

City of Maple Ridge

**COMMITTEE OF THE WHOLE**

**AGENDA**

**September 17, 2019**

**2:00 p.m.**

**PLEASE NOTE THE CHANGE IN TIME**

**Council Chamber**

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

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*Chair: Acting Mayor*

1. **CALL TO ORDER**
2. **ADOPTION AND RECEIPT OF MINUTES**
  - 2.1 **Minutes of the Committee of the Whole Meeting of September 3, 2019**
3. **DELEGATIONS/STAFF PRESENTATIONS – (10 minutes each)**
4. **PUBLIC WORKS AND 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 **2019-062-SP, 24548 Lougheed Highway, 24388 and 24366 River Road and the adjacent lot along Lougheed Highway, Soil Permit Application, Additional Information**

Staff report dated September 17, 2019 providing additional information on Soil Permit Application 2019-062-SP and recommending that the application be approved.

**1102 2018-190-RZ, 23627 132 Avenue, RS-2 to RM-1**

Staff report dated September 17, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7470-2018 to rezone from RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential) to facilitate a 20 unit townhouse development proceed as presented on June 26, 2018 or that staff work with the applicant with respect to the BC HousingHUB program and provide report on next steps.

**1103 2019-255-RZ, 12297 222 Street and 22175 123 Avenue, RS-1 to RM-4**

Staff report dated September 17, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7571-2019 to rezone from RS-1 (One Family Urban Residential) to RM-4 (Multiple Family Residential District) to permit a multi-family building with both market and affordable rental units totaling 78 units be given first reading and that applicant provide further information as described on Schedules A, C, D, E and G of the Development Procedures Bylaw No. 5879-1999, and Subdivision application.

**1104 2017-306-RZ, 12149, 12131, 12127, 12117, 12097 and 12087 223 Street and 22229 Brown Avenue, CD-1-00 and RS-1 to RM-2**

Staff report dated September 17, 2019 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7577-2019 to permit a Low-Rise Apartments designation be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7366-2017 to rezone from CD-1-00 (Seniors Apartment and Private Hospital) and RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Building) to permit three 5-storey condominium buildings be given second reading and be forwarded to Public Hearing.

**1105 2017-185-RZ, 11143 Princess Street, RS-1 to R-1**

Staff report dated September 17, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7362-2017 to rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit subdivision into approximately two lots be given second reading and be forwarded to Public Hearing.

**1106 2018-231-RZ, 28621 104 Avenue and 10455 287 Street, A-2 and A-1 to RS-3**

Staff report dated September 17, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7483-2018 to rezone from A-2 (Upland Agricultural) and A-1 (Small Holdings Agriculture) to RS-3 (One Family Rural Residential) to permit a subdivision of approximately 4 lots be given second reading and be forwarded to Public Hearing.

1107 2016-374-DP, 24070 132 Avenue

Staff report dated September 17, 2019 recommending that the Corporate Officer be authorized to sign and seal 2016-374-DP to allow three single family residential lots under the R-1 (Residential District) zone within the Wildfire Development Permit Area.

1108 2018-509-DP, 14155 Marc Road

Staff report dated September 17, 2019 recommending that the Corporate Officer be authorized to sign and seal 2018-509-DP to allow a 109 single family lot development within the Wildfire Development Permit Area.

1109 Local Area Service – 23300 Block of Tamarack Lane Sanitary Sewer Service

Staff report dated September 17, 2019 recommending that staff be authorized to proceed with the 23300 block of Tamarack Lane Local Area Service for sanitary sewer.

1110 12791 232 Street – Request for Sanitary Service Connection Outside Urban Containment Boundary

Staff report dated September 17, 2019 recommending the request to provide a sanitary service connection to 12791 232 Street be supported and forwarded to the Greater Vancouver Sewerage and Drainage District Board for consideration.

1111 2019-314-RZ, Density Bonus Requirements

Staff report dated September 17, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7569-2019 to establish a set of density bonus regulations for new development be given first and second reading and be forwarded to Public Hearing.

5. **CORPORATE SERVICES**

1131 2020-2023 Permissive Tax Exemptions

Staff report dated September 17, 2019 recommending that Maple Ridge Tax Exemption Bylaw No. 7568-2019 to exempt certain types of properties from municipal property taxation be given first, second and third readings

6. *PARKS, RECREATION & CULTURE*

1151

7. *ADMINISTRATION (including Fire and Police)*

1171 Fire Department Master Plan Review

Staff report dated September 17, 2019 recommending that a phased process to review and update the 2004 Fire Department Master Plan be endorsed.

8. *OTHER COMMITTEE ISSUES*

1191

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

Approved by: 

Date: 2019-09-13

Space below for Clerk's Department Use Only

Checked by:   
Date: SEPT. 13, 2019

Checked by:   
Date: 2019-09-13

**COMMITTEE OF THE WHOLE MEETING MINUTES**

September 3, 2019

The minutes of the meeting held on September 3, 2019 at 12:30 p.m. in Council Chamber of City Hall, 11995 Haney Place, Maple Ridge, BC.

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**PRESENT**

<i>Elected Officials:</i>	<i>Appointed Staff</i>
Mayor M. Morden	K. Swift, Acting Chief Administrative Officer
Councillor J. Dueck	D. Boag, Acting General Manager Parks, Recreation & Culture
Councillor K. Duncan	C. Carter, General Manager Planning & Development Services
Councillor C. Meadus	D. Pollock, General Manager Engineering Services
Councillor G. Robson	L. Benson, Director of Corporate Administration
Councillor R. Svendsen	<i>Other Staff as Required</i>
Councillor A. Yousef	S. Nichols, Deputy Corporate Officer
	C. Goddard, Director of Planning
	M. Baski, Planner 2, Development and Environmental Services
	A. Kopystynski, Planner 2, Development and Environmental Services
	D. Hall, Planner 2, Development and Environmental Services
	M. Orsetti, Manager of Bylaw & Licensing Services

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

1. **CALL TO ORDER**

The Presiding Member advised that Item 1101 had been removed from the agenda.

It was moved and seconded

That the agenda be amended to remove Item 1101 and be approved as amended.

CARRIED

2. **ADOPTION AND RECEIPT OF MINUTES**

2.1 Minutes of the Committee of the Whole Meeting of July 16, 2019

It was moved and seconded

That the minutes of the July 16, 2019 Committee of the Whole Meeting be adopted.

CARRIED

3. *DELEGATIONS/STAFF PRESENTATIONS – Nil*

4. *PUBLIC WORKS AND DEVELOPMENT SERVICES*

*Note: Item 1101 has been withdrawn*

1101 Intermunicipal Business Licence Scheme Amending Bylaw

1102 2017-061-RZ, 22255, 22289, 22295, 22323, 22337, 22351, 22359  
Dewdney Trunk Road; 12021, 12026, 12027, 12034, 12042, 12043,  
12052 Garden Street; 12002, 12032 12038, 12051, 12061 223 Street and  
12011 224 Street, RS-1 and C-3 to CD-1-17

2017-016-RZ, 12051 and 12061 223 Street, Land Use Contract Termination  
Bylaw

Staff report dated September 3, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7336-2017 to rezone from RS-1 (One Family Urban Residential) and C-3 (Town Centre Commercial) to CD-1-17 (Comprehensive Development) to permit a 7 phase mixed-use commercial/office and residential development in the Town Centre Area be given second reading as amended and be forwarded to Public Hearing and that Maple Ridge Land Use Contract Termination Bylaw No. 7337-2017 to discharge property at 12051 and 12061 223 Street be given second reading as amended and be forwarded to Public Hearing.

A. Kopystynski, Planner 2, Development and Environmental Services provided a summary presentation and staff answered Council questions.

The applicant represented by Nadja Gehriger, SwissReal Investments Ltd., and Peter Hildebrand, Iredale Architecture, gave a presentation outlining the details for the proposed application.

It was moved and seconded

That the staff report dated September 3, 2019 titled "Second Reading CD-1-17 (Comprehensive Development), Zone Amending Bylaw No. 7336-2017; 22255, 22289, 22295, 22323, 22337, 22351, 22359 Dewdney Trunk Road; 12021, 12026, 12027, 12034, 12042, 12043, 12052 Garden Street; 12002, 12032, 12038, 12051, 12061 223 Street; and 12011 224 Street; AND Second Reading, Maple Ridge Land Use Contract Termination Bylaw No. 7337-2017; 12051 and 12061 223 Street " be forwarded to the Council Meeting of September 10, 2019.

CARRIED

1103 2017-471-RZ, 11384 207 Street, RS-1 to RT-2

Staff report dated September 3, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7404-2017 to rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill) to permit development of a fourplex be given second reading and be forwarded to Public Hearing.

C. Goddard, Director of Planning provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated September 3, 2019 titled "Second Reading, Zone Amending Bylaw No. 7404-2017, 11384 207 Street" be forwarded to the Council Meeting of September 10, 2019.

CARRIED

1104 2018-012-RZ, 23795 and 23831 Dewdney Trunk Road, RS-3 to RM-1

Staff report dated September 3, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7432-2018 to rezone from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) be given second reading as amended and be forwarded to Public Hearing.

M. Baski, Planner 2, Development and Environmental Services, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated September 3, 2019 titled "Second Reading, Zone Amending Bylaw No. 7432-2018, 23795 and 23831 Dewdney Trunk Road" be forwarded to the Council Meeting of September 10, 2019.

CARRIED

Councillor Duncan - OPPOSED

1105 2018-282-DVP, 24070 132 Avenue

Staff report dated September 3, 2019 recommending that the Corporate Officer be authorized to sign and seal 2018-282-DVP to waive servicing requirements on 132 Avenue and to reduce minimum rear lot line setbacks for Lot 3.

It was moved and seconded

That the staff report dated September 3, 2019 titled "Development Variance Permit, 24070 132 Avenue" be forwarded to the Council Meeting of September 10, 2019.

CARRIED

1106 2019-017-DVP, 10760 277 Street

Staff report dated September 3, 2019 recommending that the Corporate Officer be authorized to sign and seal 2019-017-DVP to reduce exterior side lot setbacks for a building or structure for medical marihuana commercial production.

D. Hall, Planner 2, Development and Environmental Services, advised that the applicant was in attendance to answer questions, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated September 3, 2019 titled "Development Variance Permit, 10760 277 Street" be forwarded to the Council Meeting of September 10, 2019.

CARRIED

Councillor Duncan, Councillor Robson and Councillor Yousef – OPPOSED

1107 2019-116-DVP, 12040 240 Street

Staff report dated September 3, 2019 recommending that the Corporate Officer be authorized to sign and seal 2019-116-DVP to increase maximum building height for pitched roof architectural features, to increase second storey area, to allow the 2 required parking spaces for apartment use and visitor parking not to be concealed and to reduce the required commercial parking spaces from 41 to 39 spaces.

It was moved and seconded

That the staff report dated September 3, 2019 titled "Development Variance Permit, 12040 240 Street" be forwarded to the Council Meeting of September 10, 2019.

CARRIED

1108 2014-039-DP, 12040 240 Street

Staff report dated September 3, 2019 recommending that the Corporate Officer be authorized to sign and seal 2014-039-DP for a two storey mixed use commercial/office and residential building.

It was moved and seconded

That the staff report dated September 3, 2019 titled "Development Permit, 12040 240 Street" be forwarded to the Council Meeting of September 10, 2019.

CARRIED

1109 2018-141-DP, 10102 242B Street and 10107 243 Street

Staff report dated September 3, 2019 recommending that the Corporate Officer be authorized to sign and seal 2018-141-DP to allow subdivision into 3 new R-3 (Special Amenity Residential District) lots.

It was moved and seconded

That the staff report dated September 3, 2019 titled "Development Permit, 10102 242B Street and 10107 243 Street" be forwarded to the Council Meeting of September 10, 2019.

CARRIED

1110 2019-033-DP, 20288 113B Avenue

Staff report dated September 3, 2019 recommending that the Corporate Officer be authorized to sign and seal 2019-033-DP to permit construction of two new self storage buildings.

It was moved and seconded

That the staff report dated September 3, 2019 titled "Development Permit, 20288 113B Avenue" be forwarded to the Council Meeting of September 10, 2019.

CARRIED

1111 The ACT Liquor Primary Structural Change Application

Staff report dated September 3, 2019 recommending that the application for a structural change, as an amendment to their existing liquor licence by Maple Ridge and Pitt Meadows Arts Council be supported and that a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch in accordance with legislative requirements.

It was moved and seconded

That the staff report dated September 3, 2019 titled "The ACT Liquor Primary Structural Change Application" be forwarded to the Council Meeting of September 10, 2019.

CARRIED

1112 Golden Ears Winter Club Liquor Primary Club Licence Amendment

Staff report dated September 3, 2019 recommending that the application for a liquor primary licence by Golden Ears Winter Club be supported and that a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch in accordance with legislative requirements.

It was moved and seconded

That the staff report dated September 3, 2019 titled "Golden Ears Winter Club Liquor Primary Club Licence Amendment" be forwarded to the Council Meeting of September 10, 2019.

CARRIED

5. *CORPORATE SERVICES* – Nil
6. *PARKS, RECREATION & CULTURE* – Nil
7. *ADMINISTRATION (including Fire and Police)* - Nil
8. *OTHER COMMITTEE ISSUES*
9. *ADJOURNMENT* – 1:46 p.m.

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Councillor A. Yousef, Chair  
Presiding Member of the Committee



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**City of Maple Ridge**

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** **Additional Information: Soil Deposit Permit application for 24548 Lougheed Highway, 24388 and 24366 River Rd, and the adjacent lot along Lougheed Highway**

**MEETING DATE:** September 17, 2019  
**FILE NO:** 2019-062-SP  
**ATTN:** C o W

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**EXECUTIVE SUMMARY:**

At the July 23, 2019 Council Meeting, Council requested more information and deferred a decision on file 2019-062-SP until Council has received additional information in September. The Soil Deposit Permit application (2019-062-SP) is for the deposit of 638,000 cubic meters (m<sup>3</sup>) of soil (approximately 95,000 trucks) on the properties at 24548 Lougheed Highway, 24366 and 24388 River Road and the adjacent lot (no civic address) situated north of 24548 Lougheed Highway (Appendix A). These properties are located within the employment lands as identified in the City's Commercial and Industrial Strategy. The Applicant intends to rezone the property for industrial following completion of the soil deposit project. The Applicant anticipates the soil deposit work will take approximately seven years to complete.

This application is being processed under the requirements of the City of Maple Ridge Soil Deposit Bylaw (7412-2017) which requires Council's review and approval on applications that propose the deposit of more than 20,000 m<sup>3</sup> (approximately 3,000 loads) of material.

During the Council Meeting Council identified concerns related to truck traffic, potential for contamination, and monitoring of the project.

This report amendment provides Council with a brief summary of the improvements related to the City's new Soil Deposit Bylaw (7412-2017) and how it helps to address the concerns raised by Council. This report also includes a summary of the applicant's response that speaks to Council's concerns.

**RECOMMENDATION:**

**That the application for a Soil Deposit Permit submitted for the deposit of 638,000 cubic meters on the properties at 24548 Lougheed Highway, 24366 and 24388 River Road and adjacent lot to 24548 Lougheed Highway be approved.**

**DISCUSSION:**

[City of Maple Ridge Soil Deposit Bylaw \(7412-2017\) - Improved Bylaw requirements](#)

The Soil Deposit Permit application 2019-062-SP is the first non-ALR property that has been required to work through the City's new Soil Deposit Bylaw and that has required review and approval by City Council.

The new Soil Deposit Bylaw requires the following for applications proposing to deposit more than 20,000m<sup>3</sup> (approximately 3,000 trucks):

- Review and approval by Council prior to permit issuance;
- Public notification (development sign, letters to property owners within 500m of project site, development information meeting);
- Refundable Security Deposit of \$2 per m<sup>3</sup> up to 20,000m<sup>3</sup> plus \$1 per m<sup>3</sup> for all volumes above 20,000m<sup>3</sup>. This project is required to submit a total of \$650,000 over the proposed seven year period;
- Non-refundable volume fee in the amount of \$0.50 per m<sup>3</sup>. The applicant will be required to pay \$315,000 that will go toward general road improvements in Maple Ridge;
- Regular reporting of deposited soil. Log books will be required to be prepared by the applicant's professional consultants and submitted to the City on a regular schedule; and,
- Enforcement opportunities that can be implemented include:
  - Fines (\$1,000) for unpermitted fill and for failure to remove fill,
  - Stop Work Orders that prevent ongoing deposit of soil until any identified or suspected concerns are addressed. Can be applied where concerns on site are identified or where permit conditions, such as: log books, traffic management, soil management, noise complaints, dust complaints, water quality, etc. are not being met,
  - Substantial security deposit that can be used to remediate concerns where a site is not addressing concerns,
  - Increase monitoring/log book requirements where non-compliance has occurred,
  - Suspension of permit.

#### Response to Council Concerns

The Applicant's professional consultant, Envision Environmental, has prepared a response to address Council's concerns. The detailed response is provided as Appendix B. A summary of the response is provided below.

#### Soil Quality Monitoring:

1. The site will be secured with safety features and will be regularly staffed to control access.
2. All soils will be logged daily (truck information, dates, times, source, volumes) and this information will be presented to the City monthly and as requested.
3. All soils will be assessed by the applicant's qualified professional before the soil is transported to the site as per the Contaminated Sites Regulation Standards.
4. Soil data and reporting will be reviewed independently by a third party Qualified Professional that is required to act under their association's code of ethics who are subject to disciplinary action by that professional association.
5. If soils are suspected to be contaminated, the soils will be tested as per Ministry requirements.
6. All suspect soils will be tested prior to transport to the site and the soil samples will be analyzed by a third party accredited laboratory.
7. Soil samples will be scrutinized against provincial standards prior to transport to the site. Non-compliant soils will not be transported to the site.
8. Professional Geotechnical Engineer will ensure that soil suitability and compaction requirements are met. Importation of "other materials" (construction debris) or wood waste or other unsuitable material is prohibited.

#### Truck Traffic Management:

1. A traffic management plan has been submitted to the City and the Ministry of Transportation and Infrastructure (MOTI) for review and approval. The management plan includes details on

site access. The plan is currently under review by the Ministry. The approval of the Soil Deposit Permit application is contingent on Ministry approval of the traffic management plan.

2. The traffic management plan includes a detailed sketch proposing to access and exiting the site in the eastbound direction only.
3. The traffic management plan also proposes a 160m deceleration and acceleration lane along the eastbound lane of Lougheed Highway. This proposed lane has been approved by a Professional Engineer and is compliant with Transport Canada requirements.
4. Plan is to access gravel sources north of Mission and this removes concern for using local roads such as Spilsbury St. for turnaround purposes.

The City's Engineering Department has confirmed that the City has secured approval from the Ministry for a temporary turnaround on River Road around the 26300 Block of Lougheed Highway.

On review of the application Staff are confident that the Soil Deposit Permit application meets the requirements of the City of Maple Ridge Soil Deposit Bylaw as well as the development requirements for watercourse and steep slope protection. The Application is for a seven year-long soil deposit project that will require ongoing monitoring and review by the City and communication with the applicant and their consultants. Although the intent is to permit the project to proceed through all phases of the proposed project, Staff will have the opportunity at any time to suspend the project where concerns arise. If the City determines that concerns on site are not being addressed, refundable securities can be used to address the concerns and the permit can be cancelled following remediation of the issue/s.

#### **CONCLUSION:**

Based on the information provided by the Applicant, the Soil Deposit Permit application 2019-062-SP meets the requirements of the City's Soil Deposit Bylaw and is supported by Staff. It is recommended that this proposal be approved through resolution by Council.

"Original signed by Mike Pym"

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*Prepared by:* **Mike Pym, MRM, MCIP, RPP  
Environmental Planner**

"Original signed by Chuck Goddard"

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

"Original signed by David Pollock" for

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

"Original signed by David Boag" for

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

The following appendices are attached hereto:

Appendix A – Report to Council (dated July 16, 2019)

Appendix B – Council Motion Response letter (dated September 9, 2019)



**mapleridge.ca**

City of Maple Ridge

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Soil Deposit Permit application for  
24366, 24388 River Road, 24548 Lougheed Highway, and PID 012-847-046

**MEETING DATE:** July 16, 2019  
**FILE NO:** 2019-062-SP  
**ATTN:** CoW

**EXECUTIVE SUMMARY:**

A Soil Deposit Permit application has been made to the City for the deposit of 638,000 cubic meters(m<sup>3</sup>) of soil (approximately 95,000 trucks) on the properties at, 24366 and 24388 River Road, 24548 Lougheed Highway and the adjacent lot (PID 012-847-046) situated north of 24548 Lougheed Highway. These properties are designated Industrial in the Official Community Plan. The applicant intends to rezone the property to Industrial following completion of the soil deposit project. The Applicant anticipates the soil deposit work will take approximately seven years to complete.

This application is being processed under the requirements of the City of Maple Ridge Soil Deposit Bylaw (7412-2017) which requires Council's review and approval on applications that propose the deposit of more than 20,000 cubic meters (approximately 3,000 loads) of material.

**RECOMMENDATION:**

That the application for a Soil Deposit Permit submitted for the deposit of 638,000 cubic meters on the properties at 24366, 24388 River Road, 24548 Lougheed Highway, and adjacent lot to 24548 Lougheed Highway (PID 012-847-046) be approved by Council.

**DISCUSSION:**

**1) Background Context:**

Applicant: Sumas Soil Recycling  
Owner: Lougheed Highway Holdings Inc.

**Legal Descriptions (4):**

1. DL 409; NWL; Plan: LMP P39102 (24548 Lougheed Highway)  
OCP : Existing: Industrial  
Zoning: Existing: RS-3 (One Family Rural Residential)
2. DL 409; NWD; Plan: NWP8151 (no civic address, lot adjacent to and immediately north of 24548 Lougheed Highway)  
OCP : Existing: Industrial  
Zoning: Existing: RS-3 (One Family Rural Residential)

3. DL 409; NWD; Plan: NWP11584 (24388 River Rd.)  
 OCP : Existing: Industrial  
 Zoning: Existing: RS-3 (One Family Rural Residential)
4. Lot 3; DL 409; NWD; Plan: NWP12820 (24366 River Rd.)  
 OCP : Existing: Industrial  
 Zoning: Existing: RS-3 (One Family Rural Residential)

Surrounding Uses:

North:	Use:	5 properties, Agricultural and Rural Residential
	Zone:	(5) 100% RS-3 (One Family Rural Residential)
	OCP:	(3) 100% IND (Industrial)
		(1) 68% IND (industrial); 32% AGR (Agricultural)
		(2) 100% SUBRES (Suburban Residential)
South	Use:	Canadian Pacific Railway corridor and Fraser River foreshore
	Zone:	(2) 100% RS-3 (One Family Rural Residential)
	OCP:	(2) 100% IND (Industrial)
East	Use:	Recreation Commercial and Rural Residential
	Zone:	(3) 100% RS-3 (One Family Rural Residential)
		(2) 100% CS-3 (Recreation Commercial)
	OCP:	(5) 100% IND (Industrial)
West	Use:	10 properties, Rural Residential
	Zone:	(5) 100% RS-3 (One Family Rural Residential)
		(5) 100% RS-2 (One Family Suburban Residential)
	OCP:	(8) 100% RURES (Rural Residential)
		(2) 100% IND (Industrial)

Existing Use of Property: Suburban Residential, not currently in use  
 Proposed Use of Property: Industrial following completion of Soil Deposit Permit and Rezoning  
 Access: Lougheed Highway

**2) Project Description:**

The subject properties are approximately 9.79 hectares in total area and are located between Lougheed Highway to the north and the Canadian Pacific Railway to the south. This application arises from an interest to prepare this group of properties for future industrial use. The Applicant has proposed to deposit soil onto the properties in order to provide a buildable surface while also improving environmental conditions associated with the watercourse on the property and the steep slope habitat. The Applicant is proposing to place 638,000 m<sup>3</sup> of soil (approximately 95,000 truck loads) over approximately 5.5 hectares (56%) of the properties. This project will result in approximately 13 acres (5.3 hectares) of land that can be used for the City's Industrial land base.

The soil is to be deposited in two adjoining ravines on the property (Appendix C). The proposal requires the infill of a watercourse at the base of the ravines with the creation of six new watercourse channels on the project site as compensation (Appendix D). To compensate for the alteration of steep slopes within the ravine the Applicant will also rehabilitate the southern steep slope with the removal of invasive species and the planting of native trees (Appendix E).

The City does not generally permit the infilling of watercourses or the alteration of steep slopes, however, this project will result in significant improvement to the watercourse and steep slope habitats. The improvement includes the creation of watercourses and drainage channels and adjacent riparian habitat, restoration planting of trees along the steep south facing slope, as well as the remediation of unpermitted materials that have been deposited on site in the past.

The project work plan identifies a seven year timeframe for project completion. The Applicant has confirmed that they intend to apply for rezoning during the project's sixth year. The properties under this application are designated Industrial in the Official Community Plan and are intended for employment use.

### **3) Environmental Implications:**

#### ***I) Soil Stability and Monitoring:***

The Applicant has retained GeoPacific Engineering Ltd. as their Qualified Professional Engineer to provide geotechnical planning and monitoring services for the project. GeoPacific Engineering Ltd has recommended a soil deposit plan that consists of eight separate lifts for soil placement. The Professional Engineer has recommended a weekly monitoring program for this project. The Professional Engineer will work in cooperation with the Canadian Pacific Railway to monitor the railway infrastructure for potential settlement.

#### ***II) Soil Quality and Monitoring:***

If a Soil Deposit Permit is issued, the Applicant will follow a soil acceptance and management protocol that includes: pre-acceptance screening, soil testing, removal of contaminated soil (if/when confirmed) and quarterly reporting to the City. A qualified professional will be required to oversee the testing and reporting of the soil quality.

The soil quality will be required to meet the standards as set out in the Contaminated Sites Regulation for Residential use. The work plan provided by the Applicant identifies they do not intend on initiating a rezoning process until the soil deposit project is nearing completion (sixth year of operation).

Past use of the property included unpermitted dumping of materials in and around the ravines and watercourse. A fire was previously reported on the property which occurred in the location of the unpermitted material. The Applicant will be remediating this material as part of their soil management program and geotechnical review of the project site.

#### ***III) Tree Management:***

Trees within the proposed soil deposit and regrading area are expected to be removed from the property. Trees and shrubs will be planted along the proposed watercourse compensation channels, the proposed stormwater management channels and along the steep slopes on the property. Refundable securities and timelines have been approved for the completion of the habitat enhancement and compensation planting required for this project.

