct costs for school programs, preventative maintenance and repair plan as well as COVID-19 implications.

b) Desired Outcome:

To provide Maple Ridge residents with cost effective services and continued support for GEWC in the independent delivery of curling services while ensuring dry floor amenities are available in the spring and summer.

c) Strategic Alignment:

Entering into a new operating agreement with Golden Ears Winter Club aligns with the 2010 Parks, Recreation and Culture Master Plan by ensuring partnerships are well defined, well managed, supported, valued and evolving.

d) Citizen/Customer Implications:

The continued services administered by the Club will provide opportunities for curlers during the winter season and dry floor users in the spring and summer.

e) Business Plan/Financial Implications:

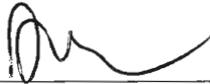
The new operating agreement aligns with the City's practice of working closely with non-profit societies through agreements for the cost-effective and efficient provision of recreation services.

CONCLUSIONS:

The Golden Ears Winter Club provides first class curling services for residents and visitors of Maple Ridge. Staff recommends entering into a new operating agreement for a three-year term, with the option to renew for a further two 3 year terms.



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



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



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



Concurrence: **Al Horsman**
Chief Administrative Officer

Attachments: (A) 2020 - Golden Ears Winter Club Operating Agreement

GOLDENS EARS WINTER CLUB OPERATING AGREEMENT

THIS AGREEMENT dated the 1st day of September 2020 is

BETWEEN:

CITY OF MAPLE RIDGE, a corporate body having its office at
11995 Haney Place, Maple Ridge, B.C. V2X 6G2

(Hereinafter called the "City")

AND:

GOLDEN EARS WINTER CLUB, a society incorporated under the laws of the Province of British Columbia having its registered office at 23580 Jim Robson Way, Maple Ridge, B.C., V2W 1B8.

(Hereinafter called the "Club")

WHEREAS:

- A. The City provides recreation services to residents through the Parks, Recreation & Culture department and works with community partners to meet these needs;
- B. The City and the Club have entered in an agreement with respect to the municipally owned building located at 23580 Jim Robson Way, Maple Ridge, B.C. V2W 1B8, known as the Golden Ears Winter Club;
- C. The City has agreed with the Club to permit the Club to use the Curling Facilities for Curling Uses, for the Term, subject to renewal periods as set out herein, upon and subject to the terms and conditions set out herein;
- D. The Club is a community leader that will play a key role to strengthen the sport of curling; to build community wide awareness and to encourage an understanding and appreciation of curling in creating a healthy, vibrant community.

NOW THEREFORE, in consideration of the mutual covenants, conditions and agreements herein contained, the City, so far as it lawfully can but not otherwise, and subject to applicable legislation and bylaws, together with the Club, covenant and agree as follows:

1. **DEFINITIONS** - Where used herein:

- 1.1. **"Agreement"** means this agreement and all schedules and recitals thereto;
- 1.2. **"Arena Operator"** means the independent operator of the arena located beside the Curling Facilities which at the time of this contract execution is RG Arenas (Maple Ridge) LTD;
- 1.3. **"COVID-19"** means the communicable disease caused by the SARS-CoV-2 virus;

- 1.4. **"Pandemic Plan"** means a written plan that meets all Public Health Requirements for the conduct of the Club's activities on the Property during the COVID-19 pandemic or similar outbreak;
- 1.5. **"City Operations"** means the City's use and operations of the Curling Facilities including the rental by the City of the Surface to third parties during the Summer Season, the rental by the City of the Other Related Facilities to third parties during the Term and the use of the Curling Facilities by the Maple Ridge Pitt Meadows Agricultural Association;
- 1.6. **"Club Operations"** means the Club's use and operations of the Curling Facilities including curling and related social and meeting activities, the rental by the Club of the Other Related Facilities to third parties during the Curling Season, the school programs and activities as set out in section 5.6 and the development of youth and novice curlers programs;
- 1.7. **"Curling Facilities"** means the Surface, the Private/Dedicated Areas, and the Other Related Facilities, collectively;
- 1.8. **"Curling Season"** means the period commencing when the Club begins the installation of the ice on the Surface, in or around August 1 and ending when the ice is removed from the Surface, in or around April 1 each year during the Term;
- 1.9. **"Curling Uses"** means the right to use and operate the Curling Facilities granted to the Club by this Agreement, upon and subject to the terms and conditions set out herein and in Schedule "A";
- 1.10. **"Fiscal Period"** means the 12-month period ending March 31 each year, or such other period as the City and the Club may from time to time agree will be treated as the fiscal year of the Club;
- 1.11. **"Health Official"** includes the Provincial Health Officer for British Columbia, a health authority, health officer, WorkSafe BC, the British Columbia Center for Disease Control, the Public Health Agency of Canada, and any other governmental or regulatory body whose mandate includes the development and enforcement of Public Health Requirements in response to the COVID-19 pandemic or similar outbreak;
- 1.12. **"Lands"** means the lands legally described as PID 024-715-883 Parcel A Plan LMP45108 District Lot 275,405,406&408 Land District 1 Land District 36 ICE RINK (CAM NEELY ARENA) LOCAL GOV'T ACT EXEMPTION BY-LAW NO 6261-2004 APPLIES 90% (FOR FAIRGROUNDS SEE 84120-0003-0) EXC PORTION LEASED TO STARTING BLOCKS CHILDCARE SEE 84120-0006-0 and with a civic address of 23580 Jim Robson Way, Maple Ridge, B.C. V2W 1B8;
- 1.13. **"Other Related Facilities"** means all of the areas outlined in Schedule "B" as being part of the Curling Facilities, including the lounge, concession, changerooms and Parking and Amenity Area; and excluding:

Private/Dedicated Areas; and
Surface;

- 1.14. **"Parking and Amenity Area"** means the parking stalls, gates, driveways, sidewalks, landscaped areas, and other space as outlined in Schedule "B";
- 1.15. **"Premises"** means the municipally owned building located on the Lands and commonly known as the Golden Ears Winter Club;
- 1.16. **"Private/Dedicated Areas"** means the two storage rooms on the lower level and a portion of the office area including work stations and filing records on the lower level, outlined as part of the Curling Facilities as shown in Schedule "B";
- 1.17. **"Public Health Requirements"** means orders, recommendations, and guidelines of a Health Official that are made to reduce the risk of exposure to, transmission of, or infection with the SARS-CoV-2 virus during the COVID-19 pandemic or similar outbreak;
- 1.18. **"Operating Surplus"** means the excess of the revenues over expenses for a fiscal year, excluding any revenues realized or expenses incurred by the Club in connection with hosting or conducting any provincial or national Curling event in the Curling Facilities, provided that out of the operating surplus otherwise determined:
- (i) The Club may maintain a non-accumulating operating reserve equal to 25% of the total prior years expenses at the end of each Fiscal Period (to be used as operating capital for daily operations Curling Facilities).
 - (ii) The Club may accumulate a capital reserve, to be used for repair and replacement of the Club's furniture and equipment as approved by the City acting reasonably, in the amount, for each Fiscal Period, equal to the sum of:
 - 1.18.a.ii.1. \$10,000 plus the addition of:
 - 1.18.a.ii.2. The net profit/surplus realized by the Club in connection with hosting or conducting any provincial or national championship event in the Curling Facilities;

Up to an accumulated sum (including interest thereon) of \$100,000.00 (this amount to be reviewed and adjusted, subject to approval of both of the parties, at each renewal of this agreement). The said capital reserve will be held by the Club in a separate interest bearing account with a Schedule A or Schedule B Canadian chartered bank, or by any other financial institution approved by the City acting reasonably;

- 1.19. **"User Fee"** means:
- (a) \$10.00 per year, payable on or before the 15th day of November in each year during the Term, the receipt and sufficiency of which are hereby acknowledged; plus
 - (b) 50% of the Operating Surplus after any transfers to the reserve for each Fiscal Period, to be paid to the City on or before the date that is 60 days after the end of the Fiscal Period, the first such payment to be made 60 days after the end of the first Fiscal Period.
- 1.20. **"Summer Season"** means the period commencing when the ice is fully removed from the Surface, in or around April 1, and ending when the Club begins to install the ice on the Surface in or around August 1 in each year of the Term.

- 1.21. **"Surface"** means the area used for the curling surface;
- 1.22. **"Lounge"** means the lounge and bar area on the second floor, as shown in Schedule "B"

2. GRANT

- 2.1. The parties confirm that the City of Maple Ridge as owner of the Premises has granted an operating agreement to the Club to use the Curling Facilities for Curling Uses, for and during the Term.