Under the City's Tree Management Bylaw the developable portion of the site following completion of the Soil Deposit Permit will require planting of 40 trees per hectare within the developable area. The planting and planning for these trees will occur when the property is rezoned and developed.

**iv) Stormwater Management and Water Quality:**

Should Council support the proposed soil deposit project the Permit Holder will be required (in compliance with the City's Watercourse Protection Bylaw) to manage stormwater and to protect water quality in accordance with the approved plans. A refundable security will be held by the City and may be used in the event stormwater management and/or water quality concerns arise.

**v) Watercourse Compensation and Habitat Rehabilitation:**

The proposed soil deposit project includes the infill of two adjoining ravines and a watercourse. As compensation for the proposed project, the Applicant will establish six new watercourse channels within the project site. The overall project will result in net habitat gains from a quantitative and qualitative perspective.

The compensation will include establishing riparian habitat along the watercourses and enhancement planting along a seventh watercourse. In addition to the watercourse compensation, the applicant will also remove invasive species from the steep southern slope and replant the steep slope area with native trees (Appendix E). The proposed watercourse compensation and steep slope improvements along with the remediation of past site impacts (including the deposit of unpermitted materials) within the watercourse area of the site provides substantial habitat improvements and justification for the infill and relocation of the watercourse and alteration to the steep slopes on site.

**vi) Refundable Securities:**

The City will require refundable securities for the watercourse and steep slope impacts as well as for the proposed Soil Deposit Permit works. The securities for the watercourse and habitat enhancement work will be held until a minimum of 5 years has passed following completion of the proposed watercourse relocation and habitat enhancement work. The security for the soil deposit permit will be held until one year following successful completion of all permit related work.

**4) Intergovernmental Considerations:**

**i) Department of Fisheries and Oceans:**

The project has been approved by the Department of Fisheries and Oceans Canada.

**ii) Ministry of Forest Lands and Natural Resource Operations and Rural Development:**

The project was approved by the Ministry of Forest Lands and Natural Resource Operations and Rural Development in February of 2015 under the initial application. City Staff directed the Applicant to resubmit the application to the Ministry for an amendment to the approved timelines as outlined in the provincial approval from 2014.

In addition to the watercourse relocation and compensation work required and approved by the Ministry, the Applicant is also required to complete a Species at Risk assessment for Oregon Forestsnail and provide a management plan for the relocation of the species from the work area. Work on the project site will not be permitted until the management plan and relocation are completed.

### **III) Ministry of Transportation and Infrastructure:**

The access for the project site is proposed to occur from Lougheed Highway on the east side of the project site. A Traffic Management Plan has been submitted to the Ministry of Transportation and Infrastructure for review and approval. The Applicant will be required to work with the Ministry for access requirements. Work on the project site will not be permitted until the Ministry provides approval of the Transportation Management Plan.

#### **5) Interdepartmental Implications:**

Filling, land grading, traffic, road conditions, and water quality will require the involvement of Planning, Engineering, and Bylaws departments. The permit (if approved) will include a detailed list of requirements that will assist in ensuring that the site works are compliant with municipal regulations and best management practices.

#### **6) Citizen/Customer Implications:**

##### **1) Residents:**

The Applicant has completed the public notice requirements as identified in the City's Soil Deposit Bylaw through:

1. a mail out to property owners within 500m of the project site,
2. the installation of a development information sign for the soil deposit project at the access point to the project site (east side) adjacent to Lougheed Highway,
3. two consecutive public notices in the local newspaper, and
4. an Information Meeting held on April 16<sup>th</sup>, 2019.

A total of 82 letters were mailed out to property owners and the information meeting was attended by eight people. Through the Applicant's public communication process comments were received by the applicant through their Information Meeting as well as from email correspondence from three individuals. The following five concerns were raised.

1. The Applicant will deposit contaminated/hazardous material on the property.
2. The proposed soil deposit work will impact the watercourse and wildlife on the project site.
3. The soils on site are of poor quality and not stable and the potential impact to the adjacent railway infrastructure.
4. The soil deposit operation will generate noise that may impact neighbouring properties.
5. The soil deposit operation impact local water quality

The concerns raised have been addressed through the Soil Deposit Permit application process.

#### **Soil Quality**

The Applicant has proposed, and will be required to follow, a soil acceptance and management protocol. The soil will be screened prior to deposit, stockpiled on site, and lab tested prior to final placement. Soil material that is not of acceptable quality under the Contaminated Sites Regulation will be isolated and removed from the site. The Applicant intends on rezoning the property to Industrial use for when the Soil Permit project is completed. The Applicant has confirmed (verbal and submitted work plan) that they intend on initiating the rezoning application during the sixth year of the soil deposit project.

It is normal for most applicants of developments to submit their rezoning application a year before they expect to actually develop given approval process timelines. To meet Council's employment objectives for the City, industrial development of this site cannot be achieved without the filling of this site. This work will result in approximately 13 acres (5.3 hectares) of land that can be added to the City's Industrial Land base.

#### *Watercourse and Wildlife*

The Applicant's Environmental Professionals have worked with City Staff to prepare compensation and habitat enhancement plans that will improve the overall habitat across the project site associated with both the watercourses as well as the steep slopes. The project will result in an overall net habitat gain from both a qualitative and quantitative perspective. Approximately 11 acres (4.5 hectares) of land including watercourses, riparian habitat and steep slope habitat will be protected through conservation covenant.

A habitat assessment for Oregon Forestsnail and management plan for that species has been identified as a requirement by the provincial government as a condition of approval.

#### *Soil stability*

The Applicant has been working with a Professional Geotechnical Engineer who has identified a seven year long phased soil deposit process. The Geotechnical Engineer will be required to undertake ongoing monitoring and reporting to the City. The Applicant, working with Canadian Pacific Railway, will also install and monitor settling gauges along the adjacent railway infrastructure for any settling impacts from the soil deposit project. The proposed project will also address the past materials that were deposited on site without permits which will improve the soils on site from both a quality and a structural perspective.

#### *Noise*

Local residents may experience an increase in noise associated with the operation of construction machinery on site. The site has natural buffers (that will remain undisturbed) to the neighbouring properties through a vegetated watercourse and ravine along the east of the project site and a vegetated hillside to the west. In addition to the buffers on the east and west side of the site, the initial three years (approximately) of the project will be focused within the lower portions of the ravine feature onsite and the topography on the project site would limit the noise impact on neighbouring properties. The City Noise Bylaw limits machine operation to 7am to 9pm Monday through Saturday, while machine operation is not permitted on Sundays or holidays. The Applicant's consultants have stated that average truck traffic to the site will be in the range of 18-20 trucks a day and therefore the overall noise from truck traffic and movement of material on site would be limited.

If noise concerns are raised during the operation of the project City Staff will have the ability to work with the Permit Holder on mitigating the noise concerns through changes in operational scheduling, changes to site conditions, and changes to site management practices.

#### *Water Quality*

Water quality will be managed by the Applicant and contractor through the installation and maintenance of Erosion and Sediment Control measures. A Groundwater Impact Assessment has been completed for this site and the proposed project and the assessment has concluded that the proposed work will not impact the underlying aquifer. The water quality on site and Erosion and Sediment Control measures will be monitored by a Qualified Professional.

**II) Canadian Pacific Railway:**

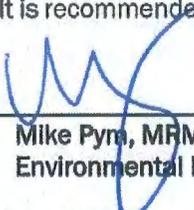
The Applicant has communicated with the Canadian Pacific Railway. The impact to the rail is expected to be minimal to none. The Canadian Pacific Railway has identified conditions for monitoring the site for stormwater management as well as for slope stability and ground settlement. A settlement monitoring plan for the railway infrastructure will be required and approved by Canadian Pacific Railway prior to fill placement.

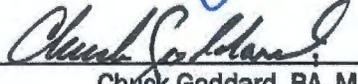
**ALTERNATIVES:**

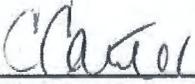
The alternative would be to not fill this site and keep the lands zoned for residential use. Without the proposed environmental compensation and rehabilitation, the development options for industrial uses are very limited due to the watercourse on site and the steep slopes.

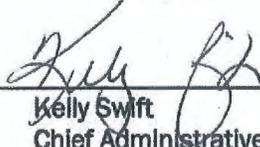
**CONCLUSION:**

Based on the information provided by the Applicant, the Soil Deposit Permit application 2019-062-SP is supported by Staff. It is recommended that this proposal be approved through resolution by Council.

  
\_\_\_\_\_  
**Prepared by:** Mike Pym, MRM, MCIP, RPP  
Environmental Planner

  
\_\_\_\_\_  
**Approved by:** Chuck Goddard, BA, MA  
Director of Planning

  
\_\_\_\_\_  
**Approved by:** Christine Carter, M.PL, MCIP, RPP  
GM Planning and Development

  
\_\_\_\_\_  
**Concurrence:** Kelly Swift  
Chief Administrative Officer

- The following appendices are attached hereto:
- Appendix A – Subject Map
  - Appendix B – Ortho Map
  - Appendix C – Fill Plans:
    - GSP1.9 revised June 12, 2013; and,
    - GSP 2.2 dated May 14, 2013
  - Appendix D –Watercourse Compensation Plans:
    - 1668-01-27;
    - 1668-01-28;
    - 1668-01-29
    - 1668-01-12; and,
    - 1668-01-13;
  - Appendix E –Steep Slope Habitat Enhancement Plans
    - 1668-01-14

CITY OF MAPLE RIDGE  
11995 Haney Place  
Maple Ridge, BC  
V2X 6A9

September 9, 2019

Attn: Michael Pym, Environmental Manager

**Re: Council Motion Response Letter - Sumas Soil Recycling Inc.'s Soil Deposit Permit  
Application - 24548 Lougheed Highway, Maple Ridge BC**

On behalf of Sumas Soil Recycling Inc. (Sumas), Envision Environmental Consulting Ltd. (Envision) is submitting this letter to City of Maple Ridge in response to the Council Motion regarding Sumas' soil deposit permit application for 24548 Lougheed Highway, Maple Ridge (the "Site").

At the July 23rd Council Meeting, Council requested clarification regarding two issues related to the subject permit application, namely:

- 1) soil quality monitoring; and,
- 2) truck-traffic routing.

The following summarizes information requested to address Council's Motion concerns.

**Soil Quality Monitoring**

With respect to soil quality, the Applicant has indicated they will implement stringent soil screening and sampling protocols to confirm soil quality is suitable for Site use. This includes rigorous protocols and review for both environmental and geotechnical soil quality suitability by qualified professionals. Proposed practices to monitor regulatory compliance and safeguard against unsuitable deposits include:

- The Site will be secured with safety features and regularly staffed to control Site access;
- In accordance with the Bylaw, all soils received will be logged daily in a logbook tracking and documenting:
  - dates, times, origin, and quantities of soils;
  - project site contact information; and
  - weigh bills including trucking firms, driver, and license plate numbers;

The logbook will be submitted for Municipal review at any time if requested and/or on a monthly basis.

- The Provincial Contaminated Sites Regulation (CSR) requires that suspect contaminated soil quality be confirmed before it is transported to the Site. All soils will be classified and confirmed to meet Site use CSR Standards and Protocols prior to being transferred to the Site;

- Environmental soil data/reporting will be independently reviewed by a third party Qualified Professional (e.g., P.Geo, RPBio, P.Eng., P.Ag) acting under their association's code of ethics who are subject to disciplinary action by that professional association;
- If the soil is suspected to be contaminated, testing of the soils will be conducted. Soil sampling will be conducted in accordance with the BC Ministry of Environment & Climate Change (ENV) guidelines (e.g., CSR Technical Guidance Document 1), ENV's BC Field Sampling Manual, and the Applicant's internal standard operating procedures (attached);
- All suspect soil samples will be analyzed by a third party Canadian Association for Laboratory Accreditation (CALA) approved laboratory (e.g., AGAT Laboratories) in Burnaby to confirm environmental suitability prior to transportation to the Site. The number of samples submitted for environmental analysis to confirm environmental quality compliance throughout the program is estimated to be more than 10,000 (roughly > \$1,000,000 in lab fees) or approximately one per 50m<sup>3</sup> for suspect soils;
- All soil sample analytical results will be compared against stringent (e.g., protective of drinking water, aquatic water, etc.) ENV standards prior to transportation to the Site.
- Non-compliant soils will not be approved for transport to the Site. Importation of contaminated soil is a violation of Provincial and Municipal Laws and the Applicant is well versed in compliance requirements. Any violation could significantly hinder future Site development which would not be beneficial for the Applicant;
- If required under the CSR, the Applicant is planning to obtain an ENV legal Instrument (e.g., Determination, Certificate of Compliance) confirming the Site meets applicable site use standards with no impact to human health and the environment upon cessation of site filling program; and
- Soil backfilling and compaction will be monitored by a third party geotechnical engineer (P.Eng.) throughout the program to ensure soil suitability (e.g., mineral fill) and compaction requirements are met. Importation of soils with "other materials" (e.g., construction, building, or demolition wastes such as concrete, masonry rubble, concrete rubble, asphalt, metal, shingles, class, gyproc) or wood-waste (e.g., hog-fuel, sawdust, shavings, trees, stumps, brush), invasive species, and contaminated soils will be strictly prohibited. Recycled and grinded concrete or asphalt may be used for road use on the site.

### **Truck Traffic**

An application has been submitted to the BC Ministry of Transportation and Infrastructure (MoTI) in support of a traffic management plan that includes details about site access. The plan is under review by MoTI staff and includes the following pertinent details regarding traffic emanating from the proposed Site operations:

- A detailed sketch detailing the Applicant proposal to access and exit the Site heading Eastbound (see attachment) only;
- A 160m deceleration/acceleration lane along the eastbound lane of Lougheed Highway will be constructed to improve safety and remove slow moving trucks from the general flow of traffic

along the Highway. The proposed lane has been approved by a third party Professional Engineer and is compliant with Transport Canada requirements;

- The Applicant's business model includes a back-haul of gravel to make the highest-and-best use of Site trucks and minimize overall soil transportation costs; and
- The Applicant proposes obtaining granular material from gravel pits north of Mission mitigating the risk of truck turnaround on local (e.g., Spilsbury Street) roads (see attached gravel source locations map).

Thank-you for accepting this letter and please let us know if there is any other additional information that would help address Council's concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'James Smith', with a stylized flourish at the end.

James Smith, RPBio, CSAP

cc: Saeed Javadi, Sumas Soil Recycling

Attachments:

Sumas Soil Recycling Inc.'s Soil Sampling Standard Operating Procedures

Traffic Management Figure Depicting Site Ingress/Egress as Submitted for MoTI Review and Approval

Map Identifying Proposed Truck Destinations For Gravel Pickup North of Mission, BC

## PROCEDURE FOR SOIL SAMPLING

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### Soil Sample Collection Chronology:

Soil samples analyzed for parameters that are most sensitive to handling are collected first. The sampling order by parameter group is:

- Volatile Organics;
- Semi-Volatile Organics;
- Non-Volatile Organics;
- Total Metals;
- Nutrients;
- Other General Chemistry Parameters, and,
- Particle size.

### Volatile Organic Compounds:

VOCs include low molecular weight aromatics, light aromatic hydrocarbons such as benzene, toluene, ethylbenzene, and xylenes (BTEX), volatile petroleum hydrocarbons (VPH), trihalomethanes, ketones, acetates, nitriles, acrylates, ethers (.e.g., 1,4-dioxane), and halogenated hydrocarbons (.e.g., chlorinated solvents).

For soil collection from stockpiles, several centimetres of soil surface should be scraped clear to expose fresh soil prior to collecting the soil subsample for analysis. In all cases, the VOC samples should be collected as fast as possible, and exposure to air should be minimized. Soil samples collected for VOC analysis must be field preserved with methanol or collected using hermetically sealed sampling devices to minimize losses. In addition to a sample collected for VOC analysis, an additional jarred sample is required to determine the moisture content. Volatile organics should be collected and placed in coolers as soon as the sample is collected. Samples are always handled with decontaminated tools while wearing disposable nitrile (or equivalent) gloves.

### Other Organics and Inorganics:

Samples collected for semi-volatile or non-volatile organic and inorganic parameters are more stable than VOCs and as such can be placed directly into clean, laboratory-supplied soil jars. The soil should be placed directly by pushing the open jar (aliquot) directly into the soil. If the soil is too hard to sample in this manner, then a trowel may be used.

Each aliquot should be placed in a pre-washed and rinsed stainless steel bowl and homogenized. One (cell) sample jar should be filled as completely as possible and gravel-size soil particulates should be avoided if possible/practical with zero head space.

After soil is placed in the jar, clean off excess soil with a clean paper towel. Clean the threads of the jar using gloved fingertips, and then close the jar securely.

## DECONTAMINATION PROCEDURES

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### Field Equipment Decontamination

Field sampling equipment that may come into contact with soil samples must be decontaminated prior to sample collection and after each sample is collected. In addition, any ancillary equipment that may come into contact with a portion of the sample material to be analyzed must also be decontaminated to avoid cross contamination. The minimum recommended procedure for cleaning field equipment for soil sampling is as follows:

- Initial wash with potable water and laboratory-grade detergent (Alconox) using a brush made of inert material to remove particles or surface film; and,
- Secondary rise with potable water.

A final rinse with deionized water can also be completed if practical. All decontamination water must be placed in a drum or other storage container for later disposal.

Decontamination procedures may be adapted to specific sampling requirements. Hexane, acetone or methanol may be used if necessary and appropriate if extensive contamination (i.e. free product) or extra clean conditions are to be achieved (i.e. for low method detection limits such as Dioxin/Furan and PCB analysis).

## PROCEDURES FOR HANDLING SAMPLES

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Potential errors in analytical results can be introduced during a number of sample control and handling activities. Sumas completes the following best practices and general procedures to help prevent field errors from affecting the quality of the analytical data produced.

### Preventing Sample Contamination

To minimize the risk of cross-contamination, Sumas conducts the following procedures:

- Only use laboratory-supplied sampling containers;
- Keep caps/lids of each container firmly sealed when sampling containers are received from the laboratory;
- Keep the caps/lids of the sample containers on until ready to transfer soil into them;
- Replace the caps/lids as soon as the sample has been collected and processed;
- Use dedicated sampling equipment;
- Decontaminate all field equipment between sample collections and sampling locations;
- Sample the least contaminated areas first and then progress to more heavily contaminated areas;
- Collect appropriate quality assurance/quality control samples;
- Avoid using markers or pens which contain contaminants of concern (e.g., many felt tip markers contain toluene and/or xylenes);
- Avoid fuelling equipment immediately before or during sampling;
- Avoid contacting the sample material with potentially contaminated surfaces including skin (insect repellent, sunscreen), ground surface, instrumentation, etc.;
- Keep heavily contaminated samples separate from low to non-contaminated samples (e.g., store and ship in separate coolers);
- Wear clean PPE (e.g., new sampling gloves before collection of each sample); and
- Disposable equipment (e.g. nitrile gloves) is changed between samples;

### Sample Preservation

Specific preservation requirements are determined on a parameter specific basis and should be confirmed with the laboratory prior to ordering bottles and collecting samples. Only use laboratory supplied clean certified sample containers along with caps and liners that are chosen for the particular analytical parameter to be tested. When filling containers, exposure to the atmosphere should be kept to a minimum; samples should be filled to minimize headspace and kept full until analysis.

Sumas adheres to ENV's table of required sample containers, storage temperatures, preservation requirements and holding times:

<https://www2.gov.bc.ca/assets/gov/environment/researchmonitoring-and-reporting/monitoring/emre/summary-of-sample-preservation-and-hold-time-requirements.pdf>.

All samples are packed with ice or cold packs to maintain a temperature of  $\leq 10^{\circ}\text{C}$  during transport to the laboratory.

## PROCEDURES FOR DOCUMENTING/TRANSPORTING SAMPLES

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### Sample Labelling

Sample containers must be clearly and legibly labelled. Where practical, sample containers are labeled during field preparations in a controlled setting such as an office space, before the samples are collected. All container caps/lids are inspected to confirm they are closed tightly prior to labelling.

Information should be recorded on the sample container label with a permanent waterproof marker. Only markers which are free of toluene (.e.g., Staedtler® Lumocolor permanent marker), should be used for samples being analyzed for benzene, toluene, ethylbenzene, xylenes (BTEX), volatile organic compounds (VOC) or purgeable hydrocarbons. Sample labels should include the following information: Sample ID, date and time, preservative added, the sampler's initials, and location.

Replicate samples are collected and identified with a name that does not distinguish it from regular samples. Replicate sample ID's and associated information is recorded in field notes for subsequent identification once the analytical results are received.

### Laboratory Chain-of-Custody

Soil samples submitted for laboratory analysis are recorded on a laboratory provided Chain-of-Custody form using the following procedures when preparing and shipping soil samples:

- All samples including laboratory prepared QA/QC samples must be included on the Chain-of-Custody;
- Ensure that each field on the Chain-of-Custody has been completed as required and is correct (.e.g., project and client specific information, as well as the sampler's name, sample IDs, sample dates and times, the sample matrix, the number of containers used for each sample, a list of analyses to be conducted, preservatives used, requested turn-around times, requested regulatory criteria, and hold requests);
- Ensure that each sample bottle is labelled correctly and that each label matches it's entry on the Chain-of-Custody;
- Sign and date each Chain-of-Custody upon release of the samples (coolers) to the shipping company or the laboratory if the samples are delivered directly to a laboratory; and
- At least one copy of the Chain-of-Custody must accompany the samples at all times; one is retained for Sumas' records.

### Sample Packing and Delivery/Shipment Care

Samples are packed in a cooler to ensure they are received by the laboratory intact and at the appropriate temperature. Foam packing material, bubble wrap or other inert materials should be placed between sample containers and voids to fill out any remaining space within the cooler.

After the samples have been securely packaged, they must either be hand delivered or shipped to a laboratory for analysis within the required hold time. Coolers that are hand delivered directly to a laboratory is the preferred method. If a third party courier is used to ship samples, apply custody seals on the shipping container or cooler.

## QUALITY ASSURANCE/CONTROL PROCEDURES

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Sumas implements a quality assurance (QA) and quality control (QC) for all sampling projects. The Field Quality Assurance program involves a series of steps, procedures and practices specific to the program. The field QA program generally includes as a minimum:

- Use of trained and experienced personnel;
- Controls that ensure that sampling equipment is free of contaminants;
- Maintenance, calibration, and cleaning of field equipment as required. A log should be kept for each item of equipment to document calibration, exposure, maintenance, and service;
- Sampling begins in locations that are hypothetically less contaminated and progress to locations with higher anticipated levels of contamination;
- Use only the recommended type of sample bottle for each analysis. Sample bottles, including bottle caps, are obtained from the laboratory;
- Sample preservatives are supplied by the analytical lab in ampoules. If possible, the lab should prepare the sample bottles with the required preservative;
- The inner portion of sample (and preservative) bottles and caps must not be touched with anything (.e.g., bare hands, gloved hands, thermometers, probes, preservative dispensers, etc.). Remove caps just before sampling and re-cap as soon as sampling is complete;
- Keep sample bottles in a clean environment, away from dust, dirt, fumes and grime. Bottles must be capped at all times and stored in clean shipping containers (coolers) both before and after the collection of the sample. Vehicle cleanliness is an important factor in eliminating contamination problems;
- Place samples in a chilled cooler and keep the cooler chilled throughout the sampling event;
- Do not allow samples to freeze unless freezing is part of a specific preservation protocol;
- Samples must be shipped to the laboratory without delay to arrive within 24 hours of sampling. and,
- Sampler should keep their hands clean and refrain from eating or smoking while working with samples.

To assess the repeatability and accuracy of laboratory analyses and reporting, the following measures are typically undertaken:

- Collection of blind replicate samples at a target frequency of approximately 10% for all analytes. Duplicates are independently labeled and analyzed to eliminate possible laboratory bias;
- Laboratory Quality Control analyses which include with every batch of samples, as appropriate, Method Blanks, Duplicates, Certified Reference Materials and Spikes at a frequency of between 10% to 30%; and,
- It is preferred that electronic copies of the analytical results are downloaded directly into a database to avoid transcription errors.

QA/QC field procedures include the preparation and analysis of the following samples:

**Blind Replicate Samples:**

Blind replicate samples are submitted to the laboratory to assess the precision of laboratory analyses as well as the quality (i.e., representativeness) of the samples collected. The select sample should be split into two and placed into two sample jars. The blind duplicate sample label should not indicate that it is a replicate. Sample replicity can be identified in field notes.

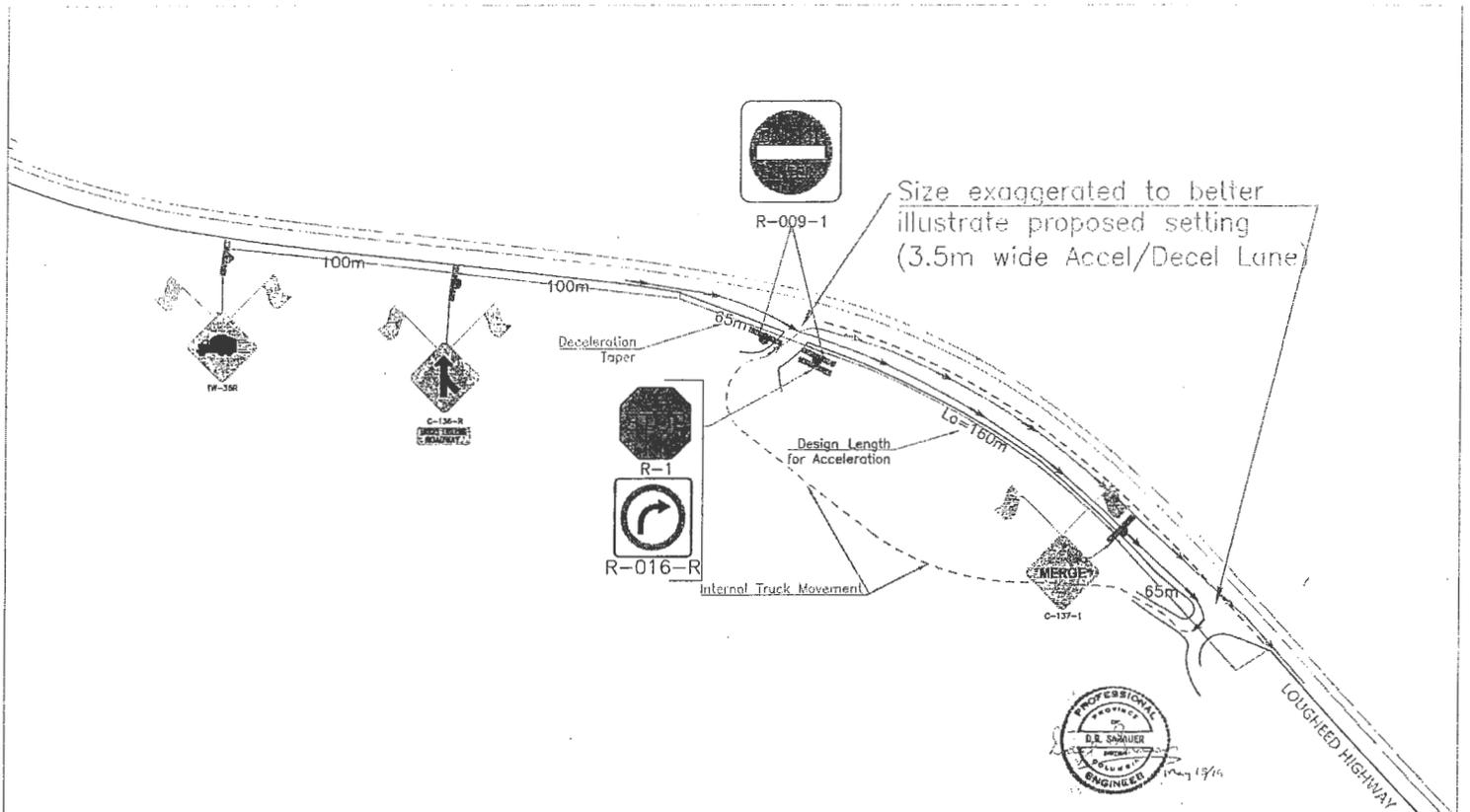
Analytical results for the original samples and corresponding blind replicate samples are compared using the calculated variability of the results, as expressed by the Relative Percent Difference (RPDDUP). The RPD value is defined as the absolute value of the difference between the results for the original and duplicate samples, divided by the average of the results. Because of the poor precision near the laboratory detection limit, RPDDUP values are only calculated where the analytical results of the original or the duplicate sample is greater than five times the laboratory method detection limit.

The RPDDUP should be reviewed to indicate if there is a problem with precision. The RPD between duplicate samples is compared against the expected analytical variance (30% to 50%) plus estimates of environmental and sampling variance (about ½ analytical variance). Accounting for environmental and field variance, the acceptable RPDs for duplicate soil samples are noted in the table below:

Parameters in Soil	ENV Recommended Lab Duplicate RPD	Target Field RPD
PAH	50%	75%
VOC (including BTEX, VH)	40%	60%
EPH	40%	60%
Other VOCs	40%	60%
Highly Variable Metals (Ag, Al, Ba, Hg, K, Mo, Na, Pb, Sn, Sr, Ti)	40%	60%
Other Metals	30%	45%

The frequency of QA samples to be submitted to the lab, along with the recommended analyses for each type of sample is indicated in Table 4, below.

QA Sample Type	Frequency	Applicable Parameters
Blind Duplicates	every 10 samples	all parameters



<b>LEGEND:</b> Sign Location Suggested Truck Deceleration Lane Suggested Truck Acceleration Lane	 <b>VALLEY TRAFFIC SYSTEMS INC.</b> TRAFFIC MANAGEMENT DIVISION 1000 10th Street Suite 100 Fort St. John, BC V1K 2S5	<b>REVISIONS:</b> <table border="1"> <thead> <tr> <th>DATE</th> <th>REVISION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> </tbody> </table>	DATE	REVISION																			<b>NOTES:</b> 1. Dates: TBD 2. Hours of Operation: TBD 3. Duration: TBD 4. Traffic Plan based on a 80 km/h construction speed zone 5. Trucks to use extreme caution when exiting / entering Loughheed Highway 6. Drainage to be maintained & accommodated in its present location (i.e. Culvert)	MUNICIPAL PROJ. NO. REGIONAL DISTRICT COUNTY DISTRICT PROJECT CONTACT DATE EXPIRES TO BE FORWARDED DRAWING NUMBER TO BE REPRODUCED N/A	<table border="1"> <tr> <td colspan="4" style="text-align: center;"><b>Envision Environmental</b></td> </tr> <tr> <td colspan="4" style="text-align: center;">MAPLE RIDGE: LOUGHEED HIGHWAY AND RIVER ROAD</td> </tr> <tr> <td colspan="2" style="text-align: center;">Traffic Control Plan: Truck Access and Egress Plan</td> <td colspan="2" style="text-align: center;"> </td> </tr> <tr> <td>DATE</td> <td>SCALE</td> <td>DWG. NO.</td> <td>REV. NO.</td> </tr> <tr> <td>NTS</td> <td>1:5.05.2016</td> <td>12476</td> <td>00</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	<b>Envision Environmental</b>				MAPLE RIDGE: LOUGHEED HIGHWAY AND RIVER ROAD				Traffic Control Plan: Truck Access and Egress Plan				DATE	SCALE	DWG. NO.	REV. NO.	NTS	1:5.05.2016	12476	00				
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# Truck Traffic

Site Location and Truck Destinations to Gravel Yards.





**mapleridge.ca**

**City of Maple Ridge**

**TO:** His Worship Mayor Michael Morden  
and Members of Council

**FROM:** Chief Administrative Officer

**SUBJECT:** First Reading  
Zone Amending Bylaw No. 7470-2018;  
23627 132 Avenue

**MEETING DATE:** September 17, 2019  
**FILE NO:** 2018-190-RZ  
**MEETING:** C o W

**EXECUTIVE SUMMARY:**

An application was received to rezone the subject property from RS-2 (One Family Suburban Residential to RM-1 (Townhouse Residential) zone to facilitate a 20-unit townhouse development. On June 26, 2018 Council granted first reading to Zone Amending Bylaw No. 7470-2018. Since that time, the applicant has submitted a change to the proposed application to increase the Townhouse unit count from 20 to 23 units, requiring that Council consider First Reading of this project with respect to this change.

The increase in the units proposed from 20 to 23 is a result of the applicant’s recent partnership with BC Housing through the HousingHUB program. The purpose of this report to Council is to seek direction from Council with regards to the BC HousingHUB Program and this application as modified.

**RECOMMENDATIONS:**

**That staff be directed to work with the applicant with respect to the BC HousingHUB program and provide a report for consideration on next steps;**

**OR**

**That Zone Amending Bylaw No. 7470-2018 proceed as presented on June 26, 2018 when given first reading.**

**DISCUSSION:**

**a) Background Context:**

Applicant:	Don Schmidt
Legal Description:	Lot 20, Section 28, Township 12, New Westminster District Plan 47603
OCP:	
Existing:	Medium/High Density Residential
Zoning:	
Existing:	RS-2 (One Family Suburban Residential)
Proposed:	RM-1 (Townhouse Residential)

Surrounding Uses:

North:	Use:	Townhouses
	Zone:	RM-1 (Townhouse Residential)
	Designation:	Medium/High Density Residential
South:	Use:	Single Family House
	Zone:	RS-2 (One Family Suburban Residential)
	Designation:	Medium/High Density Residential and Conservation
East:	Use:	Townhouses
	Zone:	RM-1 (Townhouse Residential)
	Designation:	Medium/High Density Residential
West:	Use:	Single Family House
	Zone:	RS-2 (One Family Suburban Residential)
	Designation:	Medium/High Density Residential

Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Multi-Family Residential
Site Area:	0.405 ha (1.0 acres)
Access:	132nd Avenue
Servicing requirement:	Urban Standard

**b) Site Characteristics:**

The subject property is located at 23627-132<sup>nd</sup> Avenue (Appendix "A") and is approximately 0.405 ha (1.0 acres) in size with a single family residential house. As a condition of rezoning, the existing single family residential house will need to be removed prior to final reading. To the north of the site is a new development of townhouses that is zoned RM-1 (Townhouse Residential); to the west is a single family house; east is a townhouse development zoned RM-1 (Townhouse Residential); and to the south is rezoning application 2015-373-RZ to rezone the subject property to RM-1 (Townhouse Residential) to facilitate 20 Townhouses.

**c) Application History:**

An application was made May 11, 2018 to rezone the subject property located at 23627- 132<sup>nd</sup> Avenue from RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential) to permit the development of approximately 20 Townhouses. A First Reading report was presented to Council on June 26, 2018 and Council gave First Reading to Zone Amending Bylaw No 7470-2018.

The applicant has approached the City with a modification to the proposal to increase the number of units from 20 units to 23 units. The modification to the proposal is a result of the applicant partnering with BC Housing under the HousingHUB program. (Attachment "A") The HousingHUB is part of the affordable homeownership program of BC Housing.

BC Housing, through the HousingHUB program is looking to partner with the applicant to create an ownership model for the proposed 23-unit townhome project. The mandate of the HousingHUB program is to create housing that facilitates the movement of middle income earners into the home ownership stream. The HousingHUB looks to create partnerships and projects across the province to meet the needs of those with household incomes of up to \$156,000. The proposed units in this project will be affordable for purchase with gross household incomes of \$106,000 - 137,000. The HousingHUB has advised the City that it has reviewed the project's financials and agreed to partner

with the project application under the Affordable Home Ownership Program (AHOP) wherein unit sale prices will be reduced from market rates.

The HousingHUB Program requires a tri-party agreement. The tri-party agreement includes the following:

- The City of Maple Ridge;
- BC Housing HousingHUB; and
- The applicant.

BC Housing through the HousingHub has requested that the City waive fees associated with the proposed development as follows:

Rezoning & DP Fees	\$	8,000.00
DCC Fees	\$	414,000.00
GVRD Fees	\$	34,500.00
School Fees	\$	26,500.00
Tree Cutting Permit	\$	1,025.00
Building Permit	\$	51,750.00
Engineering Processing Fee	\$	11,500.00
City Engineering Inspection Fee	\$	34,500.00
Community Amenity Contribution	\$	108,500.00
ESC Security	\$	60,000.00
<b>TOTAL CITY FEES</b>	<b>\$</b>	<b>750,275.00</b>

The City does not have the authorization to waive the DCC, GVRD or school fees.

BC Housing uses the potential reduction in municipal fees as well as, any other forms of savings associated with the tri-party agreement to reduce the purchase cost. The reduction in the purchase cost come in the form of a second mortgage to contribute to the down payment requirements by the buyers. At repayment the 2nd mortgages are worth the proportionate share of the current fair market value of the units.

**d) Housing Policy:**

One of the strategies identified in the Maple Ridge Housing Action Plan is the use of financial incentives to support housing goals. Strategy # 13 states:

*"There are a number of additional financial tools that can be implemented by municipalities to help reduce the capital or ongoing operating costs associated with residential development. The City may wish to consider the development or refinement of such a basket of financial tools that can be selectively used to support housing projects. It is suggested that the package of incentives that is provided reflect the level of contribution to the District's housing goals that is being proposed by the development. The following financial tools are presented for consideration.*

## WAIVING OR REDUCING FEES

*Waiving or reducing fees related to permits and approvals is a common tool for supporting affordable housing projects. The City may wish to support developers, market or non-market, who build affordable housing through reductions in the costs associated with fees and permits."*

The Maple Ridge Housing Action Plan provides support for the concept of the BC HousingHUB program, but there is no policy direction to provide staff with guidance.

### **Official Community Plan:**

The proposed development is located within the River Village Hamlet of the Silver Valley Area Plan which designates the subject property as *Med/High Density Residential*. The *Med/High Density Residential* designation provides for densities in the range of 30 to 50 units per hectare in both a detached and single family form. The proposed rezoning to RM-1 (Townhouse Residential) complies with the *Med/High Density Residential* designation within the Silver Valley Area Plan.

### **Zoning Bylaw:**

The current application proposes to rezone the property located at 23627- 132<sup>nd</sup> Avenue from RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential) to permit the development of approximately 23 Townhouses under the BC HousingHUB program. The minimum lot size for the proposed RM-1 (Townhouse Residential) zone is 557m<sup>2</sup>. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

### **Alternative:**

That Council indicate whether or not they are interested in entering into discussions over the terms of any tripartite agreement with BC Housing and the applicant to permit a 23-unit affordable market housing project at 23627-132 Avenue.

**CONCLUSION:**

The development proposal is in compliance with the OCP and the proposed rezoning to RM-1 (Townhouse Residential) has been supported by Council as outlined in the June 26, 2018 First Reading Report. The recommendation in this report is that Council direct staff to work with BC HousingHUB to enable 23 additional units, within the proposed development, that are affordable to middle income earners. The attached Zone Amending Bylaw 7470-298, for Council consideration of First Reading, reflect the proposed change in the number of units.

“Original signed by Wendy Cooper”

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

“Original signed by Chuck Goddard”

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

“Original signed by David Pollock” for

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

“Original signed by David Boag” for

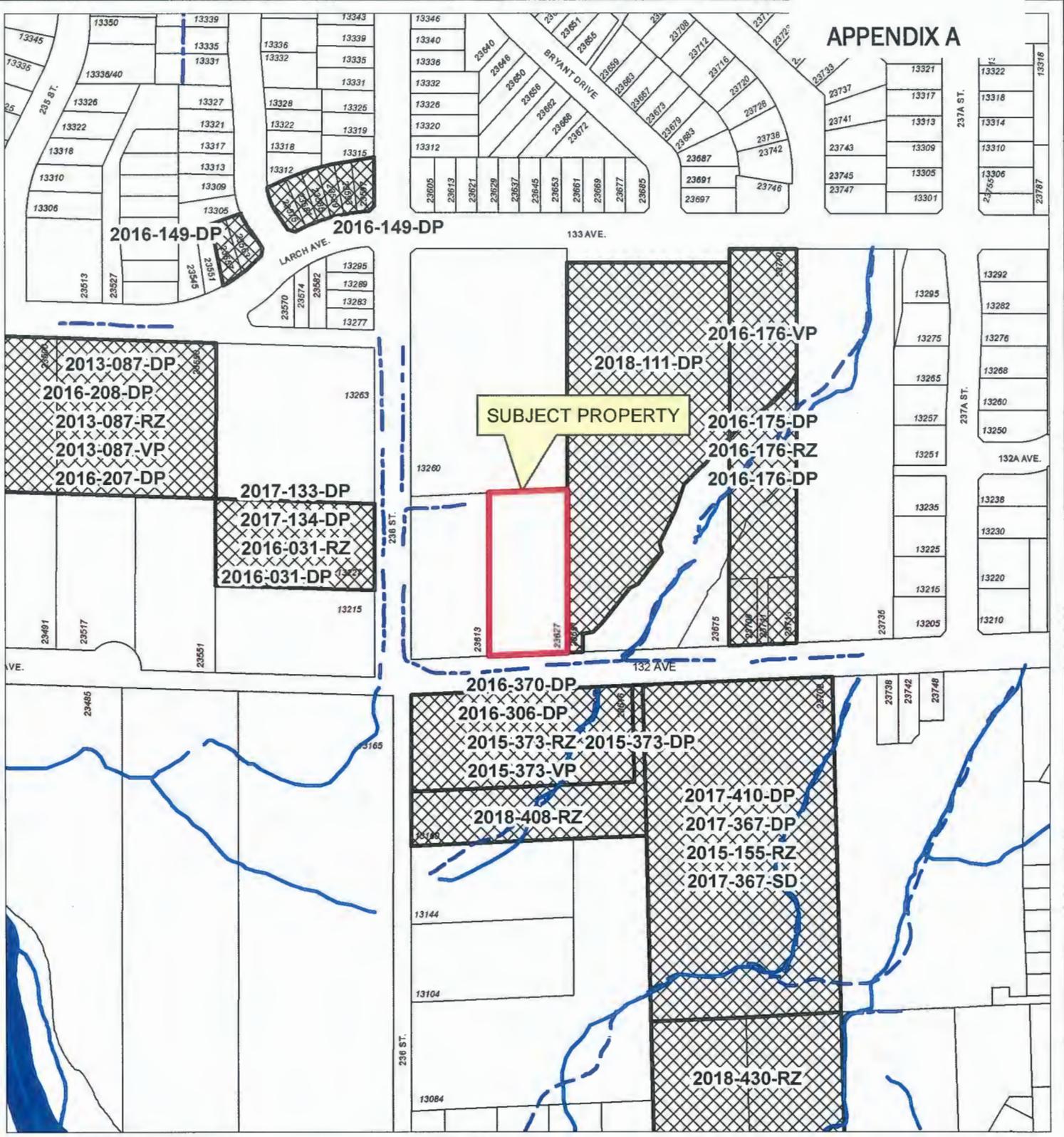
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*Concurrence:* **Kelly Swift, MBA  
Acting Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7470-2018
- Appendix D – Proposed Site Plan

APPENDIX A



Scale: 1:3,000

- Legend**
- Stream
  - Ditch Centreline
  - Edge of River
  - Indefinite Creek
  - River
  - Parcels
  - Major Rivers & Lakes
  - Active Applications (RZ/SD/DP/VP)

23627 132 AVE

PLANNING DEPARTMENT

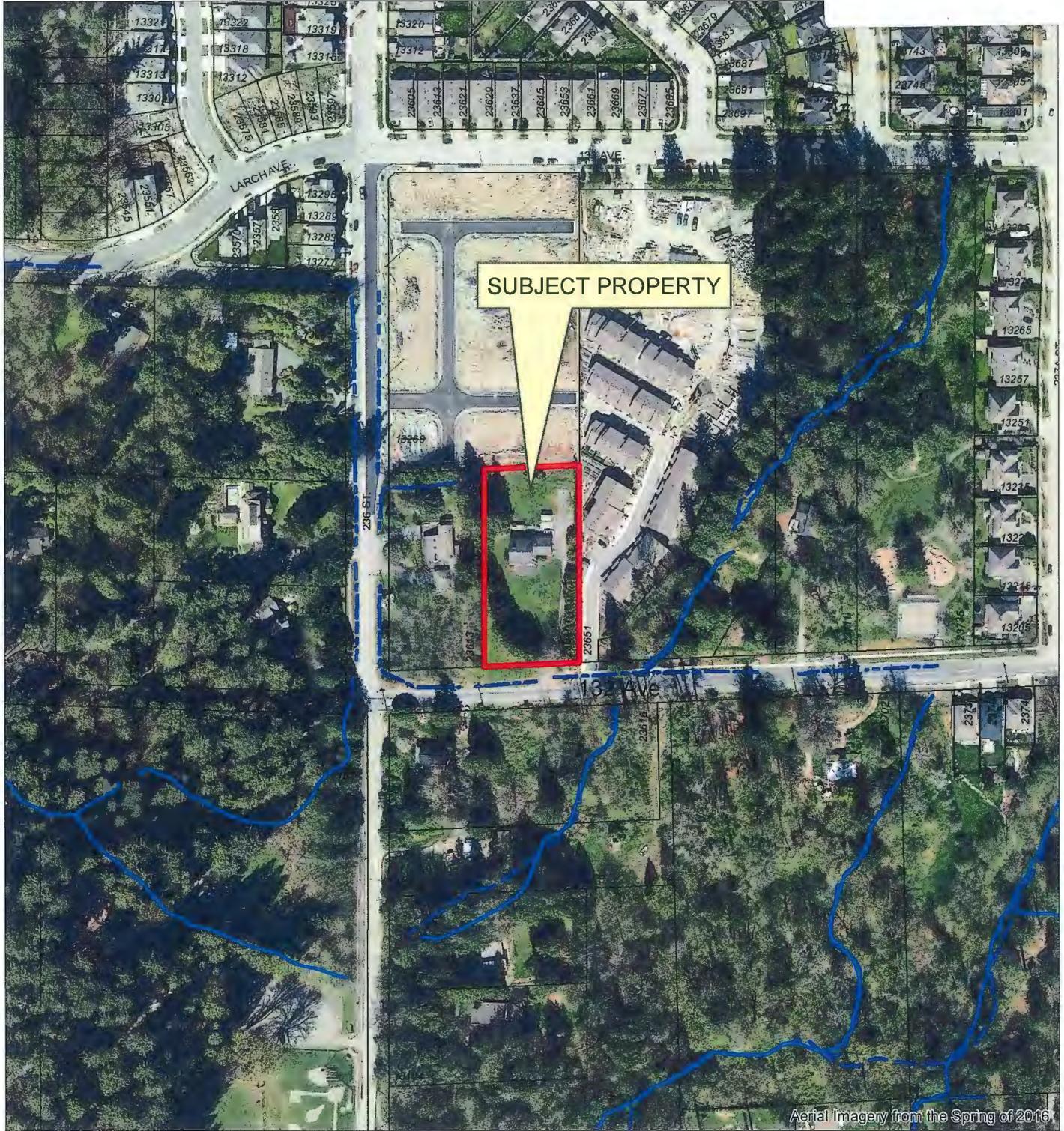


**MAPLE RIDGE**  
British Columbia

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

FILE: 2018-190-VP  
DATE: Nov 28, 2018

BY: RA



Aerial Imagery from the Spring of 2016



Scale: 1:2,500

**Legend**

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

23627 132 Avenue

PLANNING DEPARTMENT



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2018-190-RZ  
DATE: May 11, 2018

BY: JV

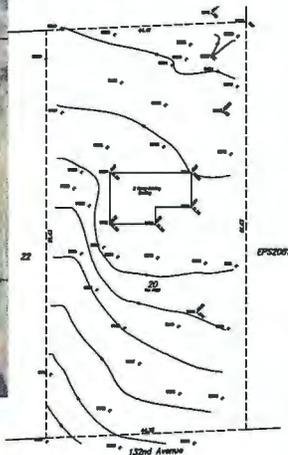






○ SITE CONTEXT MAP

SCALE: 1" = 40'-0"



○ TOPOGRAPHIC

SCALE: 1" = 40'-0"

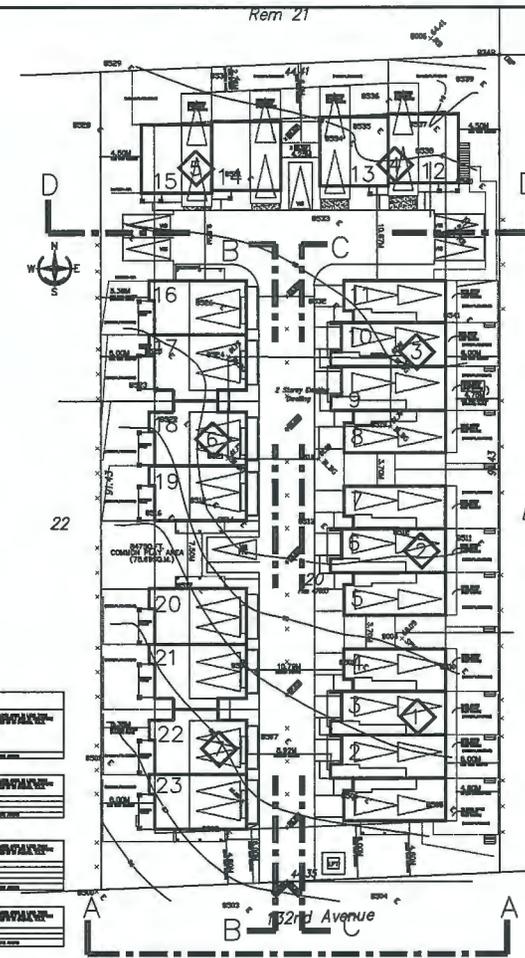
GROSS SITE AREA: 4,054.40 SQ.M. (43,643.00 SQ.FT.)

PROJECT DATA	REQUIRED/ALLOWED	PROPOSED/PROVIDED																														
LOT COVERAGE (TOTAL GROSS) MAX. COVERED PERCENT	8%	1.6% (MAX. 10% FT. COVERED)																														
LOT COVERAGE (TOTAL GROSS) MIN. COVERED PERCENT	3,432.84 SQ.M. (36,980 SQ. FT. (90%))	2,447 SQ.M. (26,396 SQ. FT. (60%))																														
DENSITY (PER UNIT GROSS)	1/2 UNIT / 23 UNITS = 4.6	1/2 UNIT / 23 UNITS = 4.6																														
HEIGHT	15.24 (5 STOREYS)	15.24 (5 STOREYS)																														
RETRACTS	<table border="1"> <tr><td>PRIMARY STRUCTURES</td><td>7.62</td><td>4.88 (VARIANCE REQUIRED)</td></tr> <tr><td>REAR YARD</td><td>7.62</td><td>4.88 (VARIANCE REQUIRED)</td></tr> <tr><td>SIDE YARD</td><td>4.88</td><td>4.88</td></tr> <tr><td>FRONT YARD</td><td>4.88</td><td>4.88</td></tr> <tr><td>NO HABITABLE ROOM R/W/ROOF</td><td></td><td>4.88</td></tr> <tr><td>NO HABITABLE ROOM R/W/ROOF</td><td></td><td>4.88</td></tr> </table>	PRIMARY STRUCTURES	7.62	4.88 (VARIANCE REQUIRED)	REAR YARD	7.62	4.88 (VARIANCE REQUIRED)	SIDE YARD	4.88	4.88	FRONT YARD	4.88	4.88	NO HABITABLE ROOM R/W/ROOF		4.88	NO HABITABLE ROOM R/W/ROOF		4.88	<table border="1"> <tr><td>FRONT YARD</td><td>4.88</td><td>4.88</td></tr> <tr><td>REAR YARD</td><td>4.88</td><td>4.88</td></tr> <tr><td>NO HABITABLE ROOM R/W/ROOF</td><td>4.88</td><td>4.88</td></tr> <tr><td>NO HABITABLE ROOM R/W/ROOF</td><td>4.88</td><td>4.88</td></tr> </table>	FRONT YARD	4.88	4.88	REAR YARD	4.88	4.88	NO HABITABLE ROOM R/W/ROOF	4.88	4.88	NO HABITABLE ROOM R/W/ROOF	4.88	4.88
PRIMARY STRUCTURES	7.62	4.88 (VARIANCE REQUIRED)																														
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NO HABITABLE ROOM R/W/ROOF		4.88																														
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FRONT YARD	4.88	4.88																														
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NO HABITABLE ROOM R/W/ROOF	4.88	4.88																														
NO HABITABLE ROOM R/W/ROOF	4.88	4.88																														
RESIDENTIAL UNIT MIX		<ul style="list-style-type: none"> <li>0 - 0 BEDROOM</li> <li>1 - 1 BEDROOM</li> <li>2 - 2 BEDROOM</li> <li>3 - 3 BEDROOM AND PLEX ROOM</li> <li>0 - SUITE</li> </ul>																														
PARKING																																
RESIDENTIAL PARKING	2,447 / 23 UNITS = 106	48 PROVIDED 16 UNITS (23) SEE BY SITE PROVIDED 16 UNITS (23) TO BE PROVIDED																														
VISITOR PARKING	1/2 UNIT / 23 UNITS = 4.6	8 PROVIDED (INCLUDES 1 HOV STALL)																														
OPEN SPACE	8 SQ.M./UNIT 23 UNITS = 184 SQ.M.	79 SQ.M./4 SQ.M./UNIT PROVIDED																														
COMMON ACTIVITY SPACE	110 BEDROOMS - 20 SQ.M.	SEE SITE PLAN																														
USABLE OPEN SPACE/UNIT	THREE BEDROOMS - 40 SQ.M.																															
UNIT INFORMATION	2,432.84 SQ.M. (26,158.58 SQ. FT.)	2,447 SQ.M. (26,396 SQ. FT.)																														