3. TERM

- 3.1. The Term of this Agreement shall be a period of three (3) years commencing on September 1, 2020 and expiring on August 31, 2023.

4. RENEWAL

- 4.1. Subject to the observance and performance by the Club of the terms and conditions of this agreement, the Club will have the option to extend the Term for three (3) further periods of three (3) years each for a total of nine (9) years, upon giving notice of its election to do so to the City not later than 180 days prior to the expiration of the initial Term, or of the renewal period then in effect, as applicable.

5. CLUB COVENANTS – The Club agrees with the City:

- 5.1. To not use or occupy the Curling Facilities at any time or for any other purpose other than Club Operations in accordance with Schedule "A" unless the City has otherwise agreed in writing;
- 5.2. To provide to the City, within 90 days of each Fiscal Year, financial statements for the Club. If requested by the City the financial statements will be provided with accountant comments or audited by an accredited public accountant acceptable to the City acting reasonably, and will, within 10 business days after request in writing by the City, provide such other financial information and copies of documents, books and records as City may request relative to the affairs and operations of the Club;
- 5.3. To maintain its status as a not for profit society, and remain in good standing with respect to annual returns to be filled and other requirements of the B.C. Societies Act;
- 5.4. To notify the City in writing prior to implementing any change in its constitution or bylaws;
- 5.5. To promote and operate a curling development program for youth and novice curlers, to the reasonable satisfaction of the City;
- 5.6. To, as reasonably requested from time to time by the City, permit the Surface and Other Related Facilities to be used for school curling programs and activities, during the Curling Season, and only during school hours and at times other than those required for Club activities, at minimal cost (\$5 per child), and generally support such school programs and activities; provided that such use for those purposes of the Surface during the Curling Season will be limited to activities suitable for a curling surface;

- 5.7. To allow use of the Other Related Facilities and Surface by the Maple Ridge Pitt Meadows Agricultural Association in connection with the country fest and ancillary purposes outside of the Curling Season at no cost to the Maple Ridge Pitt Meadows Agricultural Association.
 - 5.8. To provide an accounting to the City of all monies related to its operations, as reasonably required by the City from time to time, covering income and expenses, with accountability with respect to generation of revenue including membership fees.
 - 5.9. To set membership fees at an appropriate level, which will be equivalent to or greater than the market average as determined by the City and the Club. If the Club does not consider that the reference clubs selected by the City are reasonable, then the Club may refer the matter for determination by an arbitrator, in accordance with clause 24;
 - 5.10. To allow the City to inspect, after 10 business days notice given by the City to the Club, the financial books and records of the Club and all supporting documents and records;
 - 5.11. To diligently and proficiently manage and operate its affairs and activities;
 - 5.12. To pay the User Fees, throughout the Term including renewals, at times stipulated in this agreement.
 - 5.13. To pay and perform its debts and obligations as they fall due;
 - 5.14. To mitigate the potential of a pandemic, epidemic or other viral outbreak by implementing a Pandemic Plan that includes measures for reducing the risk of exposure to, transmission of, or infection with the SARS-CoV-2 virus or similar virus, and that fully complies with all Public Health Requirements. The Club must provide the City with a copy of the Club's Pandemic Plan before using the Curling Facilities. The City is under no obligation to verify that the Pandemic Plan will sufficiently reduce the risk of exposure to, transmission of or infection with the SARS-CoV-2 virus, and the Club shall at all times remain solely responsible to ensure that its Pandemic Plan fully complies with all Public Health Requirements.
 - 5.15. To make reasonable best efforts to generate income that exceeds reasonable operation expenses.
 - 5.16. To provide preventative maintenance and replacement as outlined in Schedule "C" during the Term.
6. **CITY CONENANTS** – The City agrees with the Club to:
- 6.1. Assign a staff liaison (the "Staff Liaison") who shall be the manager of this Agreement on behalf of the City.
 - 6.2. Provide the Club advertising space in its Parks, Recreation & Culture Guide (the "Guide") equivalent to the space customarily provided for sport programs and services in past issues of the Guide and such other space as may become available as determined by the City, without cost to the Club, and to do its utmost to promote and publicise the Club's

programs and services through the distribution of the Guide and any other avenues that may be available and appropriate;

- 6.3. Only use and operate the Curling Facilities in accordance with Schedule "A";
- 6.4. Provide preventative maintenance and lifecycle replacement as outlined in Schedule "C" during the Term.

7. INSURANCE

- 7.1. The Club will obtain and maintain such insurance as required by the Agreement.
- 7.2. The Club will retain third party liability insurance regarding the use of the Curling Facilities for the activities of the Club naming the City, RG Arenas (Maple Ridge) LTD. and the Club as named insureds and otherwise containing such stipulations and coverages as the City may reasonably stipulate and will from time to time at the request of the City provide evidence demonstrating that such insurance is in effect.
- 7.3. The Club will be solely responsible to insure contents, including all property owned by the Club or its employees, invitees, members and the City will not have any responsibilities therefor. The Club will maintain such content insurance and will from time to time at the request of the City provide evidence demonstrating that such insurance is in effect.

8. INDEMNITY

- 8.1. The Club will indemnify, defend and save harmless the City, its elected officials, officers, employees, agents and contractors from and against any and all losses, demands, builders liens, liabilities, damages, costs, expenses, indirect or consequential damages (including loss of profits and loss of use and damage arising out of delays), causes of actions, actions, claims, suits and judgments including all costs of defending or denying the same (including all legal fees on a solicitor and own client basis), which the City may incur or suffer or be put to by reason of or in connection with or arising from
 - (a) the use and occupation of the Curling Facilities by the Club or its members or invitees;
 - (b) the Club Operations; or
 - (c) a breach of this Agreement by the Club.
- 8.2. The City will indemnify, defend and save harmless the Club, its officers and employees, from and against any and all losses, demands, builders liens, liabilities, damages, costs, expenses, indirect or consequential damages (including loss of profits and loss of use and damage arising out of delays), causes of actions, actions, claims, suits and judgments including all costs of defending or denying the same (including all legal fees on a solicitor and own client basis), which the Club may incur or suffer or be put to by reason of or in connection with or arising from
 - (a) the use and occupation of the Curling Facilities by the City or its elected officials, officers, employees or invitees;
 - (b) or the City Operations;

(c) breach of this Agreement by the City.

9. FORCE MAJEURE

If either party is prevented from performing any of its obligations under this Agreement, in whole or in part, by reason of force majeure, such party will be excused from performance for so long as and to the extent that force majeure will so prevent such performance, provided that such party uses reasonable efforts to restore its ability to perform its obligations hereunder. Any party claiming force majeure will, with reasonable promptness, give to the other party notice of the cause of the force majeure and its expected duration. For purposes of this Agreement, "force majeure" shall include conditions beyond the control of the Parties, including an act of God, acts of terrorism, voluntary or involuntary compliance with any regulation, law or order of any government, war, acts of war (whether war be declared or not), labor strike or lock-out, civil commotion, epidemic, failure or default of public utilities or common carriers, destruction of production facilities or materials by fire, earthquake, storm or like catastrophe. The payment of invoices due and owing hereunder shall in no event be delayed by the payer because of a force majeure affecting the payer.

10. LAWS

The Club will comply with all applicable statutes, regulations, by-laws and other laws, and with all reasonable rules and regulations of general application published from time to time by the City, related to the use and occupation of the Curling Facilities.

11. DAMAGE

The Club will report all damages caused by the Club or its members or invitees to the Curling Facilities or any equipment therein immediately to the City. The Club will promptly reimburse the City for any damage, reasonable wear and normal wear and tear excepted, caused to the Curling Facilities, or any part thereof, by the Club or its members or invitees. In case of a failure to comply with reasonable rules and regulations published by the Club for the care, safety or protection of individuals, property or Curling Facilities, then the City or Club may expel any individual or group it determines to have caused the breach, or require any individual or group to post a damage deposit or performance bond in such amount as the Club or City may reasonably stipulate, or require any individual or group to pay for or repair any damage or provide such other compensation or restitution as the City may reasonably consider appropriate before allowing such individual or group to enter upon or use the Curling Facilities or the rest of the Facilities again.

12. FOOD AND BEVERAGE

In connection with the Curling Facilities, the supply of food and beverages and related services will be provided by the Club and will be the sole purview of the Club during the Curling Season.