LIST OF REQUIRED VARIANCES

FRONT YARD RETRACT - BUILDING # 1 AND 6	REAR YARD RETRACT (BARRED BARACK) - BUILDING # 1, 2 AND 2	REAR YARD RETRACT (BARRED BARACK) - BUILDING # 1, 4 AND 5	REAR YARD RETRACT - BUILDING # 1 AND 5
REQUIRED RETRACT: 7.62	REQUIRED RETRACT: 4.88	REQUIRED RETRACT: 4.88	REQUIRED RETRACT: 7.62
PROPOSED RETRACT: 4.88	PROPOSED RETRACT: 4.88	PROPOSED RETRACT: 4.88	PROPOSED RETRACT: 4.88

BUILDING	UNIT TYPE	REQD. AREA	DEVELOPER	TOTAL	SOLELY	SOLELY
BUILDING 1						
BUILDING 2						
BUILDING 3						
BUILDING 4						
BUILDING 5						
BUILDING 6						
BUILDING 7						



○ SITE CONCEPT PLAN

SCALE: 1" = 20'-0"

Kern 21

**ABOVE GRADE CONSULTING**  
 JESSIE AND DEVELOPMENT SOLUTIONS  
 778-240-0809  
 jessie@abovegrade.com

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CLIENT: DEMA DEVELOPMENTS LTD  
 PROJECT: 23 UNIT MULTI-FAMILY TOWNHOMES  
 23627 132nd AVENUE

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NO. DESIGNED BY: KAU  
 DRAWN BY: KAU  
 SCALE: AS NOTED  
 DATE: 24-JUNE-2018

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DATE: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_  
 DRAWING NO: 1 OF 7  
 F-FILE NAME: \_\_\_\_\_  
 REV. NO. 0

DRAWING TITLE: SITE PLAN AND STATISTICS



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## 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. 7571-2019;  
12297 222 Street and 22175 123 Avenue

**MEETING DATE:** September 17, 2019  
**FILE NO:** 2019-255-RZ  
**MEETING:** C o W

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### EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties, located at 12297 222 Street and 22175 123 Avenue, from RS-1 (One Family Urban Residential) to RM-4 (Multiple Family Residential District), to permit a future multi family building with both market and affordable rental units totaling 78 units.

All market units are subject to the Community Amenity Contribution Program at a charge of \$3,100.00 per unit. 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.7571-2019 be given first reading; and
3. That the applicant provide further information as described on Schedules (A, C, D, E, and G) of the Development Procedures Bylaw No. 5879-1999, and a Subdivision application.

**DISCUSSION:**

**a) Background Context:**

Applicant: JM Architecture Joseph M Minton

Legal Description: Parcel "A" (Reference Plan 12909) Lot 5 Except: Firstly: Parcel "B" (Reference Plan 13374); Secondly: Parcel "D" (Explanatory Plan 13727); District Lot 396 Group 1 New Westminster District Plan 830 and Lot 9 District Lot 396 Group 1 New Westminster District Plan 15728

OCP:  
Existing: CONSRV (Conservation), RES (Urban Residential)  
Proposed: RES (Urban Residential)

Zoning:  
Existing: RS-1 (One Family Urban Residential)  
Proposed: RM-4 (Multiple Family Residential District)

Surrounding Uses:

North:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential and Conservation
South:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
East:	Use:	Multi-Family
	Zone:	RM-2 (Medium Density Apartment Residential)
	Designation:	Low-Rise Apartment
West:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential and Conservation

Existing Use of Properties: Residential  
Proposed Use of Properties: Multi-Family purpose built rental  
Site Area: 0.9 ha (2.23 acres)  
Access: 123 Avenue  
Servicing requirement: Urban Standard

**b) Site Characteristics:**

The subject properties are located at 12297 222 Street and 22175 123 Avenue. The site is influenced by the watercourse T2 and associated slopes that runs along the west and east side of the property (Appendix D). There is a mixture of coniferous and deciduous trees on the property and within the deep ravines.

**c) Project Description:**

The application is to rezone the subject properties located at 22175 123 Avenue and 12297 222 Street from RS-1 (One Family Urban Residential) zone to RM-4 (Multiple Family Residential District) zone. The proposal is for a multi-family affordable housing development of approximately 78 residential units. These residential units will be a mixture of affordable; special purpose and market housing to provide housing for adults living with Autism. Parking will be provided through a mixture of an underground parkade and surface parking. The applicant has indicated that the proposed concept of the building design will be a terraced building from 4 to 6 storeys.

Further, details will be provided to Council and the Public as the application proceeds and full application packages are obtained. These will include Development Permits for Form and Character as well as, Natural Features.

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 OCP designates the subject properties as Urban Residential within the Neighbourhood Residential category and Conservation. The subject properties are not designated within the Urban Residential within the Major-Corridor Residential category. For the proposed development an OCP amendment will be required to a site specific RM-4 (Multiple Family Residential District) zoning in the Urban Residential designation. Justification for this use at this location is its an isolated site between two watercourses and the Housing Action Plans desire for additional, rental, affordable and special needs rental housing. In additional this site is located immediately west of the Town Centre Plan which also has 4 storey apartments abutting the site on the east.

The following OCP policies applies to the proposed use:

3-31 Maple Ridge supports the provision of rental accommodation and encourages the construction of rental units that vary in size and number of bedrooms.

3-32 Maple Ridge supports the provisions of affordable, rental and special needs housing thought the District. Where appropriate, the provision of affordable, rental, and special needs housing will be a component of area plans.

**Housing Action Plan:**

The Housing Action Plan (HAP) which was endorsed by Council in September, 2014 identifies rental housing and special needs housing as a priority. This was reaffirmed with the endorsement of the Housing Action Plan Implementation Framework in September, 2015.

This project meets many of the objectives of the Housing Action Plan to encourage more rental, affordable and special needs housing in Maple Ridge. The application will provide a more detailed amount of information about the unit mix and potential affordable rent for the second reading report. A Housing Agreement will ensure that these units will be retained for rental purposes over time.

**Zoning Bylaw:**

The current application proposes to rezone the properties located at 12297 222 Street and 22175 123 Avenue from RS-1 (One Family Urban Residential) to RM-4 (Multiple Family Residential District) (see Appendix C) to permit a market and affordable multi-family affordable rental special needs housing development of approximately 78 residential units, many of which are adults living with Autism. 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 to ensure the current proposal enhances existing neighbourhoods with compatible housing styles that meet diverse needs, and minimize potential conflicts with neighbouring land uses.

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 required and must be reviewed by the Advisory Design Panel prior to Second Reading.

**Development Information Meeting:**

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

**e) Interdepartmental Implications:**

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

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

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

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

**f) Early and Ongoing Consultation:**

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

**g) Development Applications:**

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

- 1. An OCP Application (Schedule A);
- 2. A complete Rezoning Application (Schedule 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); and
- 7. 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 supported by policies within the OCP and justification has been provided to support an OCP text amendment to the Urban Residential Designation to permit this application to proceed. It is, therefore, recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading.

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

“Original signed by Wendy Cooper”

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

“Original signed by Chuck Goddard”

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

“Original signed by David Pollock” for

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

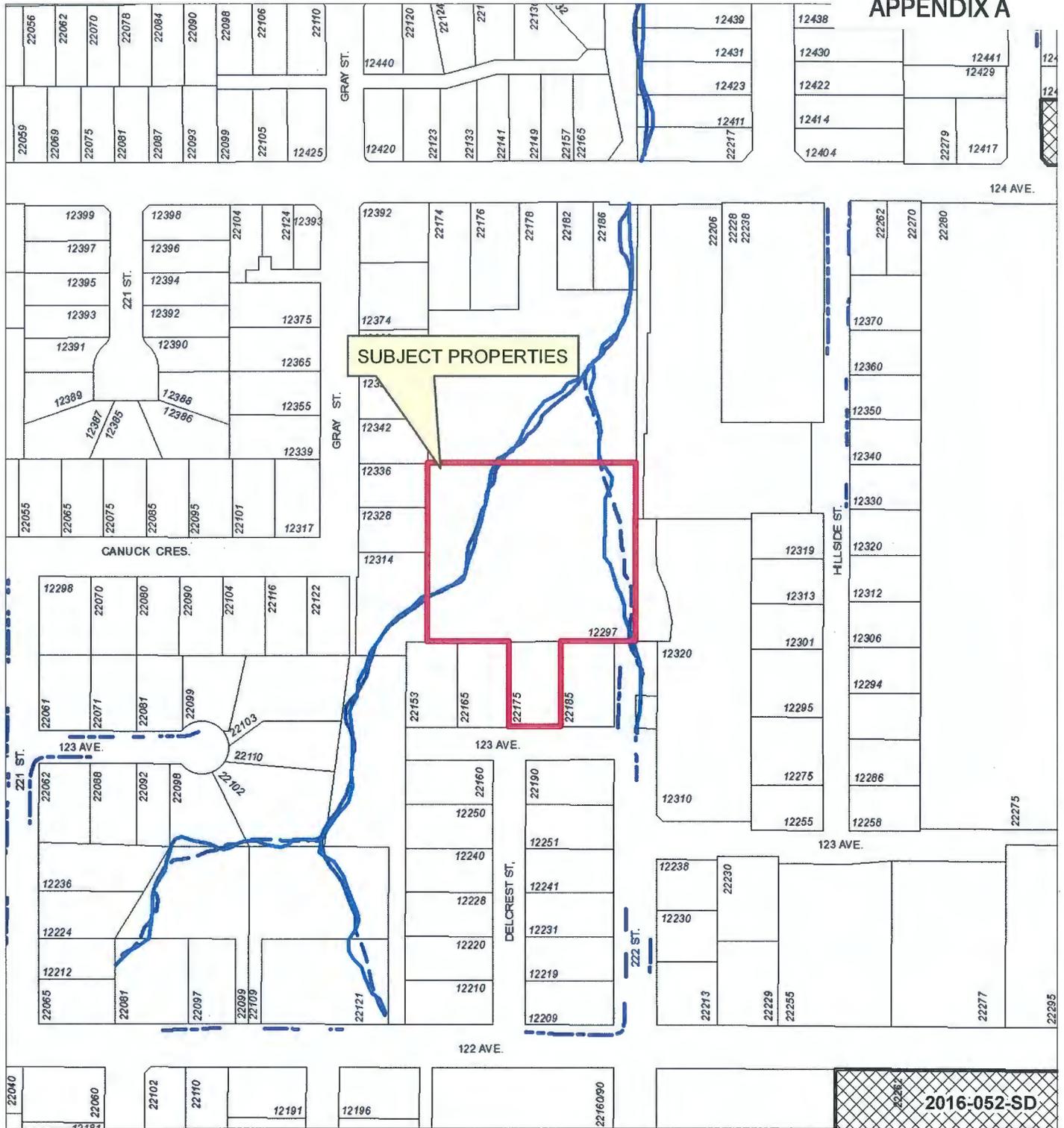
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*Concurrence:* **Kelly Swift, MBA  
Acting Chief Administrative Officer**

The following appendices are attached hereto:  
Appendix A – Subject Map  
Appendix B – Ortho Map  
Appendix C – Zone Amending Bylaw No. 7571-2019  
Appendix D – Environmental Map

APPENDIX A



**Legend**

-  Stream
-  Ditch Centreline
-  Indefinite Creek
-  River Centreline
-  Active Applications (RZ/SD/DPNP)

Scale: 1:2,500

12297 222 STREET & 22175 123 AVENUE  
PID'S: 011-921-935 & 010-122-818

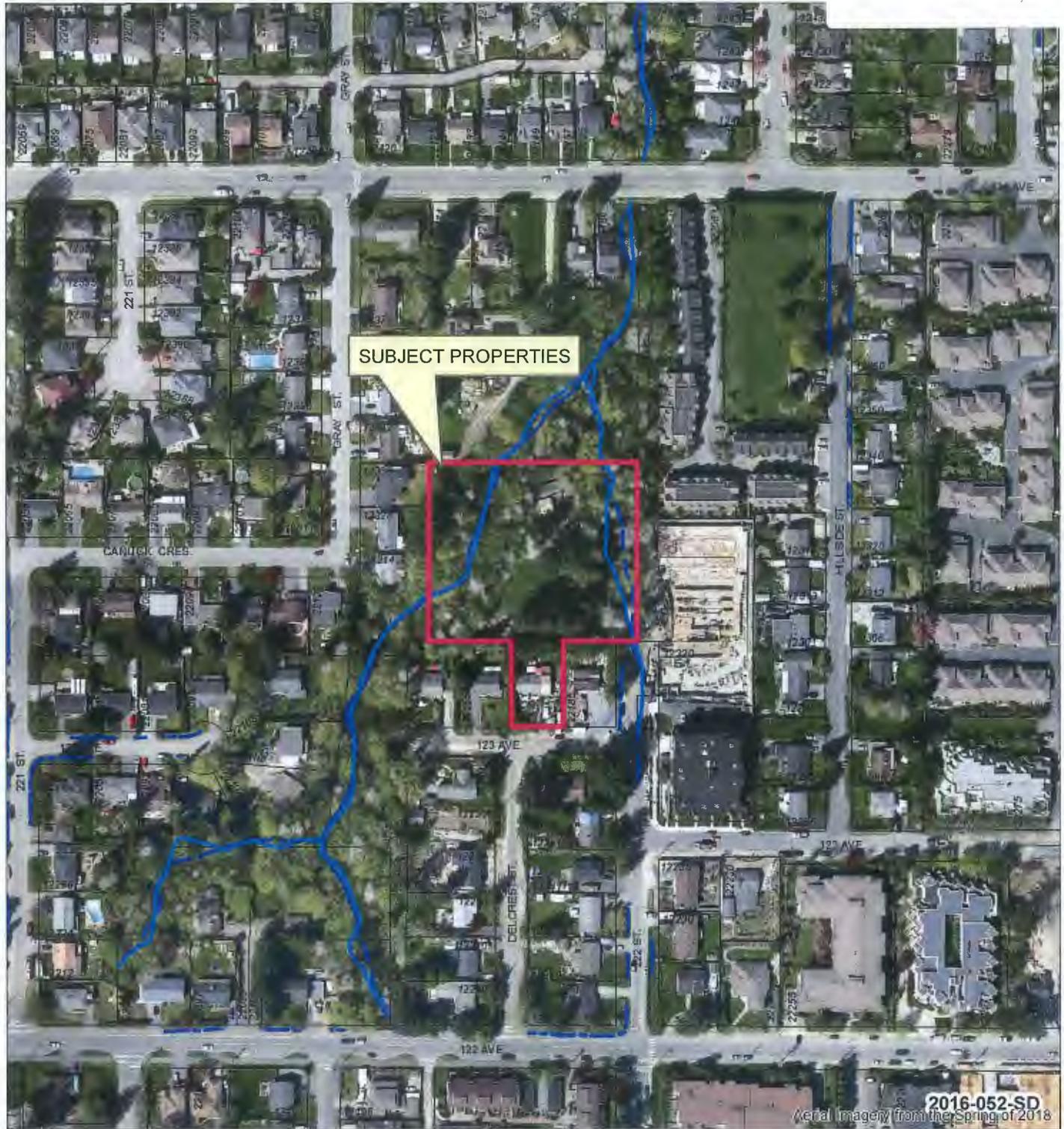
PLANNING DEPARTMENT



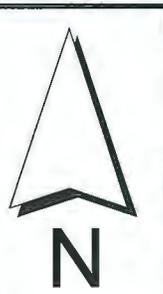
[mapleridge.ca](http://mapleridge.ca)

FILE: 2019-255-RZ  
DATE: Jul 19, 2019

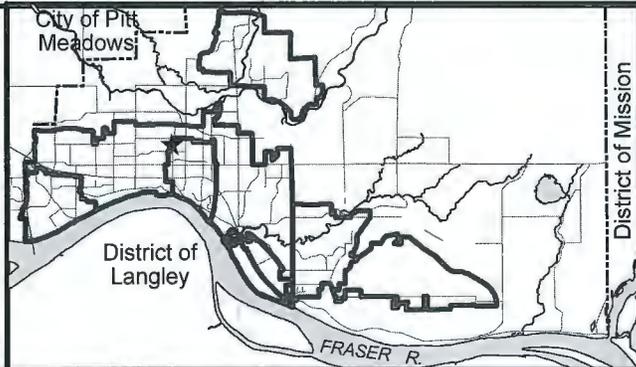
BY: PC



2016-052-SD  
Aerial imagery from the Spring of 2018



Scale: 1:2,500



12297 222 STREET & 22175 123 AVENUE  
PID'S: 011-921-935 & 010-122-818

PLANNING DEPARTMENT

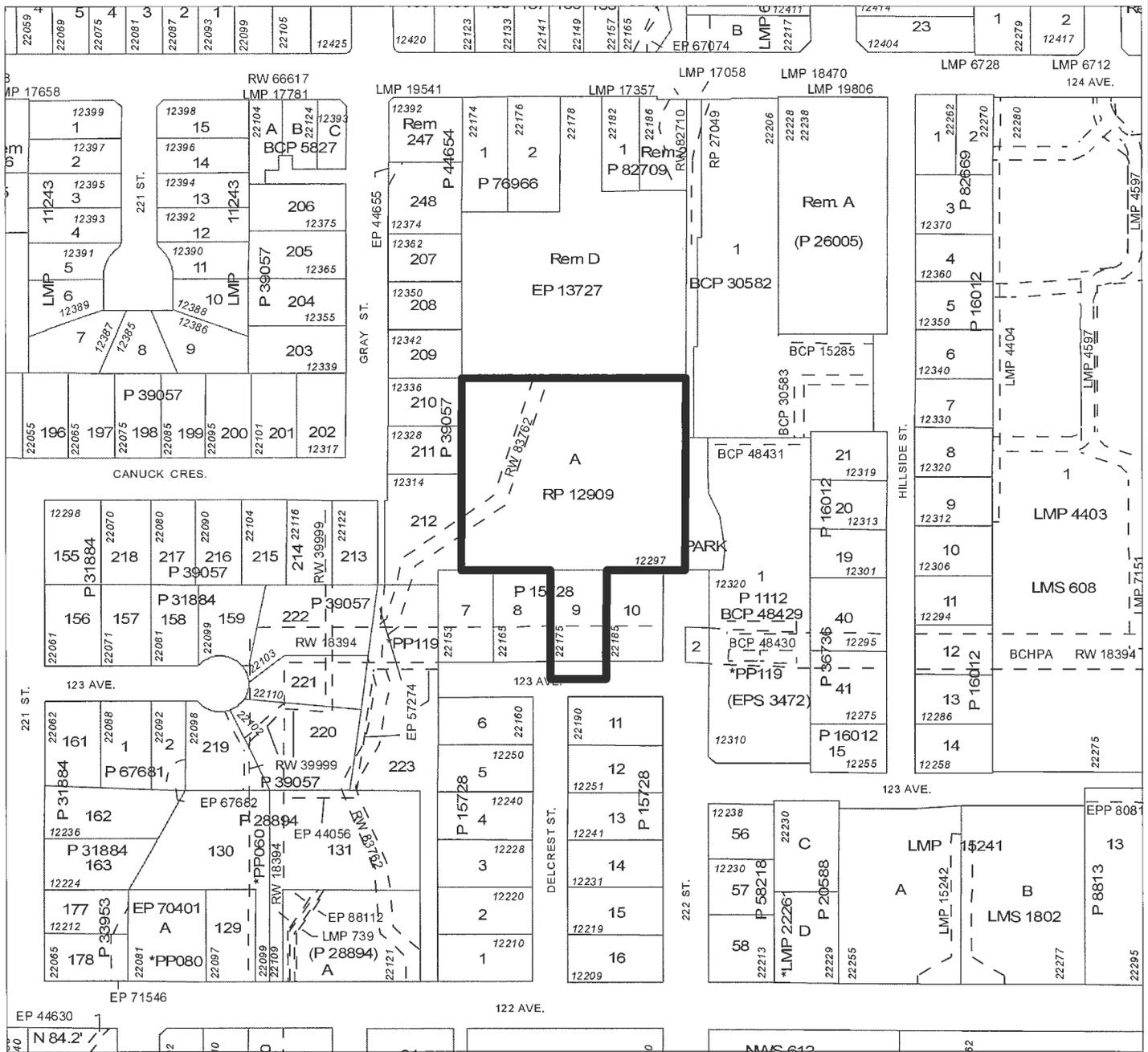


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FILE: 2019-255-RZ  
DATE: Jul 19, 2019

BY: PC





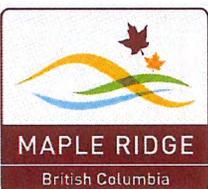
# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7571-2019

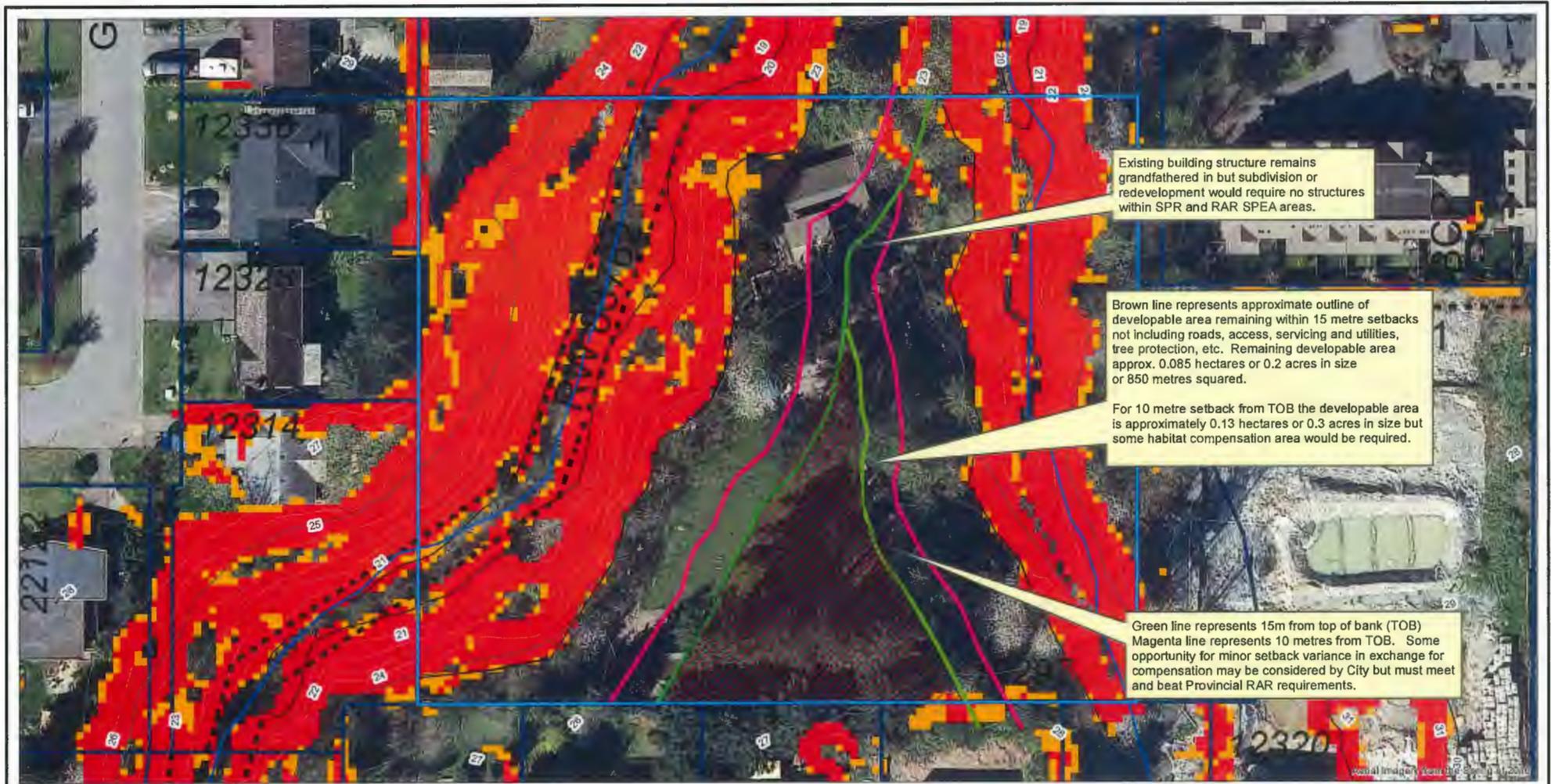
Map No. 1805

From: RS-1 (One Family Urban Residential)

To: RM-4 (Multiple Family Residential District)



SCALE 1:2,500



Existing building structure remains grandfathered in but subdivision or redevelopment would require no structures within SPR and RAR SPEA areas.

Brown line represents approximate outline of developable area remaining within 15 metre setbacks not including roads, access, servicing and utilities, tree protection, etc. Remaining developable area approx. 0.085 hectares or 0.2 acres in size or 850 metres squared.

For 10 metre setback from TOB the developable area is approximately 0.13 hectares or 0.3 acres in size but some habitat compensation area would be required.

Green line represents 15m from top of bank (TOB)  
Magenta line represents 10 metres from TOB. Some opportunity for minor setback variance in exchange for compensation may be considered by City but must meet and beat Provincial RAR requirements.