13. EQUIPMENT

All equipment, supplies, goods and chattels brought onto or into the Curling Facilities by or on behalf of the Club will be the sole responsibility of the Club. Equipment purchased by the City for the Club will remain the property of the City.

14. CURLING SEASON AND SUMMER SEASON OPERATIONS

The Club will operate and have the right to rent the Curling Facilities to others during the Curling Season, in accordance with Schedule "A", provided that such other users will be required to comply with the provisions of this Agreement. The Club will allow community use of the facility in accordance with the City's rental policies and procedures and follow the City's fees and charges bylaw as amended from time to time by the City.

The City reserves the right to operate and rent the Curling Facilities to others in accordance with Schedule "A". During the Summer Season the City will allocate and book dry floor sport use of the facility as part of the annual dry floor allocation process.

15. RENTAL REVENUE FOR SUMMER SEASON OPERATIONS

In addition to the portion of rental revenue collected during the Summer Season, the City will pay the Club \$20,000 per year to operate the Curling Facilities during the Off-season. This fee for service will be applied firstly to any outstanding debt incurred by the Club owing to the City, after such; payments will be made by four (4) installments in the form of a cheque on May 1st, June 1st, July 1st and August 1st.

Rental revenue during the Summer Season will be collected and administered by the City; fees will be applied firstly to any outstanding debt incurred by the Club owing to the City; after the payment of any outstanding debt 85% of the revenue will be shared with the Club through payments of four (4) equal installments in the form of a cheque on May 1st, June 1st, July 1st, and August 1st. 15% of the revenue collected will stay with the City to cover administration costs and rental processing.

16. PARKING

During the Term, the Club will have access to the Parking and Amenity Area for itself its employees, contractors, invitees, sub-tenants or licensees. The City will ensure that the Parking and Amenity Area will be maintained, kept clean and tidy, line painted and repaired, by the Arena Operator, to the standard of comparable facilities in the Greater Vancouver Area.

17. SPONSORS

~~The Club will have the right to obtain sponsors, and to post sponsorship and promotional signage and advertising within the Curling Facilities only during the Curling Season.~~

18. SIGNAGE

The Club will be permitted to place and maintain directory and directional signage at the main entrance to the Curling Facilities for the Club, and as reasonably required for bonspiels and events.

19. INSPECTION

The City may inspect and will have access to the Curling Facilities at all reasonable times, provided that, with respect to the Private/Dedicated Areas, the City will give reasonable notice to the Club (but notice will not be required if warranted in the case of an emergency).

20. LIENS

The Club will throughout the Term keep the subject lands free of any builders liens, or other liens or claims of any kind, related to the Club or use or occupation by the Club. In the event that a lien or claim is filed in regard to work done, labour or materials supplied to the subject lands in connection with the Club, or so claimed or alleged, the Club will discharge same within 15 days after request made by the City to the Club. ~~The Club will indemnify and save harmless the City from and against any builders lien, or other lien or claim of any kind, filed or registered against the subject lands or made or claimed against the City, related to the Club or use or occupation by the Club.~~

21. ASSIGNMENT

Except as expressly permitted herein, the Club will not mortgage, charge, sell or assign any of its rights in connection with this Agreement or allow any other person or entity to use or occupy or operate the Curling Facilities or any part thereof without the proper written consent of the City.

22. DEFAULT AND TERMINATION

The rights of the Club under this Agreement will terminate on expiry of the Term, and, at the option of the City, the City may terminate the Term upon the happening of any of the following events:

- 22.1. If the Club fails to observe and perform any of the terms, provisions and stipulations of this Agreement (excluding minor or non-material breaches, provided Club remedies the breaches reasonably diligently and such breaches are not repeatedly reoccurring), and such failure is not remedied within 15 business days after notice given by the City to the Club; or
- 22.2. If the Curling Facilities are abandoned or vacated, or become occupied or used in whole or in part by any person other than the Club or a permitted assignee, or the Club ceases to operate; or
- 22.3. Membership in the Club (in this context, "membership" denotes payment in good standing of regular dues by the member and active participation in the curling programs) diminishes to a level which is below 75% of the current level (being 454 such members) ~~or the vitality of the Club diminishes to a level such that the City acting reasonably determines that the dedication of resources represented by the Curling Facilities is unwarranted,~~ excluding any impacts to membership due to COVID19 or similar pandemic, provided that prior to invoking this provision the City will give at least one year's notice to the Club, and the City will reconsider the matter after the year before a final determination is made; or
- 22.4. The City acting reasonably considers that the Club has not made adequate efforts to generate income, in accordance with clause 5.15 provided that prior to invoking this provision the City will give at least one year's notice to the Club, and the City will reconsider the matter after the year before a final determination is made; or
- 22.5. The City acting reasonably considers that the Club has failed to adequately perform under clause 5.5 and 5.6 above, provided that prior to invoking this provision the City will

give at least one year's notice to the Club, and the City will reconsider the matter after the year before a final determination is made; or

- 22.6. If a receiver or receiver-manager is appointed in respect of the Club, or a sheriff or bailiff seizes assets of the Club, or the rights of the Club hereunder are by any creditor of the Club or any order is made for the winding-up of the Club or the Club ceases to maintain its corporate existence in good standing; or
- 22.7. The Club makes any changes to its constitution or bylaws without the approval of the City; or
- 22.8. If the Club purports to or attempts to assign its interests hereunder, legally or beneficially, contrary to the stipulations herein.

Subject to the rights in section 23, in the event of termination, the City will have the right to acquire all equipment and chattels of the Club used in connection with the Curling Facilities, at a cost equal to the estimated proceeds of liquidation thereof.

23. REMEDIES

In the event of any breach, failure or default by the Club hereunder, or termination as provided for under section 22, in addition to all remedies at law or in equity, the City may do any one or combination of the following:

- 23.1. Enforce the covenants and obligations of the Club hereunder, including seeking specific performance;
- 23.2. Terminate the rights of the Club under this agreement, and recover damages from the Club for all losses suffered by the City as a result of the Club's breach, failure or default, and enforce the obligations of the Club to indemnify as set out herein;
- 23.3. Seize all equipment, chattels, and contents in the Curling Facilities, and dispose of them, and apply the proceeds towards monies owned to the City;
- 23.4. Remedy the breach, failure or default, and engage others to do so, and for that purpose the City may make such payment or enter upon the Curling Facilities, and do or cause to be done such things as the City may reasonably consider expedient or practical;
- 23.5. Appoint a receiver or receiver-manager;

And the Club will pay to the City on demand all costs, charges and expenses paid or incurred by the City in doing so, and the Club will indemnify and save harmless the City from and against all lost, damage, costs, charges and expenses suffered or incurred by the City in doing so.

24. DISPUTES

If any dispute shall arise between the parties hereto during the Term and the parties are unable to resolve the dispute, the parties shall jointly appoint a mutually acceptable mediator. The parties agree to participate in good faith in the mediation process for a period of 10 days following the appointment of the mediator, or such other longer period as the parties may agree. If the parties are not successful in resolving the dispute through mediation, then the dispute

shall be settled by a single arbitrator pursuant to the provisions of the of Arbitration Act, (British Columbia), as amended (or its successor statute). The decision of the arbitrator will be final and binding and will not be capable of appeal or judicial review. The costs of the mediation and or arbitration will be shared equally between the parties. Costs will not include costs incurred by a party for representation by counsel.

25. NOTICE

Any notice, demand or request of any kind required to be given to any party must be in writing and may be given to or served on the parties hereto by email or by personal service addressed to the party as follows:

City

Russ Brummer
Business Operations Manager
City of Maple Ridge
Parks, Recreation & Culture
11995 Haney Place
Maple Ridge, B.C. V2X 6A9

Club

Golden Ears Winter Club
23580 Jim Robson Way
Maple Ridge, B.C. V2W 1B8
Email: dean@gewc.ca
Attention: General Manager

26. DEVELOPMENT OF LAND

The Club will fully cooperate with the City with the development of the new ice pad and/or as to any proposed use or development of the remainder of the Lands (excluding the Curling Facilities). The Club and the City acknowledge that nothing contained in this agreement will operate to in any way restrict the use, alteration or development of the remainder of the Lands not including the Curling Facilities.

27. TIME

Time is of the essence.

28. GENERAL

- 28.1. Section headings are inserted for reference purposes only, and in no way define or limit the scope or intent of this agreement or affect its terms and conditions.
- 28.2. If any provisions of this agreement is or becomes illegal or unenforceable, then it will be considered separate and severed from this agreement and the remaining provisions will remain in force and be binding upon the parties.
- 28.3. This agreement will enure to the benefit of and be binding upon the Club and its permitted successors and permitted assigns.

IN WITNESS WHEREOF the parties have duly executed this agreement.

THE CITY OF MAPLE RIDGE
in the presence of:

Authorized Signatory

Title

Authorized Signatory

Title

THE GOLDEN EARS CURLING CLUB
in the presence of:

Authorized Signatory

Title

Authorized Signatory

Title

Date

Witness

Date

Witness

SCHEDULE "A"
CURLING USES

1. Uses by the Club

The Club will have exclusive use of the Surface during the Curling Season.

The Club will have exclusive use of the Private/Dedicated Areas, year-round, at all times during the Term.

The Club will have use of the Other Related Facilities during the Curling Season, subject to clause 2 of this Schedule "A".

2. Uses of Other Related Facilities by the City

- (a) When not required for use by the Club, the City will have the right to use the Other Related Facilities during the Curling Season.
- (b) The Club and the City will coordinate between them, each acting reasonably, regarding scheduling and use of the Other Related Facilities. The Club will have priority, in scheduling for reasonably required uses anticipated by the Club, subject to the provisions of this Schedule A. The Club may from time to time agree with the City on set allocations of times, for the Other Related Facilities, and if the Club has so agreed with the City then that will be binding on the Club and City.
- (c) The City may prescribe rules and procedures for coordinating scheduling. If the City considers that it is necessary to do so for the amicable and orderly use of the Other Related Facilities, the City may from time to time establish a schedule allocating set times for the use of the Other Related Facilities.
- (d) The City will be entitled to use of the Surface and Other Related Facilities on one special event day each Curling Season. Provided that:
 - a. The special event day will not be New Years day or the day before New Years day; and
 - b. Paragraph 2(a) and 2(c) above will apply, with regard to priority and scheduling therefor.
- (e) The City will have the use of the Other Related Facilities and the Surface during the Summer Season.

3. Managing curling operations, ice maintenance, ice making

The following will be in the sole purview of the Club:

- (a) Managing and administrating curling operations and activities on the Surface during Curling Season;
- (b) Maintenance of the Surface for curling during the Curling Season;

(c) Ice making and removal on the Surface, during the Curling Season;

4. Utilities

(a) The Club will make its reasonable best efforts to assist with, and will cooperate with, the Arena Operator regarding energy management programs and measures, and utility cost savings programs and measures, put forward by the Arena Operator, and will make reasonable best efforts to ensure that its members and guests to the same.

(b) Notwithstanding the obligation of the Club to pay the cost of all utilities, the City will pay 40% of annual utility costs up to a maximum of \$25,000 per year.

5. Cleaning and Maintenance

(a) The Parties agree that other than minor repairs, which will be the responsibility of the City in the Summer Season and the responsibility of the Club in the Curling Season, the obligation of Parties to maintain and repair of the Curling Facilities will be as set out in Schedule "C".

(b) The Club will be responsible for cleaning of the Curling Facilities during the Curling and Summer Season.

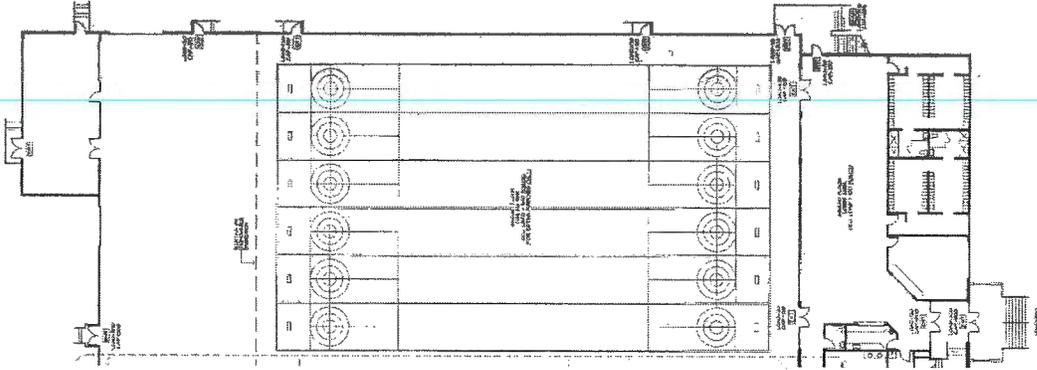
(c) The Club may bill for additional cleaning fees following an event including but not limited to the Home Show.

(d) The Parties agree that the Curling Facilities will be maintained in accordance with Schedule "C" year-round during the Term.

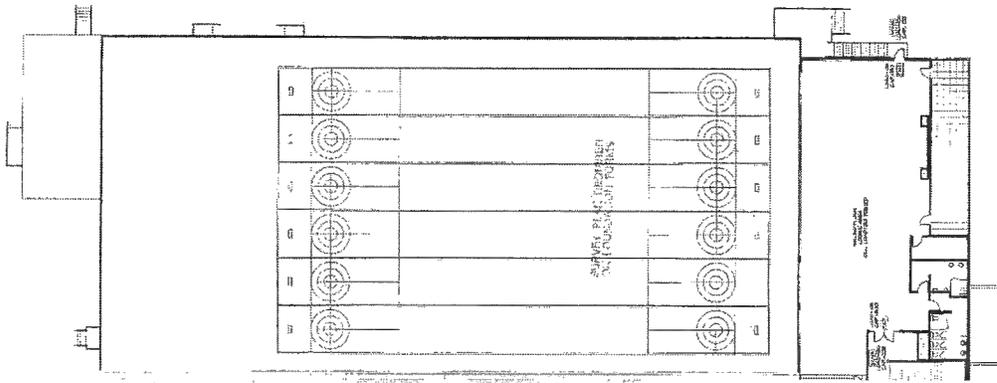
(e) The Club will leave the Other Related Facilities and Surface in a clean and safe condition to the standard of comparable facilities in the Greater Vancouver Area, reasonable wear and tear excepted, for the City at the commencement of the Summer Season.

(f) The City will leave the Other Related Facilities and Surface in a clean and safe condition to the standard of comparable facilities in the Greater Vancouver Area, reasonable wear and tear excepted, for the Club at the commencement of the Curling Season.