 Scale: 1:500	<b>Legend</b> ☒ Culvert    - - - - Encumbrance Edge ● Pond Wetland Stream	<b>Slope (2014 LiDAR)</b> □ 15 - 25 □ 26 - 30 □ 30+	12297 222 St. Site Context Map Preliminary Approx. Developable Area PLANNING DEPARTMENT  <b>mapleridge.ca</b> FILE: Site Context Owner Map1.mxd DATE: Oct 18, 2018 BY:
	APPENDIX D		



**mapleridge.ca**

**City of Maple Ridge**

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** **First and Second Reading**  
**OCP Amending Bylaw No. 7577-2019;**  
**Second Reading**  
**Zone Amending Bylaw No. 7366-2017;**  
**12149, 12131, 12127, 12117, 12097 and 12087 223 Street**  
**and 22229 Brown Avenue**

**MEETING DATE:** September 17, 2019  
**FILE NO:** 2017-306-RZ  
**MEETING:** Council

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**EXECUTIVE SUMMARY:**

An application has been received to rezone the subject properties located at 12149, 12131, 12127, 12117, 12097 and 12087 223 Street and 22229 Brown Avenue (Appendix A and B) from CD-1-00 (Seniors Apartment and Private Hospital) and RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential), to permit three 5-storey condominium buildings across the development site. Since first reading, the applicant added lands along 223 Street to the development site, allowing the number of units to be increase from 233 to 330 dwellings, while reducing the Floor Space Ratio (FSR) from 1.89 to 1.64. This brings the FSR to below the maximum FSR permitted by the RM-2 Zone, and bonus density payment or affordable units are not required.

The unit mix has been diversified since first reading by dividing the 330 units into: 12 studio units; 127 one-bedroom or one-bedroom with den units; 171 two-bedroom or two-bedroom plus “flex room” units; and 20 three bedroom units. Of these, 17 are adaptive units. A total of 561 off-street parking spaces are provided, of which 66 are visitor parking all located at grade.

Since first reading was given on October 10, 2017, the following applies:

- Town Centre Area applications are no longer exempted from Community Amenity Contributions (CAC). Therefore, a CAC payment of \$1,023,000 (330 x \$3,100) will apply; and
- New parking-related regulations require that each residential parking space, excluding visitor parking spaces, have roughed-in infrastructure capable of providing Level 2 charging.

The subject property is designated as Low-Rise Apartments and Single Family Residential in the Official Community Plan (OCP). The lots along 223 Street that have been incorporated into the development site and this require an OCP amendment so that the entire site has the same Low-Rise Apartments designation.

**RECOMMENDATIONS:**

- 1) That Zone Amending Bylaw No. 7366-2017 be given second reading, and be forwarded to Public Hearing;
- 2) 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. 7577-2019 on the municipal website and requiring that the applicant host a

Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;

- 3) That Official Community Plan Amending Bylaw No. 7577-2019 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 4) That it be confirmed that Official Community Plan Amending Bylaw No. 7577-2019 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 5) That Official Community Plan Amending Bylaw No. 7577-2019; be given first and second readings and be forwarded to Public Hearing;
- 6) That the following terms and conditions be met prior to final reading:
  - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
  - ii) Approval from the Ministry of Transportation and Infrastructure;
  - iii) Road dedication on 223 Street, including truncation, and a portion of Brown Avenue as required;
  - iv) Consolidation of the subject properties;
  - v) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
  - vi) Registration of a Restrictive Covenant for Stormwater Management, including maintenance information;
  - vii) Registration of a Restrictive Covenant for protecting the proposed adaptive dwelling units;
  - viii) Registration of a Restrictive Covenant for protecting the Visitor Parking;
  - ix) Registration of a Reciprocal Cross Access Easement Agreement;
  - x) Registration of a Statutory Right-of-Way for a public art-inspired corner pedestrian plaza;
  - xi) Removal of existing building/s;
  - xii) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site;
  - xiii) That a voluntary contribution, in the amount of \$1,023,000 (\$3,100/unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

**DISCUSSION:**

**1) Background Context:**

Applicant: Platinum Enterprises Ltd. Avtar Johl

Legal Description: Lot 14 Block 3 District Lot 399 Group 1 New Westminster District Plan 13752; Lot 15 Block 3 District Lot 399 Group 1 New Westminster District Plan 13752; Lot 16 Block 3 District Lot 399 Group 1 New Westminster District Plan 13752; Lot 17 District Lot 399 Group 1 New Westminster District Plan 1375; Lot 18 Block 3 District Lot 399 Group 1 New Westminster District Plan 13752; Lot 19 Block 3 District Lot 399 Group 1 New Westminster District Plan 13752; Lot G, Except Portions in Plans 19681, 59663, 63321 and LMP 27701, District Lot 399, Group 1, New Westminster District Plan 10689.

**OCP:**

Existing: Low-Rise Apartment and Single Family Residential  
Proposed: Low-Rise Apartment

**Zoning:**

Existing: CD-1-00 (Seniors Apartment and Private Hospital)  
RS-1 (One Family Urban Residential)  
Proposed: RM-2 (Medium Density Apartment Residential)

**Surrounding Uses:**

North:	Use: Apartments Zone: Land Use Contracts Designation: Low-Rise Apartment
South:	Use: Maple Ridge and Pitt Meadows School District 42 Office Zone: P-6 (Civic Institutional) and RM-3 (High Density Apartment Residential) Designation: Institutional
East:	Use: Single Family Residential Zone: RS-1 (One Family Urban Residential) Designation: Ground-Oriented Multi-Family Residential
West:	Use: Apartments Zone: Land Use Contracts Designation: Low Rise Apartment

Existing Use of Property: Vacant and existing single residential dwellings  
Proposed Use of Property: Apartments  
Site Area: 1.6 ha (3.9 acres)  
Access: Brown Avenue (south), 222 Street (West) and 222 Street (East)  
Servicing requirement: Urban Standard

## **Background:**

The original subject site located at 22229 Brown Avenue, has been expanded since first reading in accordance with OCP policy, to add six (6) properties located at 12149, 12131, 12127, 12117, 12097 and 12087 223 Street (see Appendix A). The parcel at 22229 Brown Avenue is currently vacant, and the lots on 223 Street each have single residential units, some of which have single family houses. The overall site is generally flat in topography, and vegetated with grass and some trees.

The subject property is surrounded by multi-family apartment buildings to the north and west, the Maple Ridge and Pitt Meadows School District 42 office to the southwest, and single family dwellings to the east (see Appendix B). The site can be accessed from the south via Brown Avenue, or from the east via 223 Street. This project coupled with the Swiss Real (2017-061-RZ) project across Brown Street, will result in almost 1,300 new dwelling units to the Town Centre Area. This will have significant spin-offs, including more walk-in clientele for local business and greater vitality being created in the Town Centre Area.

## **2) Project Description:**

The development proposal is for three 5-storey condominium buildings to be built in three phases on the subject property with approximately 26,433 m<sup>2</sup> (284,514 ft<sup>2</sup>) of gross floor area. It proposes a total of 330 market condominium units comprising: 12 studio units; 127 one-bedroom or one-bedroom with den units; 171 two-bedroom or two-bedroom plus “flex room” units; and 20 three bedroom units. The first building, to be located on the southern end of the site, will include 139 condominium units, building 2 will include 83 units and building 3 will contain 108 units (see Appendix D). It is anticipated that the three buildings will be completed one after the other.

A total of 561 off-street parking spaces (495 spaces in an underground level and 66 surface parking spaces for visitors) are provided on site. This meets the 561 spaces required by Off-Street Parking and Loading Bylaw 4350 – 1990. There will be 100 short term and 84 long term bicycle parking spaces, as well as nine (9) handicapped parking spaces. Small car parking space will make up 8.7% or 49 parking spaces in total, also in compliance with the bylaw. All of the underground parking spaces (495 spaces) will have electric vehicle level 2 rough in infrastructure as required by the bylaw.

There is sufficient open space, both passive and active, including a child play area. Given the prominent location of this project in the Town Centre Area, the southeast corner of 223 Street and Brown Avenue will have a small corner plaza with seating and surfacing with a public art-related design. Details will be developed and included in the development permit for Council issuance.

## **3) Planning Analysis:**

### **i) Official Community Plan:**

The development site is located within the North View Precinct of the Town Centre Area Plan. Development, an emerging community offering a mix of housing types, densities, and housing choices that cater to people of all ages, family types and income levels. Furthermore, it should provide residents with easy access to transportation choices, shops and services in the central business district, which in turn supports the vibrancy and viability of those shops and businesses. Higher density developments such as apartment buildings should be pedestrian-oriented with main entrances fronting public sidewalks, shallow setbacks, street-friendly facades and semi-public

outdoor spaces. Adequate private and semi-private green spaces, such as front, back, and courtyards should also be included.

The subject properties are currently designated Low-Rise Apartment and Single Family Residential. An OCP amendment (Appendix C) is required for the Low-Rise Apartment designation to be extended to the six (6) lots being added to this application. This designation allows the proposed RM-2 (Medium Density Apartment Residential) zoning and development.

The following policies apply to this proposal:

### **Official Community Plan Policies**

*3-33 Maple Ridge will encourage housing that incorporates “age-in-place” concepts and seniors housing designed to accommodate special needs.*

There will be 17 residential units constructed in accordance with the adaptable dwelling unit provisions of the BC Building Code (BC Reg. 216/2006, Division B, Section 3.8.5) to support “age-in-place” senior housing. This is generally consistent with other projects in the Town Centre Area.

### **Town Centre Area Plan Policies**

*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. The applicant has broadened the housing mix for the project to accommodate as many different buyers as possible.

*3-10 Land assembly or lot consolidation proposed in conjunction with development, redevelopment, conversion, or infilling should meet the following conditions:*

- a. That any residual lots or remaining land parcels are left in a configuration and lot area which are suitable for a future development proposal, or can be consolidated with other abutting residual lots or land parcels and complies with the applicable Land Use Designations and Policies of Section 3.3 of this Plan.*
- b. The use of any residual abutting lots or land parcels can continue to function in accordance with the applicable Land Use Designations and Policies of 3.3 of this Plan;*
- c. Residual abutting lots or land parcels are not isolated or left in a condition which is unsuitable for redevelopment...*

The applicant has optioned adjacent lots along 223 Street, including two (2) lots owned by the City. Thus, this policy has been satisfied to create a more suitable development site and preserve development potential of nearby lands.

*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 three and four storey low rise apartments and buildings to its north and west, as well as a row of single family homes to its east. The shadow study supplied by the applicant demonstrates that the impact is minimal on adjacent lots.

*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 and some convenience at grade parking for use by visitors.

*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.

*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.*

*2-20 Energy efficient design and Best Management Practices are encouraged in all developments in the Town Centre.*

*2-22 Maple Ridge supports the green technologies that are embedded in the Town Centre Development Permit Guidelines and encourages the incorporation of these into development.*

The project will meet Step 2 of the new Provincial Step Code. Provision of electrical charging rough-in for all underground resident parking stalls to allow for EV vehicles and reduce greenhouse gas emissions. Provision of reflective white roof technology by Soprema to provide a reduction of heat absorption and provide a more pleasing environment for the roof top decks for each of the buildings. Infiltration and bio-filtration elements are incorporated in the landscaping plans along the edges of surface parking areas. Provision of increased depth of on-site soils for infiltration and storage of rainwater. These project aspects will help to achieve the intent of the OCP sustainability policies.

In summary, this project increases the residential density within the North View Precinct, and provides a healthy unit mix as well as 17 adaptive dwelling units in close proximity to the central business district and its shops and services. The project's three 5-storey buildings conform with the intent of the OCP designation. The form and character is sensitive to the surrounding neighbourhood and will add urban fabric and generate more vitality the Town Centre Area.

ii) **Zoning Bylaw:**

The proposal is to rezone the expanded development site from CD-1-00 (Seniors Apartment and Private Hospital) and RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential), to permit three 5-storey condominium buildings (see Appendix C).

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

A total of 561 off-street parking spaces (495 spaces in an underground level and 66 surface parking spaces for visitors) are provided on site. This meets the 561 spaces required by Off-Street Parking and Loading Bylaw 4350 – 1990. There will be 100 short term and 84 long term bicycle parking spaces, as well as nine (9) handicapped parking spaces. Small car parking space will make up 8.7% or 49 parking spaces in total, also in compliance with the bylaw. All of the underground parking spaces (495 spaces) will have electric vehicle level 2 rough in as required by the bylaw (Appendix E).

iv) **Proposed Variances:**

A Development Variance Permit application has been received for this project and involves the following relaxations to the *Maple Ridge Zoning Bylaw No. 3510 -1985*:

- Section 7, Size of Buildings and Structures, be varied by increasing the height from 4 storeys and 15 metres to 5 storeys and 18.3 metres.

This variance is to increase the building height from 15 to 18.3 metres to accommodate an additional storey and roofline character elements over the 5<sup>th</sup> floor decks. This relaxation in the number of storeys and height is consistent with similar variances granted in the North View Precinct of the Town Centre Area. This variance will also allow for less site coverage and a greater amount of open space at ground level for common amenity space to provide a better and more livable outdoor environment.

- Section 6, Setbacks, be varied by allowing some decks and their associated supporting columns to project into setbacks.

A variance is required for the decks projecting into the setback areas. The required setback is 7.5 metres; however, the variance would allow a 6.0 metre setback to the face of the decks. The deck depth have been expanded in order to make it more useable, and avoid further indented the decks into the living space adversely impacting the livability of the unit. The area to the south property line is the School Board parking and service lot and is not adversely impacted. The area to the west property line is multi-family housing and will have a minimal impact, the same applies to the north and east property lines which are also future multi-family apartments.

A Development Permit application report will be forwarded for these and any additional variance that may be identified for this project in conjunction with final reading and the issuance of the Form and Character Development Permit.

v) **Community Amenity Contributions (CAC):**

This application is subject to City Community Amenity Contribution Policy. The voluntary contribution to be made before Final reading will be in the amount of \$1,023,000 (\$3,100/unit).

**vi) Development Permits:**

Pursuant to Section 8.11 of the OCP, a Town Centre Development Permit application is required for all multifamily residential, flexible mixed use and commercial development located in the Town Centre.

**vii) Advisory Design Panel:**

The application was reviewed by the ADP at a meeting held on July 17, 2019 and their comments and the applicant's responses can be seen in Appendix F.

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

**viii) Development Information Meeting:**

A Development Information Meeting was held at Maple Ridge Activity Centre on June 4, 2019. Thirteen (13) people attended the meeting. A summary of the main comments and discussions with the attendees was provided by the applicant and is attached to this report in Appendix G.

**4) Traffic Impact:**

As the subject site is located within 800 metres of the Lougheed Highway, a referral has been sent to the Ministry of Transportation and Infrastructure.

**5) Interdepartmental Implications:**

**i) Engineering Department:**

A Rezoning Serving Agreement will be required in conjunction with this application to address requirements such as road widening, construction of sidewalks and street lighting, servicing and utility upgrading and construction and implementation of traffic study requirements. The addition of six (6) lots and increase in the number of units may affect some requirements, and will be addressed as a condition of third reading.

**ii) License, Permits and Bylaws Department:**

The geotechnical report was deemed to be acceptable and a series of comments were made on matters to be addressed at the building permit stage.

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

Pursuant to Section 476 of the *Local Government Act*, consultation with School District No. 42 is required at the time of preparing or amending the OCP. The School District responded to the City referral in a letter dated January 9, 2018 attached in Appendix H

**Intergovernmental Issues:**

i) **Local Government Act:**

An amendment to the OCP requires the local government to consult with any affected parties and to adopt related bylaws in compliance with the procedures outlined in Section 477 of the *Local Government Act*. The amendment required for this application to redesignate 6 lots from Single Residential to Low-Rise Apartment such that the development site has the same designation, is considered to be minor in nature. It has been determined that no additional consultation beyond existing procedures is required, including referrals to the Board of the Regional District, the Council of an adjacent municipality, First Nations, the School District or agencies of the Federal and Provincial Governments.

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

**CONCLUSION:**

This rezoning will change the permitted density and uses from senior's housing and private hospital under the CD-1-11 Zone, to a full range of residential housing opportunities, within three (3) medium rise apartment buildings, offering a healthy mix of studio units and apartments with one to three units, plus 17 adaptive units to accommodate people with mobility restrictions and allow foraging in place. Attractively designed buildings are proposed (Appendix K). The density level is appropriate for the Precinct and will add to the vibrancy of the Town Centre Area. The request for 5 rather than 4 storeys, is justified because it frees the land for more active and passive open space, and will include a public art-inspired pedestrian corner plaza.

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7577 - 2019 that second reading be given to Zone Amending Bylaw No. 7366-2017, and that application 2017-306-RZ be forwarded to Public Hearing.

"Original signed by Adrian Kopystynski"

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

"Original signed by Chuck Goddard"

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

"Original signed by David Pollock" for

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

"Original signed by Kelly Swift"

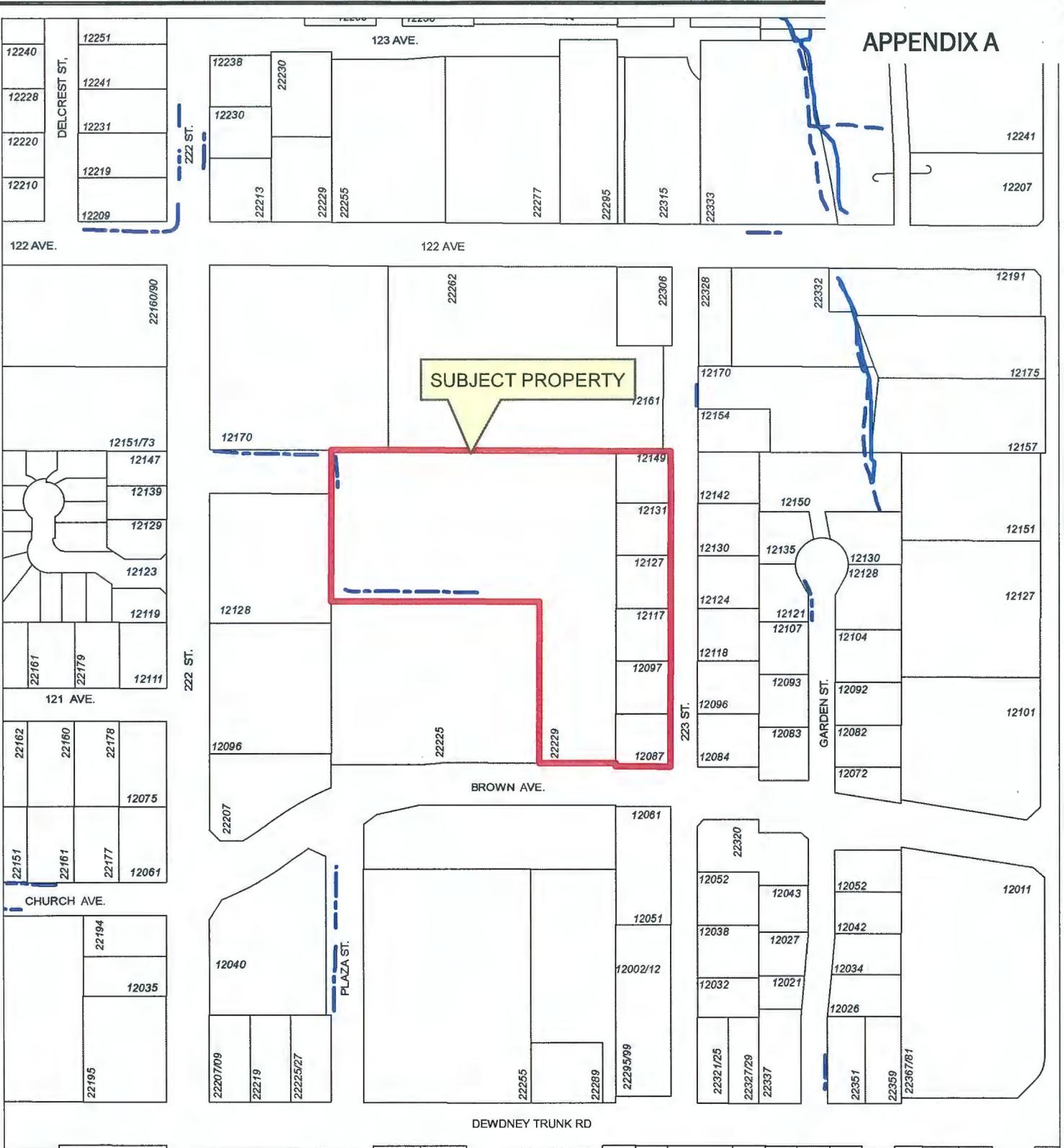
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*Concurrence:* **Kelly Swift, MBA  
Acting Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – OCP Amending Bylaw No. 7577 - 2019
- Appendix D – Zone Amending Bylaw No. 7366 - 2017
- Appendix E – Site Plan and Underground Parking Plan
- Appendix F – Building Elevation Plans
- Appendix G – Landscape Plan
- Appendix H – DIM Report from applicant
- Appendix I – ADP design comments
- Appendix J – School District comments
- Appendix K - Rendering

APPENDIX A



SUBJECT PROPERTY



**Legend**

- Stream
- Ditch Centreline
- Indefinite Creek

Scale: 1:2,500

22229 BROWN AVENUE  
12087/97, 12117/27/31/49 223 STREET

PLANNING DEPARTMENT



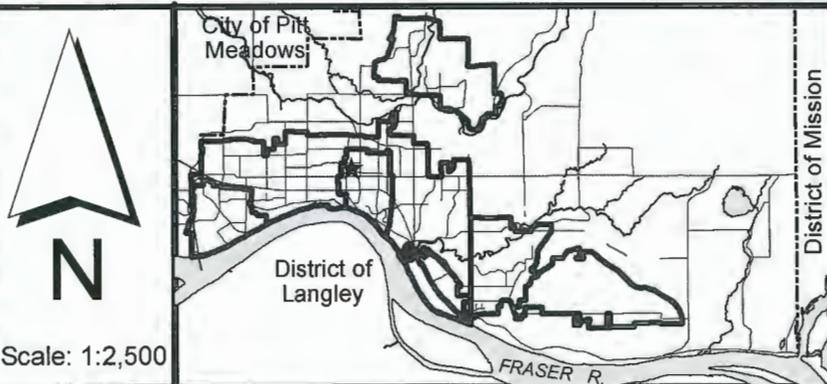
[mapleridge.ca](http://mapleridge.ca)

FILE: 2017-306-RZ  
DATE: Jun 28, 2019

BY: PC



Aerial Imagery from the Spring of 2018



Scale: 1:2,500

22229 BROWN AVENUE  
12087/97, 12117/27/31/49 223 STREET

PLANNING DEPARTMENT



**MAPLE RIDGE**  
British Columbia

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

FILE: 2017-306-RZ  
DATE: Jun 28, 2019

BY: PC



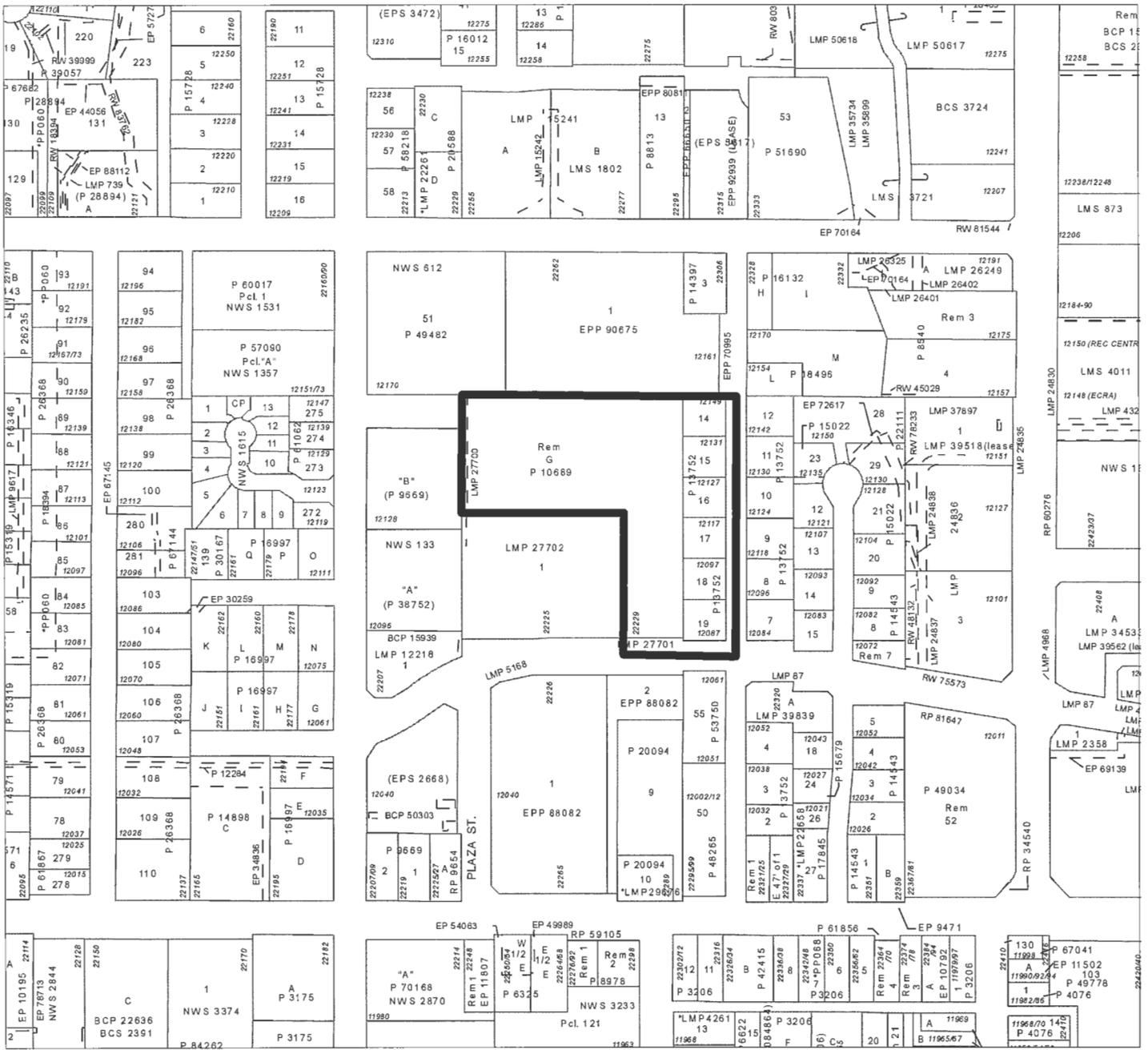


# MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7577-2019  
 Map No. 1008  
 Purpose: To Amend Schedule 1 of the Town Centre Area Plan  
 From: Single Family Residential  
 To: Low Rise Apartment







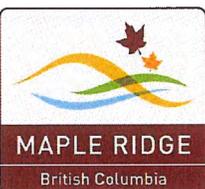
# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7366-2017

Map No. 1727

From: CD-1-00 (Seniors Apartment and Private Hospital) and RS-1 (One Family Urban Residential)

To: RM-2 (Medium Density Apartment Residential)



SCALE 1:3,441

**DEVELOPMENT DATA**

ZONING:	RM-2		
GROSS SITE AREA:	180,087.1 s.f.	16,730.63 s.m.	
	4.13 Ac.	1.67 Ha.	
NET SITE AREA:	174,446.7 s.f.	16,211.27 s.m.	
	4.01 Ac.	1.62 Ha.	
SITE COVERAGES (Based on Net Site Area)			
PROPOSED:	36%	62,356.5 s.f.	5,743.1 s.m.
DENSITY: (Based on Gross Site Area)			
TOTAL 330 UNITS +	80 U.P./Ac	197 U.P./Ha	
DENSITY: (Based on Net Site Area)			
TOTAL 330 UNITS +	82 U.P./Ac	204 U.P./Ha	
F.S.R. (Based on Net Site Area)			
ALLOWABLE:	1.5 + (NET)	314,044.0 s.f.	29,180 U.P./Ha
PROVIDED:			
NET FLOOR AREA:	137	230,446.2 s.f. +	22,157.0 s.m.
		( NOT INCLUDING CORRIDORS, STAIRS, LOBBY)	
GROSS FLOOR AREA:	163	284,513.3 s.f. +	26,432.2 s.m.
		( INCLUDES CORRIDORS, STAIRS, LOBBY)	

OPEN SPACE (AMENITY): (Based on Net Site Area)			
ALLOWABLE:	20%	34,894.3 s.f.	3,242.3 s.m.
PROVIDED:	33%	56,865.7 s.f.	5,283.0 s.m.
INDOOR AMENITY:			
BLDG. #1 (GROUND FLOOR)	3,620.6 s.f.	336.4 s.m.	
- KITCHEN / WASHROOM AREA			
- GYM / YOGA AREA			
- CARD & GAMES AREA			
ROOF TOP DECK:			
BUILDING #1	6,067.0 s.f.	563.6 s.m.	
BUILDING #2	4,061.7 s.f.	377.3 s.m.	
BUILDING #3	5,275.4 s.f.	492.1 s.m.	
TOTAL :	15,404.6 s.f.	1,431.0 s.m.	