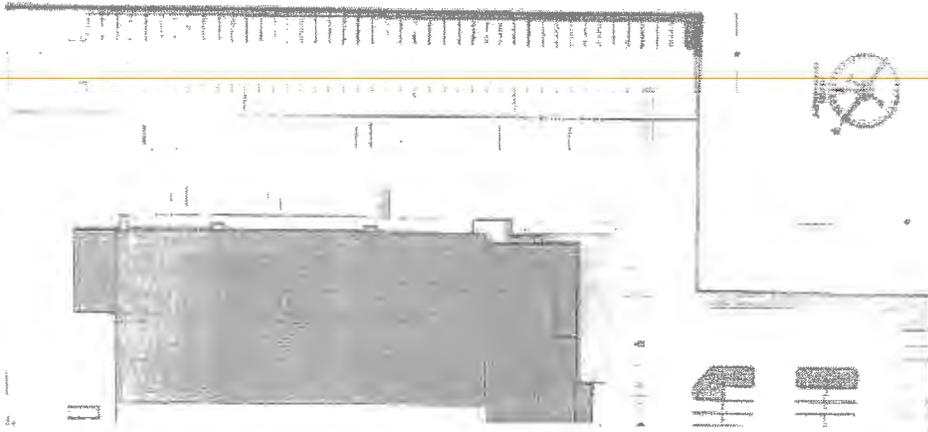
SCHEDULE "B"
THE PLAN - GROUND FLOOR



THE PLAN - 2nd FLOOR



PARKING MAP



SCHEDULE "C"
PREVENTATIVE MAINTENANCE AND REPAIR
CAPITAL LIFECYCLE AND REPLACEMENT PLAN

GEWC = Golden Ears Winter Club

CMR = City of Maple Ridge

<i>Item</i>	<i>Description</i>	<i>Responsible to Perform the Work</i>	<i>Responsible to Pay for the Work</i>
1.	Heating, Ventilation and Air Conditioning		
a	Annual inspection	GEWC	GEWC
b	Routine maintenance and repair	GEWC	GEWC
c	Provision & replacement of filter material	GEWC	GEWC
d	Cleaning ducts	GEWC	GEWC
e	Life Cycle Replacement	CMR	CMR
2.	Plumbing System		
a	Preventative maintenance and repairs to hot water heat systems and domestic cold water systems.	GEWC	GEWC
b	Lifecycle replacement of hot water heating systems and domestic cold water systems.	CMR	CMR
c	Repairs to all fixtures including faucets, unplugging toilets and all other routine repairs.	GEWC	GEWC
3.	Fire Protection & Suppression Systems exclusive to or within the Premises		
a	Fire extinguishers; monthly and annual inspect; repairs, recharging and life cycle replacement	GEWC	GEWC
b	Smoke detectors: monthly and annual inspection; maintenance & repairs and life cycle replacement	GEWC	GEWC
c	Fire alarm system: monthly and annual inspection; maintenance, repairs	GEWC	GEWC
d	Fire alarm system: life cycle replacement	CMR	CMR
e	Fire sprinkler system: annual inspection, maintenance, and repairs	GEWC	GEWC
f	Fire sprinkler system: life cycle replacement	CMR	CMR
g	Smoke vent repairs	GEWC	GEWC
h	Smoke vent life cycle replacement	CMR	CMR
4.	Security System		
a	System monitoring, inspection, maintenance and repair	GEWC	GEWC
b	Life cycle replacement	CMR	CMR
c	Repair, replacement, rekeying of all locks	GEWC	GEWC
5.	Electrical Distribution System		
a	Inspection, maintenance and repair of wiring, breakers, and electrical panels.	GEWC	GEWC

b	Repair or replacement of switches, receptacles and cover plates.	GEWC	GEWC
c	Lifecycle replacement of wiring panels	CMR	CMR
d	Additional enhancements to meet program and service's needs, including ongoing maintenance.	GEWC	GEWC
6.	Lighting Systems exclusive to or within the Premises		
a	Bulb/tube replacement for interior lighting.	GEWC	GEWC
b	Annual inspection and maintenance of interior emergency/exit lighting.	GEWC	GEWC
c	Interior lighting ballast replacement.	GEWC	GEWC
d	Cleaning of interior light fixtures.	GEWC	GEWC
e	Lifecycle replacement of interior and emergency/exit lighting systems.	CMR	CMR
f	Maintenance & repair of exterior lighting (entrance)	GEWC	GEWC
g	Maintenance & repair of exterior lighting (roof line mounted fixtures)	CMR	CMR
h	Lifecycle replacement of exterior lighting	CMR	CMR
7.	Interior and Exterior Windows		
a	Breakage, routine repair and replacement of interior windows	GEWC	GEWC
b	Breakage and routine repairs of exterior windows	GEWC	GEWC
c	Life cycle replacement of exterior windows including awning.	CMR	CMR
d	Cleaning of interior windows and interior surfaces of exterior windows.	GEWC	GEWC
e	Cleaning of exterior surfaces of exterior windows including awning.	GEWC	GEWC
8.	Interior and Exterior Doors		
a	Maintenance and repair of interior doors, including hardware	GEWC	GEWC
b	Maintenance and repair of exterior doors including hardware	GEWC	GEWC
c	Life cycle replacement of interior and exterior doors, including hardware	CMR	CMR
d	Replacement of interior & exterior doors due to structural damage (settling of building)	CMR	CMR
9.	Interior Surfaces within the Premises		
a	Interior life cycle repainting	CMR	CMR
b	Provision, maintenance and cleaning of window applications, including but not limited to blinds and curtains	GEWC	GEWC
c	Repair of interior walls and ceilings, including minor painting	GEWC	GEWC
d	Repair and replacement of ceiling tiles.	GEWC	GEWC
e	Interior repairs due to building system failures such as roof leaks, exterior walls and foundation leaks,	CMR	CMR

	structural damage not caused by the Tenant's occupation or operations		
f	Cleaning, maintenance and repair of floor coverings	GEWC	GEWC
g	Life cycle replacement of floor coverings	CMR	CMR
h	Life cycle replacement of structural ceiling infrastructure	CMR	CMR
10.	Major Structural Systems		
a	Maintenance and repairs of foundations, flooring sub-structure, building envelope, including bearing walls, awing and roofing, due to <u>damage related to the tenancy.</u>	CMR	GEWC
b	Maintenance and repairs of foundations, flooring sub-structure, building envelope, including bearing walls, awing and roofing, due to <u>damage NOT related to the tenancy.</u>	CMR	CMR
c	Repairs and painting of exterior surfaces	CMR	CMR
d	Repairs and replacement of exterior windows	CMR	CMR
e	Exterior lifecycle repainting	CMR	CMR
11.	Exterior Site Services		
a	Landscaping repairs and maintenance	CMR	CMR
b	General cleaning of grounds and litter disposal	GEWC	GEWC
c	Snow and ice removal from steps, walkways, entrances, fire exits and loading bay including the provision of de-icing materials	GEWC	GEWC
d	Snow and ice removal with a path to the front entrance of the building	GEWC	GEWC
e	Repairs of water and sewage systems beyond the building perimeter (unless deemed to be caused by the tenant)	CMR	CMR
f	Repair and replacement of concrete apron leading up to the building including slope and grading.	CMR	CMR
g	Graffiti removal exterior building	GEWC	GEWC
h	Pest control services for exterior areas	GEWC	GEWC
12.	Exterior signage for the Premises		
a	Maintenance and repair of Golden Ears Winter Club signage	GEWC	GEWC
b	Life Cycle replacement	CMR	CMR
13.	Interior signage within the Premises		
a	Design, installation, maintenance, repair and replacement	GEWC	GEWC
14.	Audio/Visual Building and Performance Systems		
a	Inspection, maintenance and repair of all audio/visual systems	GEWC	GEWC
b	Lifecycle replacement of all audio/visual systems	GEWC	GEWC

15.	Janitorial services within the premises		
a	Routine janitorial/custodial services	GEWC	GEWC
b	Provision of routine washroom supplies	GEWC	GEWC
c	Pest control services (interior)	GEWC	GEWC
16.	Appliances, Program and Other Non-Installed Equipment within the Premises		
a	Inspection, maintenance and repair of all non-building equipment including stoves, refrigerators, microwaves, coolers, free standing cabinets, track lighting	GEWC	GEWC
b	Replacement of all appliances, program and non-installed equipment	GEWC	GEWC
c	Maintenance, repair and replacement of furniture	GEWC	GEWC
d	Replacement life cycle of curling rocks	GEWC	GEWC
17.	Renovations and Upgrades within the Premises		
a	Any standard renovations, alterations, upgrades, additions, enhancements or improvements beyond what was originally provided during construction (subject to prior approval by CMR)	GEWC	GEWC
b.	Improvements to meet needs of user groups outside the Curling Club	CMR	CMR
18.	Business Operations		
a	Staff Costs	GEWC	GEWC
b	Telephone, internet and cable services	GEWC	GEWC
c	Insurance (in accordance to Clause 7)	GEWC	GEWC
d	Supplies and equipment, including bathrooms, kitchen and meeting rooms, where applicable	GEWC	GEWC
e	Annual pumping of melted ice pit.	CMR	CMR

Lifecycle Replacement

Lifecycle replacement is based on actual condition and wear and tear and is the responsibility of the City. The City will review with the Club and if the Curling Facilities are found to be in need of system replacement, the City will determine whether to replace the works considering the cost of the replacement, the availability of funds, the collective goal to prolong the life of Curling Facilities and any other factors relevant to the City's decision.

The Club is responsible to apply for infrastructure grants to support lifecycle replacement.



mapleridge.ca

CITY OF MAPLE RIDGE

TO: His Worship Mayor Michael Morden
and Members of Council
MEETING DATE: September 1, 2020
FILE NO: 01-0640-30-2020

FROM: Chief Administrative Officer
MEETING: CoW

SUBJECT: Metro Vancouver Greenways Plan

EXECUTIVE SUMMARY:

The vision of Metro Vancouver's Regional Greenways Plan is to provide a region wide seamless network of recreation greenways and trails that showcase the beauty of the region. Metro Vancouver staff has requested that the City of Maple Ridge staff provide input for an update to the Regional Greenways Plan as contained within the Metro Vancouver 2040 Regional Growth Strategy. Metro Vancouver Parks is looking to partner with the member municipalities to provide updates to the existing regional recreational greenway network plan and to implement the regional greenways plan where feasible.