PARKING:			
REQUIRED:			
PER RM-2 ZONE (SCHEDULE 'A')			
1.5 / UNIT =	445 SPACES		
VISITORS:	0.2 / UNIT =	66 SPACES	
TOTAL REQUIRED:		511 SPACES	
PROVIDED:			
UG	445 SPACES	RESIDENTS	
SURFACE	66 SPACES	VISITORS	
TOTAL:	511 SPACES		
		PROVIDED:	
		445 SPACES	RESIDENTS
		4 SPACES	VISITORS
		44 (8.7%)	

ELECTRIC VEHICLE LEVEL 2 ROUGH-IN:			
WC CARPARK:		4 SPACES	
SMALL CARPARK:		44 (8.7%)	
BICYCLE STORAGE:			
SHORT TERM:	100	PROVIDED:	100
LONG TERM:	84	PROVIDED:	84

- VARIANCES REQUIRED:
1. SETBACK TO DECKS = 6.0 m.
  2. BUILDING HEIGHT FROM 4 TO 5 STOREYS

UNIT TYPE BREAKDOWN:	BLDG #1	BLDG #2	BLDG #3	TOTAL NO. OF UNITS	%
A/A1/A3 1 BED	27	9	20	56	17%
B/B1/A2 1 BED + DEN	26	25	30	71	22%
C1 2 BED JR	40	20	40	100	30%
D/D2/S 2 BED	10	24	4	38	12%
E/E1 2 BED + FLEX	18	0	15	33	10%
F1/F2/F2a 3 BED	10	5	5	20	6%
G/G2 STUDIO	8	0	4	12	4%
<b>TOTAL:</b>	<b>194 UNITS</b>	<b>83 UNITS</b>	<b>108 UNITS</b>	<b>330 UNITS</b>	<b>100%</b>
<b>FLOOR PLATE AREA:</b>					
GROUND FLOOR =	21294.8 S.F.	14620.3 S.F.	17140.6 S.F.	TOTAL GROSS FLOOR AREA:	
TYPICAL x 4 FLOORS =	41404.3 S.F.	58458.7 S.F.	72187.6 S.F.		
TOTAL:	121306.1 S.F.	73079.0 S.F.	90228.2 S.F.	284513.3 S.F.	
	11,264.7 S.M.	6,784.3 S.M.	8,379.2 S.M.	26,432.2 S.M.	



**UNIT BREAKDOWN:**

	IMPERIAL	METRIC	NO. OF UNITS	IMPERIAL	METRIC
A 1 BED	536.1 s.f.	51.0 s.m.	30 =	16,743.0 s.f.	1,555.5 s.m.
A1 1 BED (ADAPTABLE)	616.8 s.f.	57.3 s.m.	4 =	5,551.2 s.f.	515.7 s.m.
A2 1 BED	584.2 s.f.	54.3 s.m.	8 =	4,715.6 s.f.	437.9 s.m.
A3 1 BED	563.0 s.f.	52.3 s.m.	4 =	5,067.0 s.f.	470.7 s.m.
B 1 BED + DEN	644.7 s.f.	60.4 s.m.	62 =	40,281.4 s.f.	3,742.3 s.m.
B1a 1 BED + DEN	700.7 s.f.	65.1 s.m.	5 =	3,503.5 s.f.	325.5 s.m.
B2 1 BED + DEN	655.3 s.f.	60.9 s.m.	4 =	2,621.2 s.f.	243.5 s.m.
C1 2 BED JUNIOR	754.3 s.f.	70.1 s.m.	100 =	75,430.0 s.f.	7,007.7 s.m.
D 2 BED	851.1 s.f.	79.1 s.m.	4 =	3,404.4 s.f.	316.3 s.m.
D2 2 BED	857.4 s.f.	79.7 s.m.	10 =	8,574.0 s.f.	796.6 s.m.
E 2 BED + DEN	850.1 s.f.	79.0 s.m.	23 =	19,552.3 s.f.	1,816.5 s.m.
E1a 2 BED + DEN	848.3 s.f.	83.5 s.m.	10 =	8,983.0 s.f.	834.5 s.m.
F1 3 BED	415.2 s.f.	38.0 s.m.	3 =	4,576.0 s.f.	425.1 s.m.
F2 3 BED	440.9 s.f.	41.4 s.m.	3 =	4,704.5 s.f.	437.1 s.m.
F2a 3 BED	458.4 s.f.	42.0 s.m.	10 =	9,504.0 s.f.	890.4 s.m.
G STUDIO (ADAPTABLE)	563.9 s.f.	52.4 s.m.	8 =	4,511.2 s.f.	419.1 s.m.
G2 STUDIO	426.0 s.f.	39.6 s.m.	4 =	1,704.0 s.f.	158.3 s.m.
S 2 BED	741.3 s.f.	73.5 s.m.	24 =	18,941.4 s.f.	1,764.4 s.m.
<b>NET FLOOR AREA:</b>			<b>TOTAL: 330 =</b>	<b>230,446.2 s.f.</b>	<b>22,157.0 s.m.</b>
<b>GROSS FLOOR AREA: (INCLUDES: LOBBY, STAIRS, CORR. ETC.)</b>				<b>284,513.3 s.f.</b>	<b>26,432.2 s.m.</b>
<b>ADAPTABLE UNITS:</b>	<b>17 UNITS</b>	<b>5.2%</b>			

CONCEPTUAL SITE PLAN FOR PLATINUM ENTERPRISES LTD. PROJECT: APARTMENT BUILDINGS BROWN AVENUE, MAPLE RIDGE. CONSULTING ENGINEER: BARNETT DEMBEK ARCHITECTS INC. UNIT 135, 7338 130 STREET, SURREY, B.C. PHONE: (604) 597-7100. FAX: (604) 597-2098. EMAIL: info@barnett-dembek.com

APPENDIX E

CLIENT: PLATINUM ENTERPRISES LTD.  
PROJECT: APARTMENT BUILDINGS BROWN AVENUE, MAPLE RIDGE  
CONSULTING ENGINEER: BARNETT DEMBEK ARCHITECTS INC.  
DATE: Aug. 2, 2011  
SCALE: 1/8" = 1'-0"  
SHEET NO. AC-21  
REV. NO. 17024









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**pmg**  
LANDSCAPE ARCHITECTS  
Suite C100 - 4185 58th Street  
Burnaby, British Columbia, V5C 5G9  
P: 604 294-0211 F: 604 294-0222

SCALE:

NO.	DATE	REVISION	DESCRIPTION	DR.
1	18 AUG 22		ISSUE FOR PERMITTING	MM
2	18 AUG 22		ISSUE FOR PERMITTING	MM
3	18 AUG 22		NEW SITE PLAN AND SUBMISSION	MM
4	18 AUG 22		NEW SITE PLAN	MM
5	18 AUG 22		NEW SITE PLAN	MM

CLIENT:

PROJECT:

APARTMENT BUILDINGS

22229 BROWN AVE.  
MAPLE RIDGE, B.C.

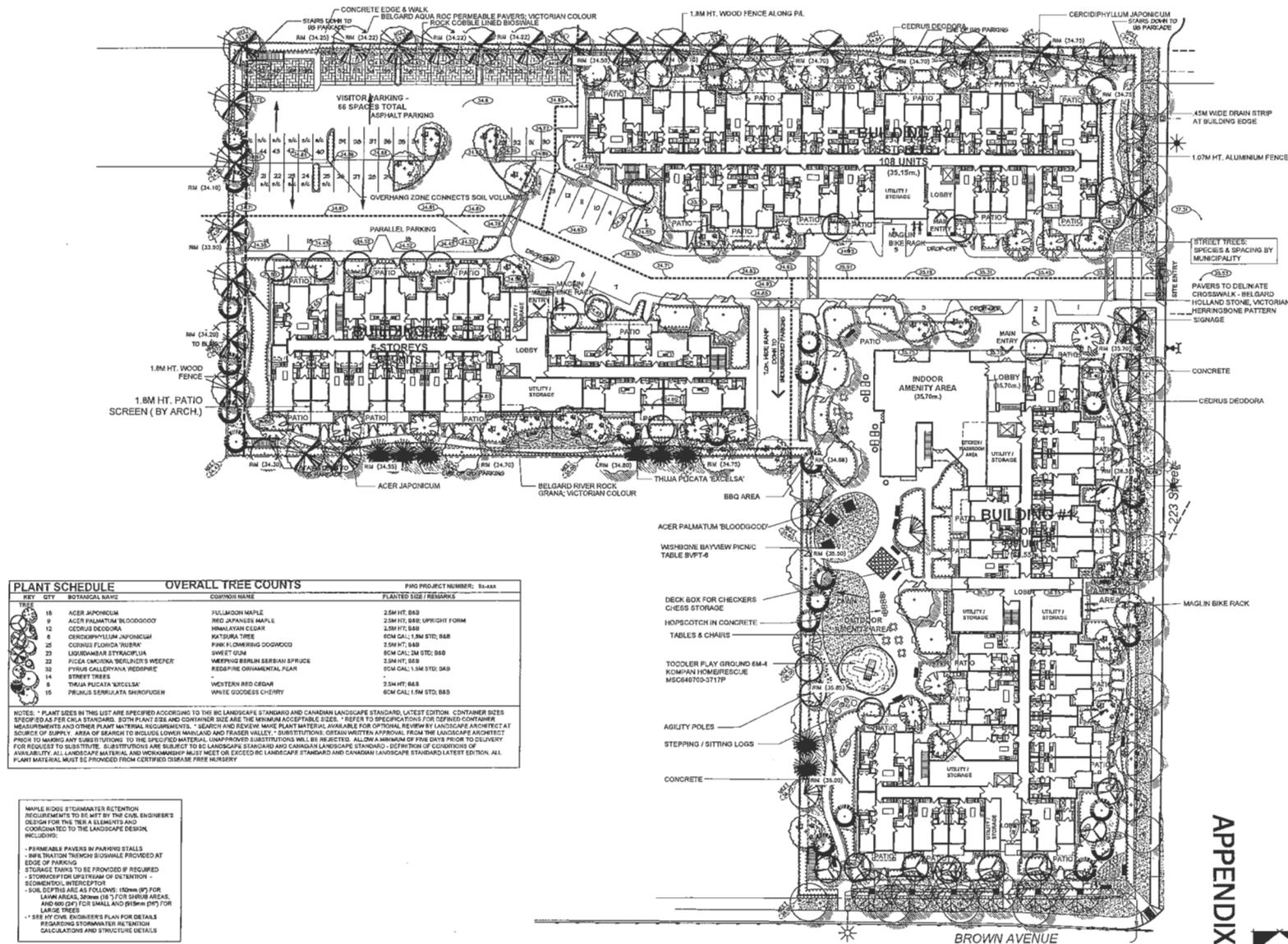
DRAWING TITLE:  
LANDSCAPE PLAN

DATE: 17 NOV 22 DRAWING NUMBER:  
SCALE: 1:300  
DRAWN: MM  
DESIGN: MM  
CHKD: PM  
OF 13

17246-77P

PMG PROJECT NUMBER:

17-248



PLANT SCHEDULE		OVERALL TREE COUNTS		PMG PROJECT NUMBER: 22-434
KEY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
18	ACER JAPONICUM	FULLMOON MAPLE	2.5M HT. B&B	
9	ACER PALMATUM 'BLOODGOOD'	RED JAPANESE MAPLE	2.5M HT. B&B UPRIGHT FORM	
12	CEDRUS DEODORA	HIMALAYAN CEDAR	2.5M HT. B&B	
6	CERCIDIPHYLLUM JAPONICUM	KATSURBA TREE	60M CALL: 1.5M STD. B&B	
25	CORNUS FLORIDA 'INDIAN'	PINK FLOWERING DOGWOOD	2.5M HT. B&B	
23	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	60M CALL: 1.5M STD. B&B	
22	FICUS CAROLINA 'SCULPTURAL WEEPER'	WEEPING BERLIN BERBAM SPRUCE	2.5M HT. B&B	
32	FRAXINUS CALLEPPIANA 'REDSPICE'	REDSPICE ORNAMENTAL PLUM	60M CALL: 1.5M STD. B&B	
14	STREET TREES	-	-	
8	THUJA PLUCATA 'EXCELSA'	WESTERN RED CEDAR	2.5M HT. B&B	
15	PRUNUS SEROTINA 'SHROUDSHED'	WHITE DOGWOOD CHERRY	60M CALL: 1.5M STD. B&B	

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE I.C. LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CIRA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DETAILED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND TRADER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. \* SUBSTITUTIONS ARE SUBJECT TO I.C. LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. \* DETERMINATION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED I.C. LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

MAPLE RIDGE STORMWATER RETENTION REQUIREMENTS TO BE MET BY THE CIVIL ENGINEER'S DESIGN FOR THE TRENCH ELEMENTS AND COORDINATED TO THE LANDSCAPE DESIGN INCLUDING:

- PERMEABLE PAVERS IN PARKING STALLS
- 80% TRAFFIC TRENCH BIOSWALE PROVIDED AT EDGE OF PARKING
- STORAGE TANKS TO BE PROVIDED IF REQUIRED
- STORMWATER LIFT STATION OR DETENTION - SEDIMENTATION INTERCEPTOR
- SOIL SINKING AS FOLLOWS: 100mm UP FOR LAWN AREAS, 300mm (18" FOR DRIVE AREAS, AND 600 (24") FOR SMALL AND (900mm (36") FOR LARGE TREES.
- SEE CIVIL ENGINEER'S PLAN FOR DETAILS REGARDING STORMWATER RETENTION CALCULATIONS AND STRUCTURE DETAILS

APPENDIX G



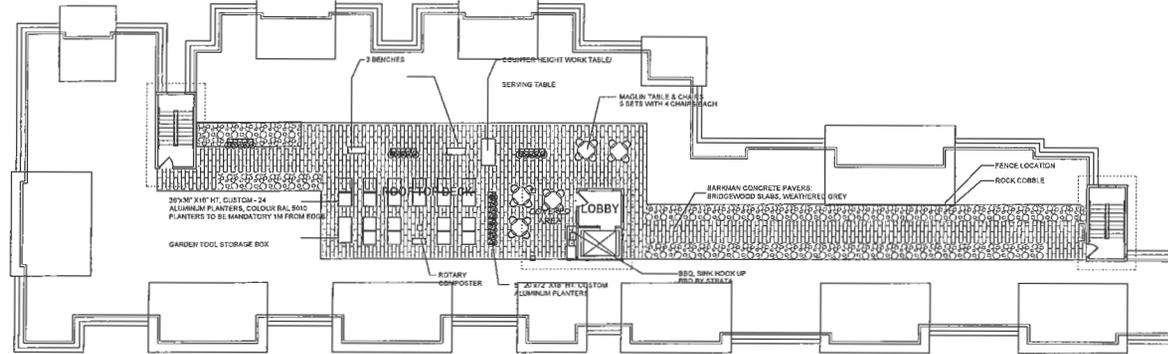
L1



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LANDSCAPE ARCHITECTS  
Suite C100 - 4185 68th Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p. 604.294.0211 • f. 604.294.0222

SCALE:



HAUSER LOFT LOVESEAT



WISHBONE BAYVIEW PICNIC TABLE



MAGNIN TABLE AND CHAIR - FORD SERIES - COLOUR SILVER 14



LEE VALLEY DULA BATCH ROLLING COMPOSTER



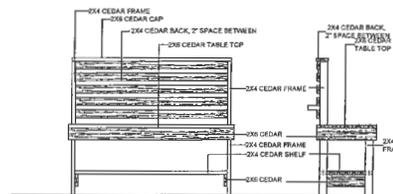
POTTING TABLE

BUILDING SCHEDULE		PMG PROJECT NUMBER: 17248		
KEY	QTY	BOTANICAL NAME	CORNUS NAME	PLANTED SIZE / REMARKS
GRASS	x 25	CALAMAGROSIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
	s 23	STIPA TENUSSIMA	MEXICAN FEATHER GRASS	#1 POT
PERENNIAL	ss 22	SEDUM ALBUM VAR. MCRANTHUM 'CORAL CARPET'	CORAL CARPET STONECROP	SCM POT

NOTES: \*PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \*REFER TO SPECIFICATIONS FOR SOFTWOOD CONTAINER HEADSIZES AND OTHER PLANT MATERIAL REQUIREMENTS. \*SEARCH AND REVIEW WASTE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \*SUBSTITUTIONS OF MATERIALS APPROVED FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF 10% OVER FROM THE QUANTITY FOR DELIVERY TO SITE. QUANTITY TO BE SUBJECT TO CANADIAN LANDSCAPE STANDARD. \*DEFINITION OF CONDITIONS OF AVAILABILITY: ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARD, LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM IDENTIFIED DISEASE FREE NURSERY.

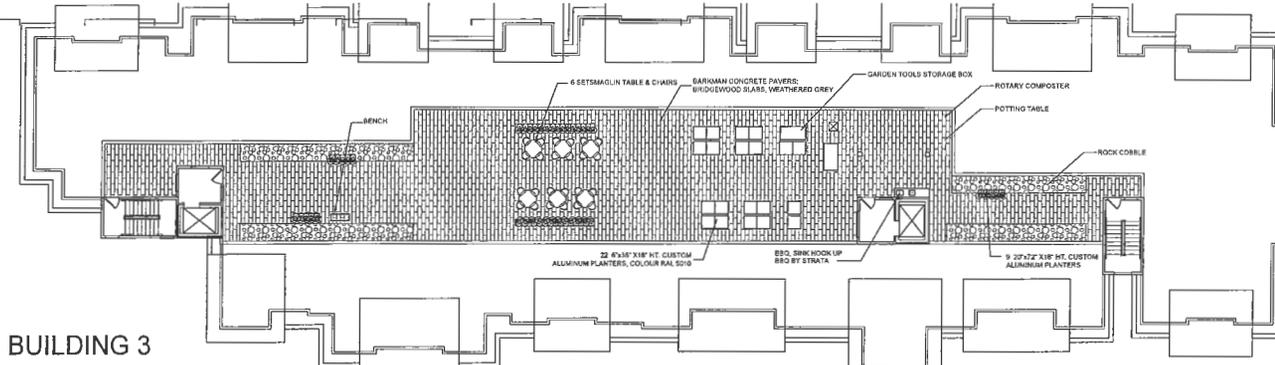
PLANT SCHEDULE		PMG PROJECT NUMBER: 17248		
KEY	QTY	BOTANICAL NAME	CORNUS NAME	PLANTED SIZE / REMARKS
GRASS	x 45	CALAMAGROSIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
	s 42	STIPA TENUSSIMA	MEXICAN FEATHER GRASS	#1 POT
PERENNIAL	ss 36	SEDUM ALBUM VAR. MCRANTHUM 'CORAL CARPET'	CORAL CARPET STONECROP	SCM POT

NOTES: \*PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \*REFER TO SPECIFICATIONS FOR SOFTWOOD CONTAINER HEADSIZES AND OTHER PLANT MATERIAL REQUIREMENTS. \*SEARCH AND REVIEW WASTE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \*SUBSTITUTIONS OF MATERIALS APPROVED FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF 10% OVER FROM THE QUANTITY FOR DELIVERY TO SITE. QUANTITY TO BE SUBJECT TO CANADIAN LANDSCAPE STANDARD. \*DEFINITION OF CONDITIONS OF AVAILABILITY: ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARD, LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM IDENTIFIED DISEASE FREE NURSERY.



NOTE: ALL CEDAR TO BE NO. 2 GRADE OR BETTER, FREE OF SPLINTERS  
ALL PIECES TO BE SICKENED TOGETHER

1 POTTING TABLE / BENCH  
1:25



BUILDING 3

PROJECT:

APARTMENT BUILDINGS

22229 BROWN AVE.  
MAPLE RIDGE, B.C.

DRAWING TITLE:

ROOFTOP  
LANDSCAPE PLAN

DATE: 18 AUG. 02 DRAWING NUMBER:  
SCALE: 1/8"=1'-0"  
DRAWN: MC  
DESIGN: MC  
CHECKED: PCM

**L8B**  
OF 13



## 1. Introduction

---

The following report is submitted to the City of Maple Ridge to summarize the results of the Development information meeting for the above application.

The Public Information Meeting (DIM) for the City of Maple Ridge Application No. 2017-306-RZ, located at 22229 Brown Ave, 12087, 12097, 12117, 12127, 12131 and 12149 223 Street was held on June 4, 2019 from 6:00 p.m. to 8:00 p.m. at the Maple Ridge Senior Activity Centre. The purpose of the DIM was to present the proposed development plans, and gain feedback from the community.

## 2. Public Information Meeting (June 4, 2019)

---

### 2.1. Notification

Per City policy, the public was notified through a direct mail-out to neighbouring properties.

The City of Maple Ridge staff generated and provided the mailing labels for all properties within 100 meters of the development site. A total of 471 notifications were mailed out on May 23, 2019, approximately 11 days prior to the DIM. A copy of the mail-out invitation can be found in *Appendix A*.

The notification provided general information including an overall description of the development, location of the DIM and a locational map of the subject site to provide context. Contact information was provided on the invitation for anyone who wished to ask a question, inquire, or make a comment if unable to attend the meeting.

### 2.2. Public Information Meeting Logistics

The DIM was held at the Maple Ridge Senior Activity Centre (12150 224 Street, Maple Ridge, BC). The venue location, parking availability, and total space of the setting were suitable to host the DIM. The meeting was scheduled from 6:00 p.m. to 8:00 p.m. on Tuesday June 4, 2019. The consulting team prepared the meeting room in advance of the publicly advertised start time.

The consulting team in attendance included:

- Patricia Campbell – PMG Landscape Architects
- David Walls – Barnett Dembek Architects Inc
- Avtar Johl – Project Manager
- Ron Antalek – Marketing

## 2.3. Public Information Meeting Details

A total of thirteen (13) attendees signed the attendance sheet (see *Appendix C*). All 13 attendees who signed in provided their address and either reside or have a property interest in the community.

The DIM was arranged in an open house format where community members viewed display boards and had the opportunity to ask questions to the project team members. A total of eleven (11) display boards were exhibited at the DIM. Tables and chairs were setup in the middle of the room to allow members of the public to fill in their questionnaire and comment sheet.

The display boards that were presented at the meeting provided the details for the zoning bylaw, architectural, landscape and engineering key plan.

In addition to these display boards a Questionnaire / Comment Sheet was provided to the public (see *Appendix D*.) The questionnaire / comment sheet could either be completed at the meeting and returned to the project team or returned by email. Eight (8) comment sheets were completed at the DIM and four (4) comment sheet were delivered by hand at the DIM and one (1) comment sheet was e-mailed the next day for a total of thirteen (13) comment sheets.

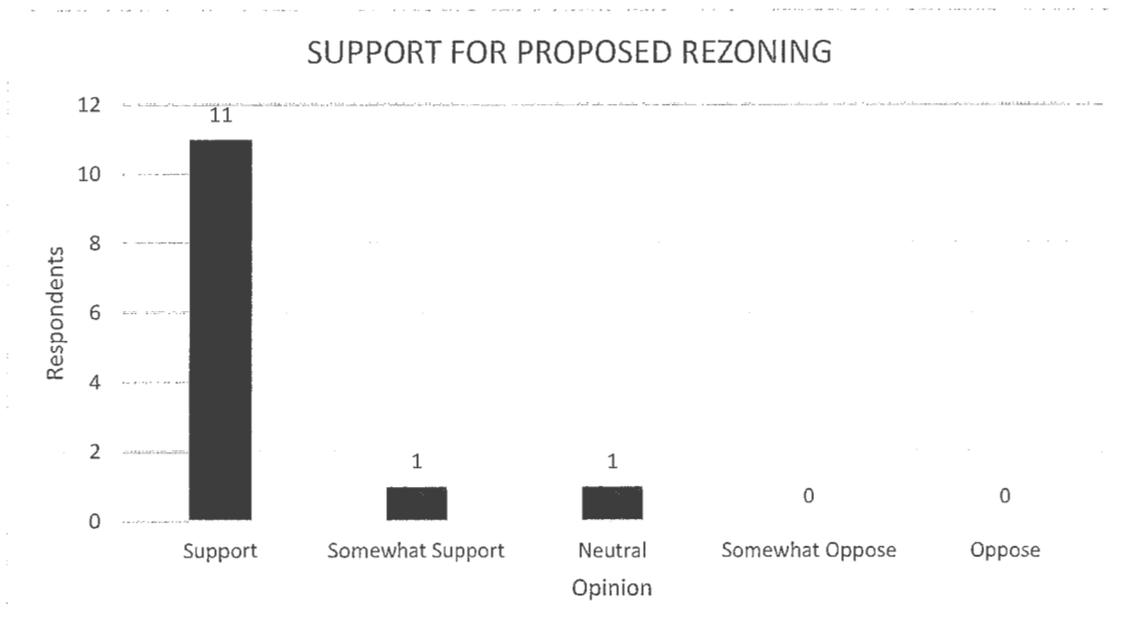
## 3. Public Information Meeting Results

---

A questionnaire was prepared to gather public input on the proposed development. The questionnaire was designed with three questions regarding the project.