The draft greenways planning document (Attachment A) and map included have been reviewed by Parks Planning & Development staff with recommended trail connections (Attachment B) to align the greenways routes with existing trail networks within Maple Ridge. Staff are providing the draft greenways report for information and recommending that feedback be provided to Metro Vancouver staff as part of the engagement process.

RECOMMENDATION:

That the recommended updates to the Metro Vancouver Regional Greenways Plan on the detailed greenways route plan be provided to Metro Vancouver Parks for their consideration.

DISCUSSION:

a) **Background Context:**

The intent of the regional greenways plan is to provide a shared 30 year vision for a regional network of recreational greenways for walking, cycling, and, where appropriate, horse riding.

Process

In October of 2019, Metro Vancouver convened a meeting with member municipalities and key stakeholders as part of a review and update of the Regional Greenways Plan. The updated greenways plan and mapping will be presented at a Metro Vancouver Regional Parks Commission meeting and eventually be included in the Metro Vancouver 2050 Regional Growth Strategy.

Engagement

Engagement with member municipalities included a staff working group session held in the fall of 2019 as well as by forwarding the draft greenways plan to stakeholders to provide feedback. Metro Vancouver's approach to engagement with elected officials was through the distribution of a report to their Regional Parks Committee for feedback.

Implications

The Parks Planning & Development Department is tasked with delivering trails and greenways, often through the development process to provide community trail connections. With staff's suggested edits (See attachment B) to the Draft Regional Greenways Plan, the proposed regional greenway routes will largely complement existing trail networks which reduces capital expenditures needed to complete the connections. Connections that are needed could be potentially delivered through the rezoning process as opportunities arise and developed when other capital project opportunities exist. The Draft Regional Greenways Plan also embeds the Canyon to Coast trail route which follows the Fraser River foreshore from Hope to the Salish Sea.

b) Strategic Alignment:

Review and input into a regional greenways plan aligns with Council's Strategic Priorities of Growth, Inter-Government Relations and Natural Environment. The Parks, Recreation & Culture Master Plan (2010) also includes direction to prepare a comprehensive greenways plan for biking, cycling and equestrian use.

c) Interdepartmental Implications:

The Engineering (Transportation), Community Planning and Environment Departments were consulted to develop feedback on the draft greenways plan. Comments from these various departments have been included in the greenways plan map updates as shown on Attachment (B). The Engineering Department noted that the Strategic Transportation Plan is being updated and that there may be additional considerations and impacts as these plans integrate and are developed and implemented.

d) Business Plan/Financial Implications:

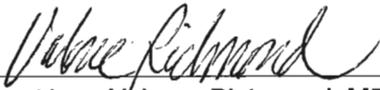
Greenway infrastructure, specifically trails, multi-use paths and pedestrian connections are typically delivered through the development and rezoning process and where there is a fit through Maple Ridge and Metro Vancouver Parks capital projects, however, financial implications are not anticipated at this time.

CONCLUSION:

Metro Vancouver Park's staff have prepared an update to the Regional Greenways Plan to provide a shared vision for a regional network of recreational greenways for walking, cycling, and, where appropriate, horse riding. Parks Planning & Development Staff have reviewed this plan and would like to provide recommended changes to Metro Vancouver Parks on the detailed greenways routing.



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



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



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



Concurrence: **Al Horsman**
Chief Administrative Officer

Attachments:

- (A) DRAFT Metro Vancouver Regional Greenways Plan
- (B) Updates to Regional Greenways Plan



Regional Greenways 2050

March 13, 2020

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1 SUMMARY

To be added: A brief summary of the key points of the plan.

2 INTRODUCTION

Greenways promote regional liveability by supporting active living, connecting natural areas and communities, and providing opportunities to protect and restore ecosystems. In 1999 the Metro Vancouver Regional District Board adopted a regional vision for a network of recreational greenways for Metro Vancouver. Since then Metro Vancouver, its member municipalities, TransLink, other government agencies, and stakeholders have made significant progress in realising that vision.

Developing the regional greenway network will provide residents with additional routes for walking and cycling. Recent research has found that developing new trails in neighbourhoods will replace a proportion of short vehicle trips for work and shopping and avoid the emission of greenhouse gases associated with motor vehicles.

Through this period Metro Vancouver's and TransLink's roles have evolved in a complementary manner. Presently Metro Vancouver works to develop recreational trails that support walking, cycling, and, where appropriate, horse riding, while TransLink works to develop transportation bikeways that support commuting, shopping, and work. Additionally, municipalities provide both segments of the regional greenway network as well as neighbourhood and community scale connectors. Other regional jurisdictions, such as the Ministry of Transportation and Infrastructure, provide important bridge crossings, linkages to ferries and support cycling on highways when suitable.

After more than two decades it was time to review the regional greenways network. This plan is the result of a collaborative effort and describes an updated vision for the region's network of regional recreational greenways as well as actions that will guide implementation.

Nine-in-ten (89%) Metro Vancouver residents feel it is important that multi-use pathways are present in their community, including 57% who feel it is very important (Bird, G. 2019).

2.1 GREENWAYS IN METRO VANCOUVER

The history of regional greenway planning and development in Metro Vancouver began over a century ago when the City of Vancouver started construction on the Stanley Park Seawall. The next major milestone was the opening of the BC Parkway, Metro Vancouver's first multi-community connecting bikeway, for Expo 86. Broad support for a network of regional

greenways emerged in the following decade when a flurry of greenway planning initiatives undertaken by local municipalities and the regional district culminated in the adoption of the *Greater Vancouver Regional Greenway Vision* in 1999. With the 2011 inclusion of a regional greenway network in *Metro 2040*, the regional growth strategy, the greenway concept was embedded in regional development plans.

- 1917** Construction of the Stanley Park Seawall commenced.
- 1929** A network of green corridors connecting the region for recreational driving was proposed in Vancouver's *Bartholomew Plan*.
- 1966** Metro Vancouver identified a number of regional trail routes in its master plan for the new regional parks system (The Major Parks Plan).
- 1986** The BC Parkway was constructed as part of Expo 86 transportation infrastructure development.
- 1992** The City of Vancouver's Urban Landscape Task Force urged the establishment of a network of greenway corridors to link public open space in its *Greenways-Public Ways* report.
- 1995** Vancouver adopted its City *Greenways Plan* the first of its type in the region.
- 1996** The Metro Vancouver Board adopted the *Liveable Region Strategic Plan*—the region's first growth strategy—which included a plan for a network of recreational trails.
- 1999** The Metro Vancouver Board adopted the *Greater Vancouver Regional Greenway Vision* which more fully described the region's goal of a network of recreational greenways.
- 2004** The adoption of regional greenway sector plans concluded.
- 2011** The Metro Vancouver Board, 21 municipalities and TransLink adopted *Metro 2040* —the current regional growth strategy—which included a reference map of a regional recreational greenway network.

2.2 CHALLENGES

Regional jurisdictions (all government agencies working in the region: Metro Vancouver, TransLink, municipalities, the Province of British Columbia and the Government of Canada) and other stakeholders have made significant progress on the development of the regional greenway network over the past two decades; however, during this time a number of challenges to progress have made the update of the greenway plan timely.

- **Securing Land Tenure** — Acquiring trail corridors has been a significant challenge for many jurisdictions over the years. High urban land prices, historic development patterns, and a reliance on the willing seller-willing buyer land acquisition principle has led to incremental but slow progress in many parts of the region. An updated greenway plan can support acquisition through improved regional policy, clarified stakeholder roles and a refreshed implementation framework.