### 3.1. Question 1

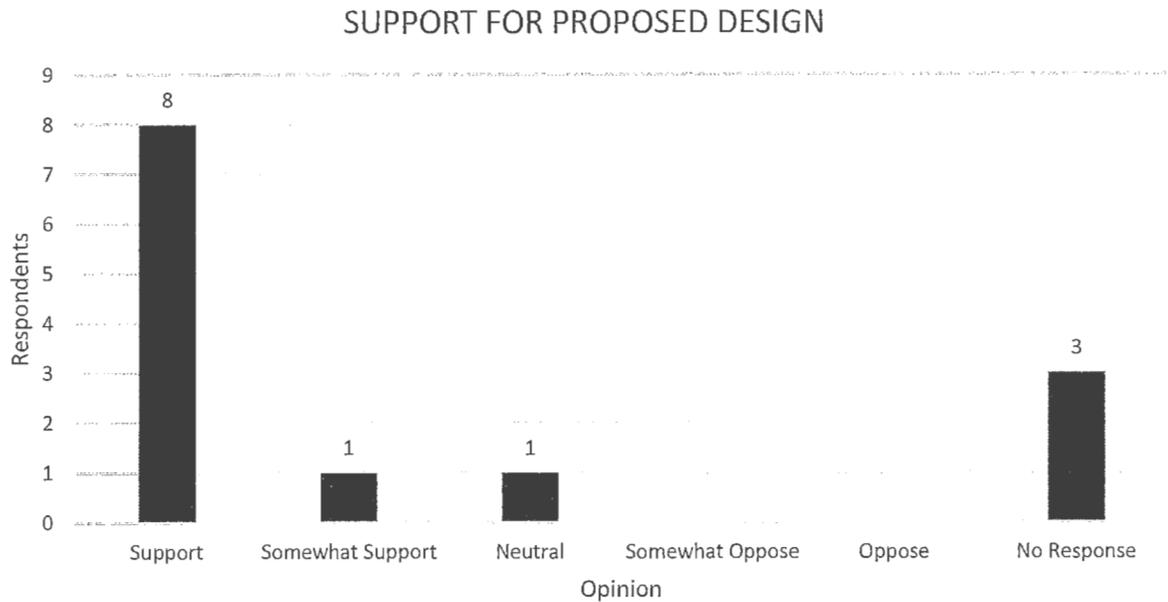
1. The developer is proposing to rezone the Property from CD-1-00 (Seniors Apartment and Private Hospital) to RM-2 (Medium Density Apartment) to develop 330 apartments in three 5-storey buildings with underground parking with a total floor area of approximately 26,299m<sup>2</sup>:



Additional Written Comments:

- *Affordable housing needed*
- *Opportunity for first time homebuyers, families and seniors.*
- *Inventory offering affordability is highly needed for seniors, young families, low income*
- *Require more quality accommodation in City Town Center*
- *Beautiful design – will improve the area*
- *Great for the community*

## 2. What are your impressions regarding the proposed design of the apartments?



### Additional Written Comments

- *Fits into the community*
- *Great street appeal, fits into the community*
- *Well designed, provides diversity for different housing demands*
- *Like design – fits into the community*
- *Great addition to City, affordable housing needed*
- *Good project, not enough green land*
- *Fabulous design, renewing the look of the neighborhood*
- *Looks perfect*
- *Another apartment building, rather large on 223 Street, landscaped areas seem nice*

### 3.4. Question 3

*Any other thoughts that you would like to share regarding the proposed development?*

#### Additional Written Comments

- *Do it as soon as possible*
- *Help seniors settle into City*
- *Great addition – provides affordable housing*
- *Suitable for all kinds of people*
- *Consider less parking to make more affordable, encourage fewer cars and more alternative transportation, increase traffic concern, improve bike routes, more municipal park and meeting places, not a good idea for Brown Ave drop off zone.*

## 4. Conclusion

---

Based on the completed questionnaires and the comments at the public open house, attendees were overwhelmingly supportive of the development proposal, with an overall 11 respondent being supportive, 1 respondent being somewhat supportive of the application and one respondent being neutral.

Comments brought up at the public information meeting and in the questionnaire, include comments on the welcomed improvement in the area, happy with the range of units to attract a diversity of buyers, smaller unit sizes will lead to relative market affordability and attractive design of the buildings and landscape areas. As the project was very well received it is not anticipated to make any revisions to the design of the project at this time.

If you have questions about this report please do not hesitate to contact the undersigned.

Yours truly,

Platinum Group

Avtar Johl, CA  
Project Manager

### ADP design comments

#### Landscape Comments:

1. Consider providing adaptable units on ground floor; ensure access is available to greater circulation system from adaptable units;

*Landscape Architectural Response: Adaptable unit is provided in Building 2. Where adaptable unit the only change in grading necessary is a slight sloping to eliminate the step at the building access point. No change in layout required.*

2. Consider programming for older children in amenity areas;

*Landscape Architectural Response: There is a strong focus on play structures for house-bound mothers with small children as older children have wider access to play opportunities at school and parks but by including natural play components tucked into landscape there is no real age focus and offers play opportunities for older children*

3. Ensure tree selection on slab is appropriate for soil depth;

*Landscape Architectural Response: Large growing tree species were shown in some of the interior planting beds. These large growing species were either moved to perimeter area and smaller species moved to replace or tree varieties in the interior beds were changed to small or medium scale tree species. The perimeter landscape beds have substantial soil volume for large trees. Where less soil volume in interior planting areas, smaller species are now shown. Plant quantities were updated to show specified trees.*

4. Consider articulating or activating narrow fenced walkways associated with rooftop amenity either with landscape or hard surfacing or additional seating.

*Landscape Architectural Response: Roof deck plans have been amended to address the concern for narrow corridors. The plans have been amended to show walks that jog move and are placed in wider landscape areas. Widened areas have rock cobble beds, additional planters and some benches added. Plantings in roof deck planters amended to show layers of landscape and more interest to the spaces.*

#### Architecture Comments:

1. Consider articulating or providing windows on blank walls of Building 1;

*Architectural Response: Windows added and existing windows made larger.*

2. Consider deleting storage room and adding partition doors to create a more flexible amenity space;

*Architectural Response: Some storage rooms deleted and created a larger area for the feasibility of the amenity area*

3. Consider providing access to the washroom from the elevator corridor;

*Architectural Response: This cannot be done according to the Building Code*

4. Consider adding accent colours to the facades and incorporating colour palette to landscape;

*Architectural Response: Building entrances enhanced and accent colours added art entries.*

5. Consider adding variety to material to create individual building identities.

*Architectural Response: Ledge stone colour added to Building 1 to create individual building identities.*



January 9, 2018

City of Maple Ridge  
11995 Haney Place  
Maple Ridge, BC V2X 6A9

Attention: Chee Chan

Dear Mr. Chan:

Re:       **File #:**       2017-306-RZ  
          **Legal:**       Lot "G" Except Portions in Plans 19681, 59663, 63321 and LMP27701, D.L.  
                          399, Group 1, NWP10689  
          **Location:**   22229 Brown Avenue  
          **From:**       CD-1-00 (Senior Apartment and Private Hospital)  
          **To:**         RM-2 (Medium Density Apartment Residential)

The proposed application would affect the student population for the catchment areas currently served by Eric Langton Elementary and Maple Ridge Secondary School.

Eric Langton Elementary has an operating capacity of 406 students. For the 2017-18 school year the student enrolment at Eric Langton Elementary was 431 students (106% utilization) including 299 students from out of catchment.

Maple Ridge Secondary School has an operating capacity of 1300 students. For the 2017-18 school year the student enrolment at Maple Ridge Secondary School was 1332 students (102.5% utilization) including 871 students from out of catchment.

Sincerely,

Flavia Coughlan  
Secretary Treasurer  
The Board of Education of School District No. 42 (Maple Ridge – Pitt Meadows)

cc:       Rick Delorme  
          David Vandergugten  
          James Clarke



**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** **Second Reading**  
**Zone Amending Bylaw No. 7362-2017**  
**11143 Princess Street**

**MEETING DATE:** September 17, 2019  
**FILE NO:** 2017-185-RZ  
**MEETING:** CoW

---

**EXECUTIVE SUMMARY:**

An application has been received to rezone the subject property, located at 11143 Princess Street, from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit future subdivision into approximately two lots. Council granted first reading to Zone Amending Bylaw No. 7362-2017 on December 5, 2017.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution (CAC) Program, and will be requested to pay \$5,100.00 for the additional lot, as the original lot is exempt when a subdivision is proposing fewer than three lots.

**RECOMMENDATIONS:**

- 1) That Zone Amending Bylaw No. 7362-2017 be given second reading, and be forwarded to Public Hearing;
- 2) That the following terms and conditions be met prior to final reading:
  - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
  - ii) Road dedication 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 the location within the Floodplain;
  - v) Registration of a Restrictive Covenant for Tree Protection;
  - vi) Registration of a Restrictive Covenant for Stormwater Management;
  - vii) Removal of existing building/s;
  - 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 \$5,100.00 be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

**DISCUSSION:**

**1) Background Context:**

Applicant: Eun Hong

Legal Description: Lot 1104 District Lots 279 and 281 Group 1 New Westminster District Plan 46939

OCP:  
Existing: Single-Family & Compact Residential

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

Surrounding Uses:

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

Existing Use of Property: Single-Family Residential  
Proposed Use of Property: Single-Family Residential  
Site Area: 1,000 m<sup>2</sup> (0.25 acres)  
Access: Ditton Street and Princess Street  
Servicing requirement: Urban Standard

**2) Project Description:**

The subject property is approximately 1,000 m<sup>2</sup> (0.25 acres) in area and is bound by single-family residential properties to the north, east, south and west. There are trees located along the Ditton Street frontage, and some hedging along the Princess Street frontage (see Appendices A and B).

The applicant is proposing to rezone the subject property from RS-1 (One Family Urban Residential) to R-1 (Residential District) (see Appendix C) to permit future subdivision into two single-family residential lots (see Appendix D).

### 3) Planning Analysis:

#### Official Community Plan:

The subject property is located within the Hammond Area Plan and is currently designated *Single-Family & Compact Residential*. Section 3.1 in the Hammond Area Plan identifies that “*Hammond is an established neighbourhood and it is important that new development is compatible with existing character. Retaining neighbourhood character is a key aim for the Hammond Area Plan, while allowing for increased residential densities that support a more vibrant community. Additionally, introducing new forms of residential development is intended to attract new residents and enable current residents to “age in place”.* The *Single-Family & Compact Residential* designation allows for single family, duplex and triplex forms of development. Section 3.1.1 outlines “*the intent is to allow for some density increase that is compatible with existing single-family form and neighbourhood character*”. The proposed zoning to R-1 (Residential District) is supported within the *Single-Family & Compact Residential* designation.

The Hammond Area Plan consists of four ‘precincts’ with a goal of identifying a clear difference in neighbourhood character, including: land use, street grid pattern, built form and public space. Input was generated through the public consultation process for the Hammond Area Plan, and the following four precincts were identified:

- North Hammond
- Upper Hammond
- Lower Hammond (subject property)
- Maple Meadows Business Park

The subject property is located within the Lower Hammond precinct. As identified in Section 2.3, Precinct 3: Lower Hammond, “*there are a number of older homes scattered throughout Lower Hammond, described in the Heritage Character Study (Donald Luxton & Associates), as being “pre-1940’s wood frame structures that reflect the working-class nature of the area”, but lacking in concentration of similar structures found in Upper Hammond.*” The subject property, known as ‘Rogers House’ had also been identified on Figure 1, Section 2.2.1, Heritage Character Area, as having ‘Heritage Potential’, which states: “*There are a number of sites within the area boundaries that have high potential for inclusion on the Maple Ridge Heritage Inventory or Register. These sites have not been fully researched or evaluated, but they make a strong contribution to neighbourhood character and have been flagged for their potential heritage value.*” The subject property, in the end, was not included in the Heritage Inventory work completed by Donald Luxton & Associates. While staff have encouraged and explored options for the applicant to pursue a Heritage Revitalization Agreement, the applicant has indicated they wish to remove the existing home and proceed with a two lot subdivision application.

#### i) Zoning Bylaw:

The current application proposes to rezone the subject property from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit subdivision into approximately two single-family residential lots. The minimum lot size for the current RS-1 (One Family Urban Residential) zone is 668 m<sup>2</sup>, and the minimum lot size for the proposed R-1 (Residential District) zone is 371 m<sup>2</sup>.

ii) **Advisory Design Panel:**

This application does not need to be reviewed by the Advisory Design Panel because a Form and Character Development Permit is not required.

iii) **Development Information Meeting:**

A Development Information Meeting is not required for this application, as there are fewer than five dwelling units being proposed.

4) **Interdepartmental Implications:**

i) **Engineering Department:**

To fulfill requirements with the *Subdivision and Development Servicing Bylaw*, the Engineering Department comments are as follows:

- Cash-in-lieu for curb, gutter and sidewalk along Ditton Street and Princess Street frontages;
- Ditch fronting Princess Street must be maintained;
- Approximately 1 m (3ft.) of road widening required along Ditton Street and Princess Street frontages; as well, the bus stop pad to remain in same location;
- New storm service connections and condition of existing storm pipe to be confirmed;
- New water service and sanitary connections required;
- Require 25 percent cash-in-lieu for future ornamental street lighting;
- Street tree planting required; and
- All utility connections to be underground.

ii) **Building Department:**

As the property is located within the floodplain, a Floodplain Covenant must be registered on title.

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

The proposed application would affect the student population for the catchment areas currently served by Hammond Elementary and Westview Secondary School. Hammond Elementary has an operating capacity of 457 students. Actual numbers for 2016 student enrolment at Hammond Elementary was 410 students (92% utilization). Westview Secondary School has an operating capacity of 1200 students. Actual numbers for 2016 student enrolment at Westview Secondary School was 765 students (64% utilization).

**CONCLUSION:**

It is recommended that second reading be given to Zone Amending Bylaw No. 7362-2017, and that application 2017-185-RZ be forwarded to Public Hearing.

“Original signed by Adam Rieu”

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

“Original signed by Chuck Goddard”

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

“Original signed by Christine Carter”

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

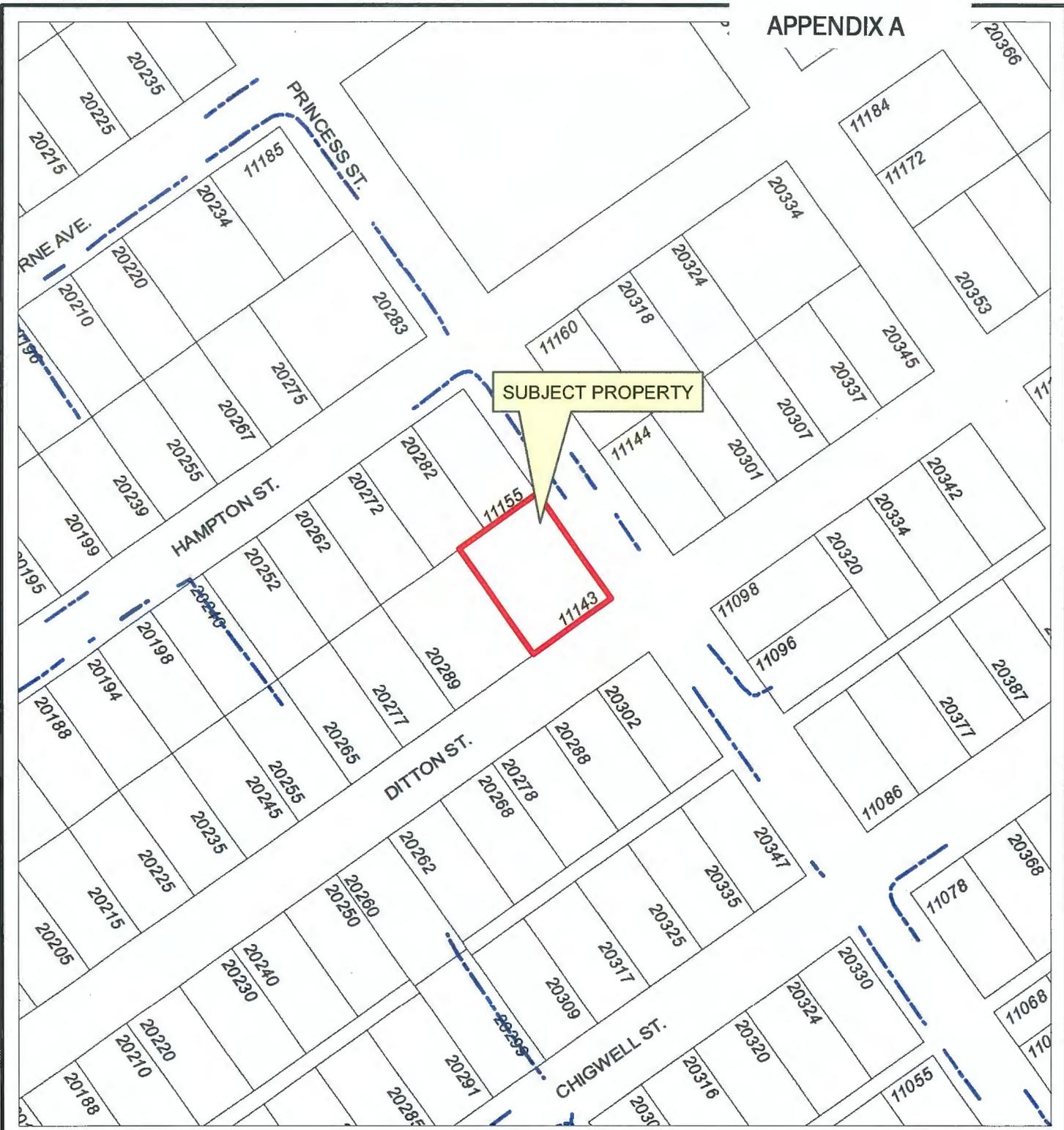
“Original signed by Kelly Swift”

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

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7362-2017
- Appendix D – Subdivision Plan



SUBJECT PROPERTY

11143 Princess Street



**Legend**

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

PLANNING DEPARTMENT



**MAPLE RIDGE**  
British Columbia

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Scale: 1:1,500

2017-185-RZ  
DATE: May 5, 2017

BY: JV



Aerial Imagery from the Spring of 2016



Scale: 1:1,500

### Legend

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

11143 Princess Street

PLANNING DEPARTMENT



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

2017-185-RZ  
DATE: May 5, 2017

BY: JV









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## City of Maple Ridge

**TO:** His Worship Mayor Michael Morden  
and Members of Council

**FROM:** Chief Administrative Officer

**SUBJECT:** **Second Reading**  
**Zone Amending Bylaw No. 7483-2018;**  
**28621 104 Avenue & 10455 287 Street**

**MEETING DATE:** September 17, 2019

**FILE NO:** 2018-231-RZ

**MEETING:** C o W

---

### EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties located at 28621 104 Avenue and 10455 287 Street from A-2 (Upland Agricultural) and A-1 Small Holdings Agriculture to RS-3 (One Family Rural Residential), to permit a future subdivision of approximately 4 lots. Council granted first reading to Zone Amending Bylaw No. 7483-2018 on July 24, 2018. The minimum lot size for the current A-2 Upland Agricultural zone is 4 hectares (10 acres) and the minimum lot size for the current A-1 Small Holdings Agriculture zone is 2 hectares (5 acres).

This application is in compliance with the OCP. There are watercourses and environmentally sensitive areas on the site. The preferred method of protecting these areas for this application is through restrictive covenants rather than dedication. For this reason, no Official Community Plan amendment is proposed to bring these areas into conservation.

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 \$10,200.00.

### RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7483-2018 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 104th Avenue and 287<sup>th</sup> Street as required (corner truncation only);
  - iii) Registration with Fraser Health for septic disposal and water quality; and registration of a Restrictive Covenant for the protection of the septic field areas;
  - iv) Registration with the Ministry of Environment Water Protection and Sustainability Branch for water wells;
  - v) A Professional Engineer's certification that adequate water quantity for domestic and fire protection purposes can be provided;

**1106**

- vi) That a voluntary contribution, in the amount of \$5100.00 per lot be provided in keeping with the Council Policy with regard to Community Amenity Contributions, for a total of \$10,200.00, based on two new lots being created.

**DISCUSSION:**

**1) Background Context:**

Applicant: Alair Homes, Justin Endresen

Legal Description: Lot 5 Section 9 Township 15 New Westminster District Plan 66081  
 Lot 13 Section 9 Township 15 New Westminster District Plan 66392

OCP:  
 Existing: RURRES (Rural Residential)  
 Proposed: Rural Residential

Zoning:  
 Existing: A-2 (Upland Agricultural) & A-1 Small Holdings Agriculture  
 Proposed: RS-3 (One Family Rural Residential)

**Surrounding Uses:**

North:	Use:	Rural Residential
	Zone:	A-2 (Upland Agricultural)
	Designation:	Rural Residential
South:	Use:	Rural Residential
	Zone:	A-2 (Upland Agricultural)
	Designation:	Rural Residential
East:	Use:	Rural Residential
	Zone:	A-1 (Small Holding Agricultural)
	Designation:	Rural Residential
West:	Use:	Rural Residential
	Zone:	A-2 (Upland Agricultural)
	Designation:	Rural Residential

Existing Use of Property: Rural Residential  
 Proposed Use of Property: Rural Residential

Site Area: 8.8 Ha. (22 acres)  
 Access: 287<sup>th</sup> Street and 108<sup>th</sup> Avenue  
 Servicing requirement: Rural Standard

**2) Project Description:**

This proposal is to rezone the subject properties from their current agricultural zones (A-1 and A-2) to RS-3 (One Family Rural Residential), in compliance with the land use designation of the subject properties. A four lot rural subdivision with minimum 2 hectare (5 acre) lots is proposed, with access from 104<sup>th</sup> Avenue for two of the proposed lots, with the remainder to be taken from 287<sup>th</sup> Street. The subject site is located in East Maple Ridge, a rural area reliant on on-site water and

sewer. An indeterminate watercourse exists on the property at 28621 104th Avenue. The subject site slopes gradually from west to 287th Street, which marks its highest point. The applicant proposes to retain the two existing houses with this subdivision. In order to keep these two houses, demonstration of septic disposal and potable water quality and quantity will be required.

### **3) Planning Analysis:**

#### **i) Official Community Plan:**

The proposed RS-3 Zoning is consistent with the Rural Residential designation of the subject property, and for this reason, this application is supportable.

#### **ii) Zoning Bylaw:**

One of the subject properties is zoned A-2 Upland Agriculture. The other subject property is zoned A-1 Small Holding Agriculture. The minimum lot size for the current A-2 Upland Agriculture zone is 4 hectares or 10 acres, while the minimum parcel size for the current A-1 Small Holding Agriculture zone is 2 hectares or 5 acres. The proposed RS-3 (One Family Rural Residential) zone has a minimum lot size of 2 hectares or 5 acres if served by well. These minimum requirements will be met with this application.

#### **iii) Off-Street Parking and Loading Bylaw:**

Each parcel will be required to provide a minimum of 2 off street parking stalls to serve each residence. Given the site area involved (minimum 2.0 ha or 5 acres per lot), these requirements are not anticipated to be difficult to achieve.

#### **iv) Development Permits:**

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

### **4) Environmental Implications:**

The Environmental Section of the Planning Department has reviewed this proposal along with consultant reports. The scope of their comments include watercourse protection measures, restoration and enhancement planting, tree management, stormwater management, erosion and sediment control, and the need for identification of locations of wells and septic fields.

### **5) Interdepartmental Implications:**

#### **i) Engineering Department:**

As this development will rely on on-site water and septic, it will have a minimum requirement for municipal services. As the existing two dwellings on site are proposed to be retained, the services of a qualified professional to assess septic disposal and potable water will be required for these existing dwellings as a condition of subdivision. Road dedication to provide a 4 metre corner truncation will be required at the intersection of 287<sup>th</sup> Street and 108<sup>th</sup> Avenue.

ii) **License, Permits and Bylaws Department:**

As a condition of a building permit, the applicant will be required to demonstrate localized drainage of stormwater.

iii) **Fire Department:**

This application will require proof of sufficient water quantity for fire suppression purposes.

**CONCLUSION:**

It is recommended that second reading be given to Zone Amending Bylaw No. 7483-2018, and that application 2018-231-RZ be forwarded to Public Hearing.