- **Competing land uses**—In a highly urbanized region, it can be a challenge to integrate greenways into the existing development patterns despite the benefits to people who live and work in these areas. Regional jurisdictions may need to take greater care during *greenway site selection, design and operations to address potential concerns by owners of adjacent agricultural and industrial lands*. An updated greenway plan and its companion documents can help identify design and communication approaches to optimize the integration of regional greenways with these communities.
- **Loss of the Natural Environment**—Regional urban development pressure has resulted in the loss and fragmentation of natural areas. This loss of ecosystem connectivity threatens regional biodiversity, resiliency of urban wildlife, and ecosystem services. Realization of the regional greenway network can help protect some of these remaining natural areas and promote ecosystem connectivity.
- **Funding Development**—Funding for greenway development has commonly been obtained from various sources including: engineering, transportation, and parks budgets, TransLink, Provincial and Federal grants, and community amenity contributions from private developers. New collaborative funding mechanisms could be explored to facilitate implementation of an updated plan.
- **Responding to Climate Change** — Climate change is affecting our region in profound ways. Specifically, it's making summers hotter and drier, winters warmer and wetter, and increasing the occurrence of extreme weather events. A coordinated regional greenway program can support climate change mitigation and adaptation through greenhouse gas avoidance and environmental resiliency improvements such as natural area protection and ecosystem restoration.
- **Accommodating Urban Growth & Maintaining Liveability** —With an anticipated 1.2 million new residents moving to Metro Vancouver by 2050, maintaining or improving regional liveability will be a significant challenge for regional jurisdictions. Expanding the regional greenway network can play an important role in supporting active living, improving the active transportation network, and protecting and restoring natural areas.
- **Growing Demand for Comfortable Cycling Facilities** — Preliminary results from HUB's 2019 *State of Cycling* report show that cycling trips in Metro Vancouver have grown in the last 10 years from 1.7 % to 2.3 % of all regional commute trips. While the cycling network has increased by 237% since 2010, much of that infrastructure is not comfortable for all people. The bicycle infrastructure that is safe, secure, and accessible for everyone is still fragmented and doesn't yet fully link key destinations with residential areas (HUB, 2019). Because regional greenways tend to be safe, secure, and accessible, an updated regional greenways plan can help focus the efforts of regional jurisdictions on filling these important gaps in the recreation and transportation cycling network.

A large majority (87%) of regional residents have used a multi-use pathway for walking, cycling, other leisure activities, or to get somewhere (Bird, G. 2019).

2.3 BENEFITS

- **Physical and Emotional Health** — Regional greenways provide residents opportunities to be active outdoors and connect with nature, which has been demonstrated to improve physical and mental health. According to the *Where Matters (2019)* research project findings people who live in neighbourhoods with more parks are healthier than those in areas with fewer parks. They are 43% less likely to be obese, 37% less likely to have diabetes, 39% less likely to have heart disease, and 19% less likely to have stressful days. Developing a regional greenway network can help residents access these benefits more equitably.
- **Protect Nature & Support Restoration and Green Infrastructure**—Regional greenways provide opportunities to connect important natural areas, restore damaged ecosystems and integrate urban landscaping / engineered green infrastructure. Developing the regional greenway network will protect some of the region’s remaining natural areas, improve ecosystem connectivity, support biodiversity, and provide space for ecological restoration and green infrastructure development.
- **Climate Change Mitigation** — Greenways can contribute to lowering greenhouse gas emissions and improving air quality by replacing trips by fossil-fuel powered vehicles. Cars and trucks are one of the most significant producers of greenhouse gas emissions (32%) in the region and a significant source of smog forming emissions (16%). A recent study in the City of Vancouver found the daily transportation greenhouse gas emissions decreased by just over 20% for residents living near a greenway compared to before the greenway’s construction. This was associated with a reduction in vehicle kilometers traveled (Ngo et al. 2018). Development of the regional greenway network can help the region achieve its greenhouse gas reduction target.
- **More Opportunities for Active Transportation** — Regional greenways provide residents with safe and comfortable opportunities to walk and cycle. Ensuring the recreational greenway network links to the major bike network, frequent transit network, and municipal greenways will provide increased opportunities for active transportation across the region.

- **Better tourist experiences and opportunities for business development**—recreational greenways support economic development by maintaining the livability of regional communities and providing recreational amenities that make the region a more desirable place to work, live, and visit. One study estimated the annual economic impact of cyclists to be almost nine times as much as the one-time expenditure of public funds to construct bicycle facilities in the region (Laurie, G. 2004).

3. METRO VANCOUVER CONTEXT

Metro Vancouver is a federation of 21 municipalities, one electoral area and one treaty First Nation. It provides sustainable regional services that contribute to a livable and resilient region, and a healthy natural environment. The regional district accomplishes this by serving as the regional federation, delivering core services, and planning for the region.

The Regional Greenways Plan supports several goals outlined in the *2019-2022 Board Strategic Plan* including: strengthening our livable region, fostering collaboration and engagement, taking leadership on climate action, and advancing Regional Parks' mission and vision to protect natural areas and connect people with them.

Between 2001 and 2016, the regional population grew from 1.9 million to 2.5 million people and regional growth is expected to add another 1.2 million people by 2050. Metro Vancouver 2040: Shaping Our Region (*Metro 2040*), the regional growth strategy, represents the collective vision for how the region is going to accommodate this growth. Metro 2040 includes a recreational greenway network reference map and a number of policy statements that support the realisation of this greenway network vision.

Metro Vancouver's *Climate 2050* policy guides regional action on climate change for the next 30 years. The Metro Vancouver Regional District Board's goal is to become a carbon neutral region by 2050 and set an interim target of 45% reduction by 2030 (compared to 2010 levels).

Metro Vancouver's *Ecological Health Framework* has a vision to achieve "a beautiful, healthy, and resilient environment for current and future generations". The Regional Greenways Plan supports *Ecological Health Framework* strategies that aim to enhance ecosystem connectivity, conserve habitat for species and ecosystems, promote green spaces within communities, and increase natural and built green infrastructure.

The BC Active Transportation Design Guide was released by the Province in 2019 in support of its recently adopted *Active Transportation Strategy*. The design guide is an excellent information source for greenway planning and design.

3 INTER-REGIONAL TRAILS

A number of other trail plans have been developed over the years by other agencies and jurisdictions. The Regional Greenways Plan took these plans into consideration during its development and incorporates or responds to the existing and planned trails identified in those plans to support recreational and touring trips outside of the region. This includes links to the BC Ferry system and international airport.

3.1 EXPERIENCE THE FRASER

Experience the Fraser (ETF) is a recreational, cultural and heritage project that extends along the Lower Fraser River Corridor from Hope to the Salish Sea. It seeks to fill connectivity gaps and add to the experiences available along the river. The “Canyon to Coast Trail” portion of the project is 550 kilometres of trail linking communities and points of interest on both sides of the river. About 43% of this proposed trail is already in place with segments provided by regional districts, municipalities and others. The Canyon to Coast Trail is strongly aligned with the regional greenway network and including it in the greenways plan will support recreational trips from Hope to the Salish Sea.

3.2 THE GREAT TRAIL

The Great Trail, also known as the Trans Canada Trail, is over 24,000 kilometres of multi-use trails that links Canada and Canadians. The Great Trail traverses Metro Vancouver communities and portions of it align with regional greenway routes.

3.3 LOCHSIDE REGIONAL TRAIL

Located a short ferry trip from Metro Vancouver on Vancouver Island and operated by the Capital Regional District, the Lochside Regional Trail is a 29 km long multi-use trail located predominantly on a former railway line that links Swartz Bay to Victoria. The trail intersects with the Galloping Goose Regional Trail, a 55 km former railway line from Victoria to Sooke. This comfortable and scenic trail has a gentle grade and is a popular destination for Metro Vancouver cyclists.

3.4 INTERNATIONAL TRAIL NETWORKS

Metro Vancouver borders on Washington State along its south east edge where three crossings of the international boundary with the United States are located. The Peace Arch Crossing near Blaine, Washington provides opportunities for Metro Vancouver cyclists to link onto the Whatcom County trail network.

4 THE REGIONAL GREENWAYS PLAN

Regional greenways are linear corridors that contain trails, often multi-use, which are for the most part physically separated from road traffic. They connect multiple regional parks, communities and other important natural areas and protect ecosystem services.

Six-in-ten (59%) of trail visitors say they use multi-use pathways without a particular destination in mind (just to get exercise, etc.). One-half (50% to 51%) cite scenic viewpoints or parks and cultural destinations as their destination. (Bird, G. 2019)

This section describes the region's shared 30-year vision for a regional network of recreational greenways for walking, cycling, and, where appropriate, horse riding. Facilitated by Metro Vancouver, municipal jurisdictions, TransLink, the Province, Canada, and key stakeholders came together to update the plan.

The updated plan includes a revised vision statement, updated goals, a map of the regional greenways network, a description of the roles, and a five-year action plan to guide implementation.

4.1 VISION

The region wide seamless network of recreational greenways and trails is the best way to experience the beauty of the region

This vision statement guides Metro Vancouver, its member jurisdictions and other key regional stakeholders in the collaborative implementation of the Regional Greenway Network. It establishes a shared goal of a network of regional multi-use paths for walking, cycling and, where appropriate, horse riding that is safe, secure, accessible for users and free of gaps.

4.2 PLAN GOALS

This section describes the planning framework (goals and criteria) used to identify the greenway network through the collaborative planning process.

Greenway Goals		
No.	Key Word	Proposed Goal
1	Connect nature	Connect people with regionally important natural areas and scenic views.
2	Connect communities	Connect communities and regionally important destinations.
3	Protect	Enhance regional ecosystem connectivity by protecting natural areas and enhancing green space along greenways and trails.
4	Experience	Provide a diversity of greenway experiences that are comfortable for most ages and abilities.
5	Economy	Support regional economic development and tourism.
6	Collaborate	Develop and implement the plan collaboratively.

Nearly half (47%) of Metro Vancouver residents selected scenic viewpoints and 34% chose large parks as their top two destinations for multi-use paths (Bird, G. 2019).

4.3 PLAN CRITERIA

The following set of criteria was developed to analyze existing or planned municipal and regional greenway routes and identify a network of regionally important greenways. These criteria were informed by the above goal statements and tested during the collaborative planning process.

- Criteria 1: Connects regionally important natural areas, communities and destinations to each other with a trail separated from vehicle traffic.
- Criteria 2: Connects two or more adjacent municipalities / regions directly or via bridges, ferries and tunnels with a trail separated from vehicle traffic.
- Criteria 3: Located adjacent to regionally significant natural, cultural, & scenic values (e.g., marine headlands and beaches, Fraser River, mountains.)
- Criteria 4: Enables recreational trips of varying lengths and a diversity of experiences.

In order to achieve a seamless network, not every route meets all of the criteria. Additionally, a number of gaps in greenway route planning were identified. The proposed network includes links to fill these gaps where required.

4.4 GREENWAY NETWORK

The Regional Greenway Network is a 30-year vision for recreational trails that support walking, cycling, and, where appropriate, horse riding (Map 1). The Major Bike Network is primarily targeted to transportation cycling. The two networks are complimentary and together increase the reach of both initiatives.

Regional Greenway Network



4.5 EXISTING CONDITIONS - Greenway Operational Status Map

Regional jurisdictions have made significant progress constructing the regional greenway network since planning started in the 1990's. Map 2 identifies the portions of the greenway network which are fully operational, planned or new proposed segments to fill an identified gap.

(Note to reviewer- operational status should be reviewed by appropriate municipal staff to confirm data accuracy).

4.6 Roles

This section outlines the roles of Metro Vancouver, member jurisdictions, and key stakeholders. The table helps set the context for the following implementation section and ensure that proposed actions are consistent with the roles of the various regional stakeholders.

Stakeholder	Role							
	Convener	Planner	Designer, Developer & Operator	Collaborator	Capital Grant Provider	Advocate	Policy Developer	Researcher
Metro Vancouver	X	X	X	X		X	X	X
Municipalities		X	X	X		X	X	X
TransLink	X	X	X	X	X	X	X	X
Provincial Government		X	X	X	X	X	X	X
Federal Government			X	X	X	X	X	X
NGO's				X	X	X		X

5 IMPLEMENTATION STRATEGIES AND 5 YEAR ACTION PLAN

This section identifies the roles required to support the implementation of this plan and a set of short term actions outlining the implementation efforts for each stakeholder group for the following 5 years.

Note to reviewers – This draft only shows Metro Vancouver's proposed 5 year actions. Please identify any actions that your municipality or agency would commit to in the next 5 years to support implementation of the regional greenway network. The following version of the plan will include implementation actions that reflect this input.

Role	Potential Five Year Actions for Metro Vancouver
Convene & Collaborate	<ul style="list-style-type: none"> • Support Climate 2050 development and implementation • Support Transport 2050 development • Support City of Vancouver, Burnaby and New Westminster efforts on the False Creek to Fraser River Blueway • Collaborate with other jurisdictions and stakeholders to build greenway segments
Promote & Advocate	<ul style="list-style-type: none"> • Promote the collaborative implementation of the regional greenways plan • Promote the development and implementation of consistent greenway branding and way-finding standards
Plan & Policy	<p>Regional Parks:</p> <ul style="list-style-type: none"> • Adopt a Regional Parks Greenway Network Plan • Commence conceptual and detailed planning for priority segments of current Regional Parks greenway routes (examples include Delta South-Surrey Regional Greenway and Brunette Fraser Regional Greenway) • Update Regional Parks design standards as required • Update Regional Parks Land Acquisition 2050 strategy with greenway lands • Initiate planning for new Regional Parks greenway routes (for example the Sea Island Regional Greenway and the Burnaby Lake South connection) <p>Other Metro Vancouver departments:</p> <ul style="list-style-type: none"> • Include the Regional Greenways Network map and supporting policies in the updated Regional Growth Strategy, Metro 2050 • Include greenway trails in utility project planning if appropriate • Identify opportunities for regional greenways within Metro Vancouver utility corridors
Build	<ul style="list-style-type: none"> • Secure tenure to Regional Parks greenway routes • Design Metro Vancouver Regional Parks greenways • Construct priority regional greenway segments located in regional parks (example: Aldergrove Regional Park Rock 'N' Horse Trail)
Operate	<ul style="list-style-type: none"> • Operate and maintain Regional Parks' greenways
Educate & Inform	<ul style="list-style-type: none"> • Track and report regional greenway network implementation progress every five years • Publish Board adopted greenways plan online
Fund	<ul style="list-style-type: none"> • Establish a Regional Parks greenway program with tax requisition funding • Explore Regional Parks Development Cost Charges (DCC) program to expand support for Regional Parks greenway development • Explore options for obtaining a proportion of regional allocation of Federal Gas Tax funding for regional greenway development. • Seek available capital grants when available

Potential Five year action tables for municipalities and other stakeholders to be included here in complete draft

6 TRACKING PERFORMANCE

Promoting the completion of the Regional Greenway Network requires periodic reporting on the progress of the various partners in finishing their actions in the collaborative implementation framework described previously. In addition to tracking the completion of major milestones such as the adoption of plans, policies, or standards documents, the progress report will measure success in filling the missing pieces in the trail network. The report will be published every five years by Metro Vancouver as part of the implementation plan update process.

7 APPENDIX A: DEFINITIONS

Ecosystem services: These are the benefits people obtain from ecosystems.

Ecosystem connectivity: The physical and functional links between ecosystems that support biodiversity by allowing movement of species across the region.

Green infrastructure: The natural, enhanced, and engineered assets that collectively provide society with ecosystem services required for healthy living.

Regional Greenway (Regional Parks Land Acquisition 2050): Regional greenways are linear corridors that contain trails, often multi-use, which are for the most part physically separated from road traffic. They connect multiple regional parks, communities and other important natural areas and protect ecological services.

Regional jurisdictions: All government jurisdictions and agencies affiliated with Metro Vancouver, TransLink, municipalities, the Province of British Columbia and the Government of Canada.

Regionally Important Natural Area: The large natural areas protected primarily by government jurisdictions. They include regional parks, provincial parks, national parks, ecological reserves, wildlife management areas, private protected areas and large natural municipal parks.

Important Destinations: The regional facilities within communities that are highly sought after tourist or leisure destinations. They include museums, aquariums, national historic sites, cultural facilities or features, sports venues and scenic villages (e.g., Steveston).

The Major Bike Network (MBN): TransLink's cohesive, well-connected network of major bikeways. It connects urban centres, reinforces important high-volume local routes and serves longer-distance commuting and recreational trips. The MBN will:

- a. parallel the rapid transit network and provide high-quality connections to transit stations, urban centres and regional transportation gateways;
- b. consists primarily of Class 1 and 2 bikeways (see Table 7);

- c. be distinctly marked and identified through consistent design elements and a coordinated wayfinding system; and
- d. integrates with Metro Vancouver's Regional Recreational Greenway Network and existing inter-regional trails and bikeways.

The Regional Greenways Network (RGN): The region's network of recreational greenways which support recreational walking, cycling, and, where appropriate, horse riding.

Transportation cycling: Cycling on the regional greenway and bike networks to commute, shop, work, or for other specific purposes.

Recreational cycling: Cycling on the regional greenway and bike networks for fun or exercise often with no specific destination.

8 APPENDIX B: REFERENCES

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Attachment B - Updates to Regional Greenways Plan