“Original signed by Diana Hall”

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

“Original signed by Chuck Goddard”

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

“Original signed by Christine Carter”

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

“Original signed by Kelly Swift”

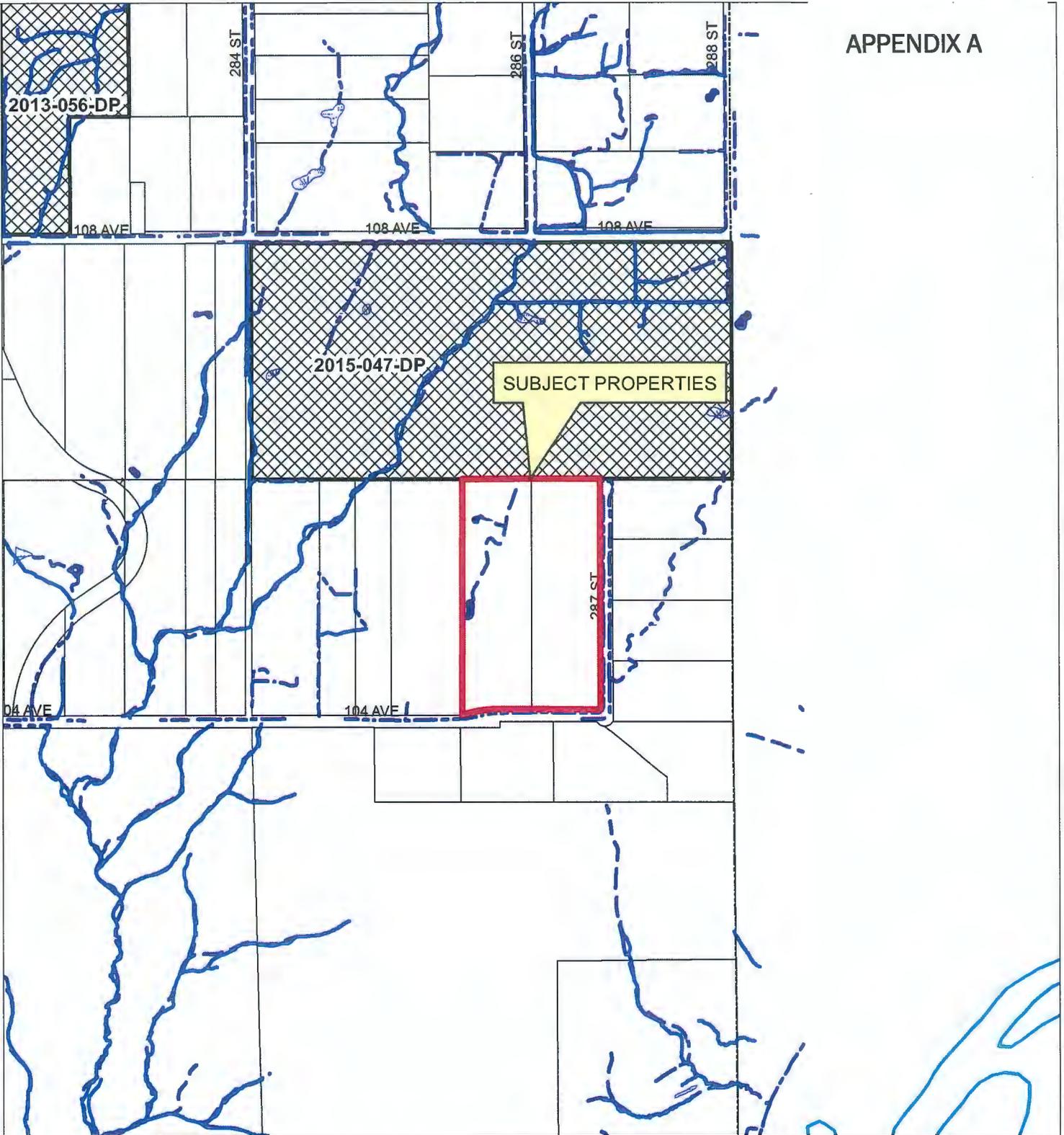
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*Concurrence:* **Kelly Swift, MBA  
Acting Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7483-2018
- Appendix D –Subdivision Plan

APPENDIX A



Scale: 1:9,000

**Legend**

-  Stream
-  Ditch Centreline
-  Edge of Marsh
-  Indefinite Creek
-  Lake or Reservoir
-  Marsh
-  Major Rivers & Lakes

28621 104 AVENUE  
10455 287 STREET

PLANNING DEPARTMENT



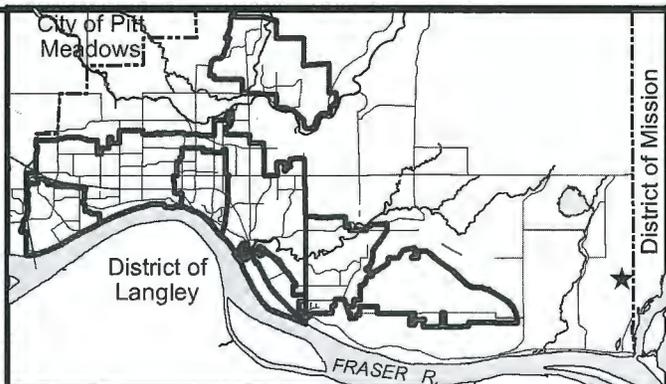
[mapleridge.ca](http://mapleridge.ca)

FILE: 2018-231-RZ  
DATE: Jun 5, 2018

BY: LP



Scale: 1:9,000



28621 104 AVENUE  
10455 287 STREET

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

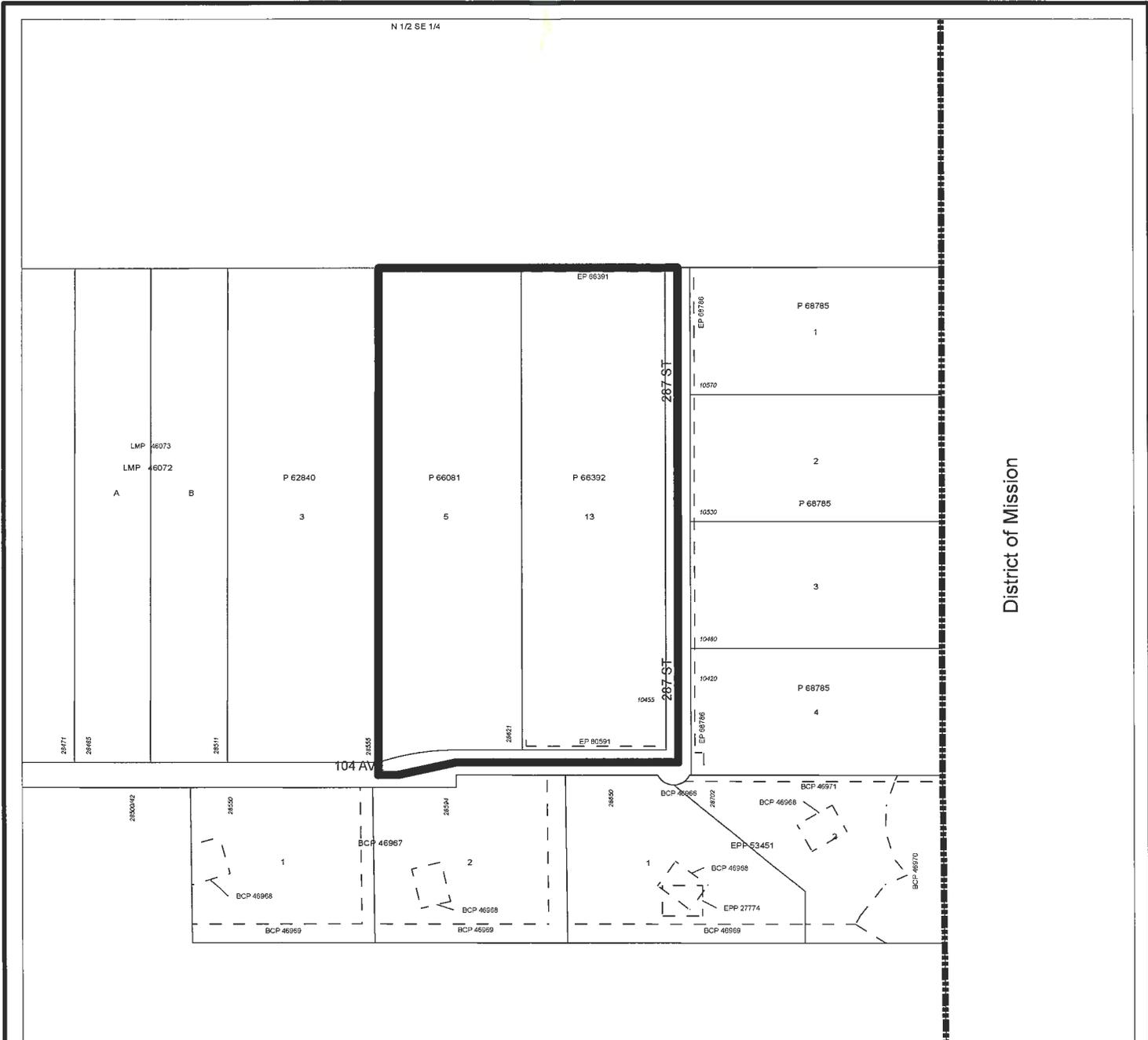
[mapleridge.ca](http://mapleridge.ca)

FILE: 2018-231-RZ

DATE: Jun 5, 2018

BY: LP





District of Mission

# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7483-2018  
 Map No. 1767  
 From: A-1 (Small Holding Agricultural)  
 A-2 (Upland Agricultural)  
 To: RS-3 (One Family Rural Residential)





**City of Maple Ridge**

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Wildfire Development Permit  
24070 132 Avenue

**MEETING DATE:** September 17, 2019  
**FILE NO:** 2016-374-DP  
**MEETING:** CoW

**EXECUTIVE SUMMARY:**

Wildfire Development Permit application 2016-374-DP has been received in conjunction with a Rezoning application, Development Variance Permit application, Natural Features and Watercourse Protection Development Permit application and a Subdivision application for the creation of three single family residential lots, under the R-1 (Residential District) zone. A Wildfire Development Permit is required as the subject property is located within the Wildfire Development Permit area. Council granted final reading for rezoning application 2015-021-RZ on September 10, 2019.

This application has been reviewed in relation to the revised Key Guideline Concepts (Section 8.12.1) and Guidelines (Section 8.12.2) of the Wildfire Development Permit, and in consideration of the *Home Owners FireSmart Manual (BC Forest Service Protection Program)*.

**RECOMMENDATION:**

That the Corporate Officer be authorized to sign and seal 2016-374-DP respecting property located at 24070 132 Avenue.

**DISCUSSION:**

**a) Background Context**

Applicant:	Shida Neshat-Behzadi
Legal Description:	Lot 8 Section 27 Township 12 New Westminster District Plan 2622
OCP:	
Existing:	Conservation and Low Density Urban
Proposed:	Conservation and Low Density Urban
Zoning:	
Existing:	R-1 (Residential District)
Surrounding Uses:	
North:	Use: Park
	Zone: RS-1b (One Family Urban (Medium Density) Residential)
	Designation: Conservation and Low Density Urban

South:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Conservation
East:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Conservation and Eco Cluster
West:	Use:	Single Family Residential
	Zone:	RS-1b (One Family Urban (Medium Density) Residential)
	Designation:	Low Density Urban

Existing Use of Property:	Single Family Residential
Site Area:	2.0 ha (5 acres)
Access:	Shoesmith Loop
Servicing requirement:	Urban Standard

**b) Project Description:**

The subject property, located at 24070 132 Avenue, is 2.0 ha (5 acres) in size and is bound by the unopened 132 Avenue road allowance to the north, single family residential lots to the west and residential acreage to the south and east (see Appendices A and B). The subject property consists of steep slopes, a large ravine, Millionaire Creek, and a small developable area located on a plateau in the northwest corner. Vegetation on the subject property is mainly comprised of a mixed forest that is relatively undisturbed throughout the majority of the site, with the exception of the plateau section. The plateau is made up of lawn, garden and ornamental trees and shrubs. Invasive species, such as English Ivy and Himalayan Blackberry have been located in some areas of the subject property and will be removed as part of the enhancement and restoration works. The steep slopes, ravine and watercourse will be dedicated to the City as *Conservation*. A tree protection covenant will be registered to retain the two significant trees located on the proposed north-eastern property boundary of proposed lot 1.

The applicant is proposing to rezone the subject property from RS-3 (One Family Rural Residential) to R-1 (Residential District) to permit future subdivision into approximately three single family residential lots, not less than 371 m<sup>2</sup> (3,994 ft<sup>2</sup>) (see Appendix C). The applicant intends to retain the existing house on proposed lot 3 and create two additional lots to the north of the existing house. The remainder of the subject property will be dedicated as park for *Conservation* purposes. Access to the proposed lots will be provided from Shoesmith Loop. The application will require a variance for the rear yard setback in order to retain the existing house; however, in the future, if the existing house is to be removed, the new home location would be required to adhere to the current Zoning Bylaw and not be permitted to keep its original footprint. This will be achieved through a No-Build Restrictive Covenant on proposed lot 3.

A Wildfire Hazard Assessment has been received from Diamond Head Consulting Ltd. and was prepared by a Registered Professional Forester qualified by training or experience in fire protection engineering, with at least two years of experience in fire protection engineering and with assessment and mitigation of wildfire hazards in British Columbia.

### **c) Planning Analysis**

The Wildfire Development Permit Area Guidelines are intended for the protection of life and property in designated areas that could be at risk for wildland fire and where this risk, in some cases, may be reasonably abated through implementation of appropriate precautionary measures.

A Wildfire Development Permit is required for all development and subdivision activity or building permits for areas within the Wildfire Development Permit area, as identified in the Official Community Plan (OCP). The Wildfire Development Permit (WFDP) Guidelines are to work in concert with all other regulations, guidelines and bylaws in effect.

This development respects the key guidelines as outlined in this section with comments provided by the Registered Professional Forester:

1. *Locate development on individual sites so that, when integrated with the use of mitigating construction techniques and landscape management practices, the risk of wildfire hazards is reduced;*

New structures will have a 10 m (33 ft.) area that is free of potential fuel sources. The existing structure will have a 5 m (16 ft.) area that is free of potential fuel sources, as well, vegetation will receive treatments within 5-10 m. All conifers within 10 m, but above slope top of bank, should be removed.

2. *Mitigate wildfire impacts while respecting environmental conservation objectives and other hazards in the area;*

Mitigation measures have been proposed that respect ecological sensitivity of conservation areas. No mature trees are to be removed on steep slopes leading to Millionaire Creek. No ground disturbance permitted in tree removal areas or pruning inside the conservation area.

3. *Ensure identified hazard areas are recognized and addressed within each stage of the land development process;*

All forested areas have been assessed and delineated into fuel types. Fire behaviour potential of these areas has been analysed. These findings have driven the recommended fuel treatments. Recommendations for each stage of construction can be found in the Wildfire Development Permit Report from Diamond Head Consulting Ltd.

4. *Manage the interface forest fuel components, including vegetation and structures, thereby increasing the probability of successful fire suppression, containment and minimize adverse impacts.*

Removal and pruning of retained coniferous trees to 5 m and retention of fire resistant deciduous trees.

### **d) Environmental Implications**

An application for a Watercourse and Natural Features Protection Development Permit 2015-021-DP has been received and approved by the Director of Planning. The Project Coordinator for the

professional consultants for this development has reviewed all the consultant reports and ensured that there are no incompatibilities with regard to recommendations, standards, policies, or guidelines resulting from the work/reports of the professional consultants.

**e) Financial Implications**

A security in the amount of **\$9,800.00** will be taken as a condition of the Wildfire Development Permit to ensure that the initially proposed clearing, trimming and removals will occur.

**CONCLUSION:**

This application is consistent with the Wildfire Development Permit Key Guideline Concepts (Section 8.12.1) and Guidelines (Section 8.12.2), and in consideration of the *Home Owners FireSmart Manual (BC Forest Service Protection Program)*. Therefore, it is recommended that this Wildfire Development Permit 2016-374-DP be approved.

“Original signed by Adam Rieu”

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

“Original signed by Doug Armour”

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Reviewed by: **Doug Armour**  
**Assistant Chief**

“Original signed by Chuck Goddard”

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

“Original signed by Christine Carter”

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

“Original signed by Kelly Swift”

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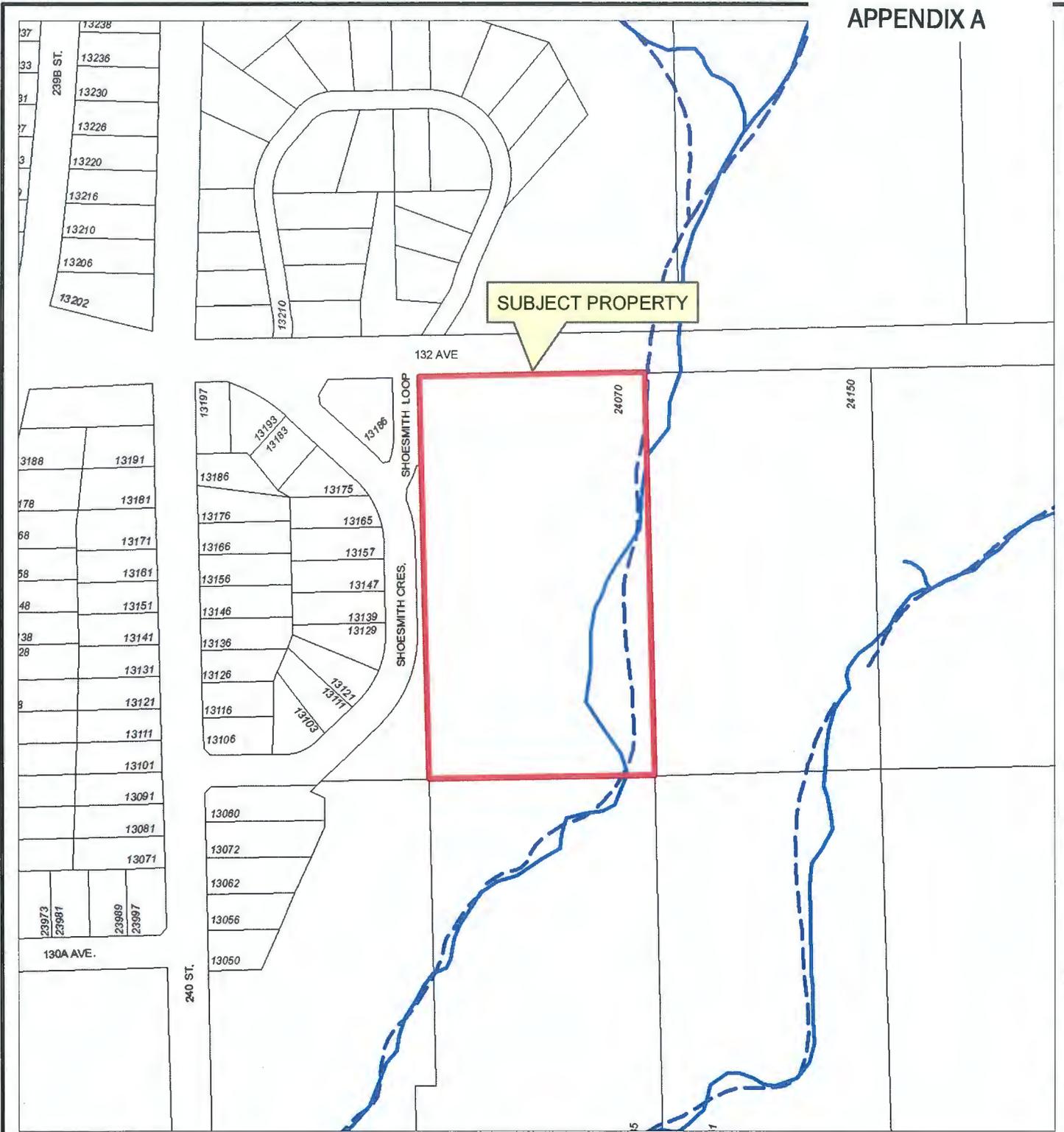
Concurrence: **Kelly Swift, MBA**  
**Acting Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Site Plan



Scale: 1:2,500

**Legend**

-  Stream
-  Indefinite Creek

24070 132 AVENUE

PLANNING DEPARTMENT



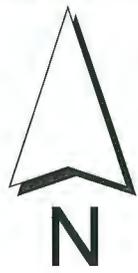
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FILE: 2016-374-DP  
DATE: Sep 28, 2016

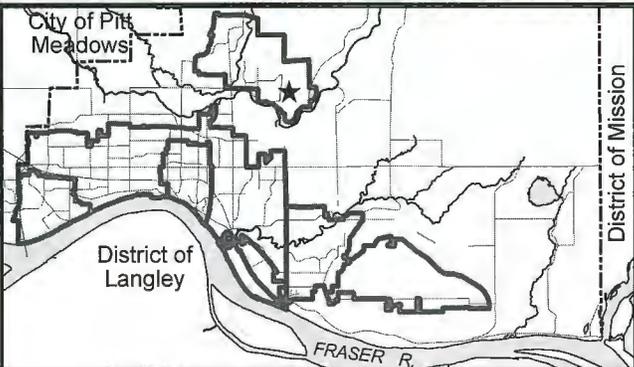
BY: PC



Aerial Imagery from the Spring of 2015



Scale: 1:2,500



24070 132 AVENUE

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2016-374-DP  
DATE: Sep 28, 2016

BY: PC



**City of Maple Ridge**

**TO:** His Worship Mayor Michael Morden and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Wildfire Development Permit  
 14155 Marc Road

**MEETING DATE:** September 17, 2019  
**FILE NO:** 2018-509-DP  
**MEETING:** C o W

**EXECUTIVE SUMMARY:**

A Wildfire Development Permit application has been received in conjunction with a rezoning and subdivision application for the creation of a 109 single family lot development. A Wildfire Development Permit is required as the subject property, located at 14155 Marc Road is located within the Wildfire Development Permit area. Council gave final reading for rezoning application 2016-091-RZ on July 23, 2019.

This application has been reviewed in relation to the revised Key Guideline Concepts (Section 8.12.1) and Guidelines (Section 8.12.2), and in consideration of the *Home Owners FireSmart Manual (BC Forest Service Protection Program)*.

**RECOMMENDATION:**

That the Corporate Officer be authorized to sign and seal 2018-509-DP respecting property located at 14155 Marc Road.

**DISCUSSION:**

**a) Background Context**

Applicant:	Morningstar Homes Ltd.
Legal Description:	Lot: 3, Section: 32, Township: 12, Plan: LMP14126
OCP:	
Existing:	ECO (Eco Clusters), Conservation, Rural Residential
Proposed:	Eco Clusters, Conservation
Zoning:	
Existing:	A-2 (Upland Agricultural)
Proposed:	R-1 (Residential District), R-2 (Urban Residential District)
Surrounding Uses:	
North:	
Use:	Vacant
Zone:	A-2 (Upland Agricultural)
Designation:	Rural Residential & Agricultural

South:	Use:	Single Family Residential
	Zone:	R-1 (Residential District)
	Designation:	Eco Clusters
East:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Eco Clusters and Conservation
West:	Use:	Blaney Bog
	Zone:	A-5 (Agriculture Only)
	Designation:	Park within the ALR and Rural Residential
Existing Use of Property:		Vacant
Proposed Use of Property:		Urban Residential
Site Area:		30.079 Ha. (74.32 acres)
Access:		Marc Road
Servicing requirement:		Urban Standard

#### **b) Project Description:**

This development variance application is to support a rezoning and subdivision application for 109 single family houses in the Silver Valley Area. The site is characterized by complex topography, with steep slopes and watercourses.

A Wildfire Hazard Assessment has been received from Diamond Head Consulting Ltd. and was prepared by a Registered Professional Forester qualified by training or experience in fire protection engineering, with at least two years of experience in fire protection engineering and with assessment and mitigation of wildfire hazards in British Columbia.

#### **c) Planning Analysis**

The Wildfire Development Permit Area Guidelines are intended for the protection of life and property in designated areas that could be at risk for wildland fire and where this risk, in some cases, may be reasonably abated through implementation of appropriate precautionary measures.

A Wildfire Development Permit is required for all development and subdivision activity or building permits for areas within the Wildfire Development Permit area, as identified in the Official Community Plan (OCP). The Wildfire Development Permit (WFDP) Guidelines are to work in concert with all other regulations, guidelines and bylaws in effect.

This development respects the key guidelines as outlined in this section with comments provided by the Registered Professional Forester:

**1. *Locate development on individual sites so that, when integrated with the use of mitigating construction techniques and landscape management practices, the risk of wildfire hazards is reduced;***

The lots at greatest risk, at the perimeter of the subdivision in the forest interface area will be required to remove all highly flammable vegetation and other combustibles. Yards should be short grass or non-combustible surface, or planted and maintained with low density, fire-resistant plants and shrubs. No vegetation should be in contact with structures.

**2. Mitigate wildfire impacts while respecting environmental conservation objectives and other hazards in the area;**

Environmental dedication area and private lands 30 – 100 m from house structures were reviewed with this proposal. Due to the low to moderate wildfire threat to the site from fuels at this distance, and due to the complexities of environmental sensitivities and treating fuels on lands not under the control of the development, treatments in this area are not recommended.

**3. Ensure identified hazard areas are recognized and addressed within each stage of the land development process;**

Forested areas within approximately 100 m of the proposed development site were classified into fuel type risks based on the sixteen national benchmark fuel types that are used by the Canadian Fire Behaviour Prediction System. Three fuel types were identified.

**4. Manage the interface forest fuel components, including vegetation and structures, thereby increasing the probability of successful fire suppression, containment and minimize adverse impacts.**

To achieve this objective, the recommendations in the report included building construction standards; site layout and servicing for defensible space and suppression; fuel hazard mitigation in interface areas and dedicated conservation areas; FireSmart landscaping; and ongoing maintenance.

**d) Environmental Implications**

An application for a Watercourse and Natural Features Protection Development Permit has been received and is being reviewed concurrently with this application. The Project Coordinator for the professional consultants for this development has reviewed all the consultant reports and ensured that there are no incompatibilities with regard to recommendations, standards, policies, or guidelines resulting from the work/reports of the professional consultants.

**e) Financial Implications**

A security in the amount of **\$454,094.00** will be taken as a condition of the WFDP to ensure that the initially proposed clearing and trimming occurs. Ongoing maintenance will be required in future years, as the vegetation grows back. The cost for doing this maintenance work will need to be incorporated into the Parks, Recreation and Culture Department's budget for publicly-owned lands.

**CONCLUSION:**

On January 17, 2017, Bylaw No. 7187-2015 was adopted which amended Sections 8.4 Development Permit Area Exemptions and 8.12 Wildfire Development Permit Guidelines of the OCP. This application is consistent with the revised Key Guideline Concepts, Section 8.12.1, and Guidelines, Section 8.12.2, and in consideration of the *Home Owners FireSmart Manual (BC Forest Service Protection Program)*. Therefore, it is recommended that this Wildfire Development Permit 2018-509-DP be approved.

“Original signed by Diana Hall”

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

“Original signed by Doug Armour”

---

Reviewed by: **Doug Armour**  
**Assistant Chief**

“Original signed by Chuck Goddard”

---

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

“Original signed by David Pollock” for

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

“Original signed by Kelly Swift”

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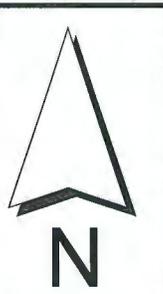
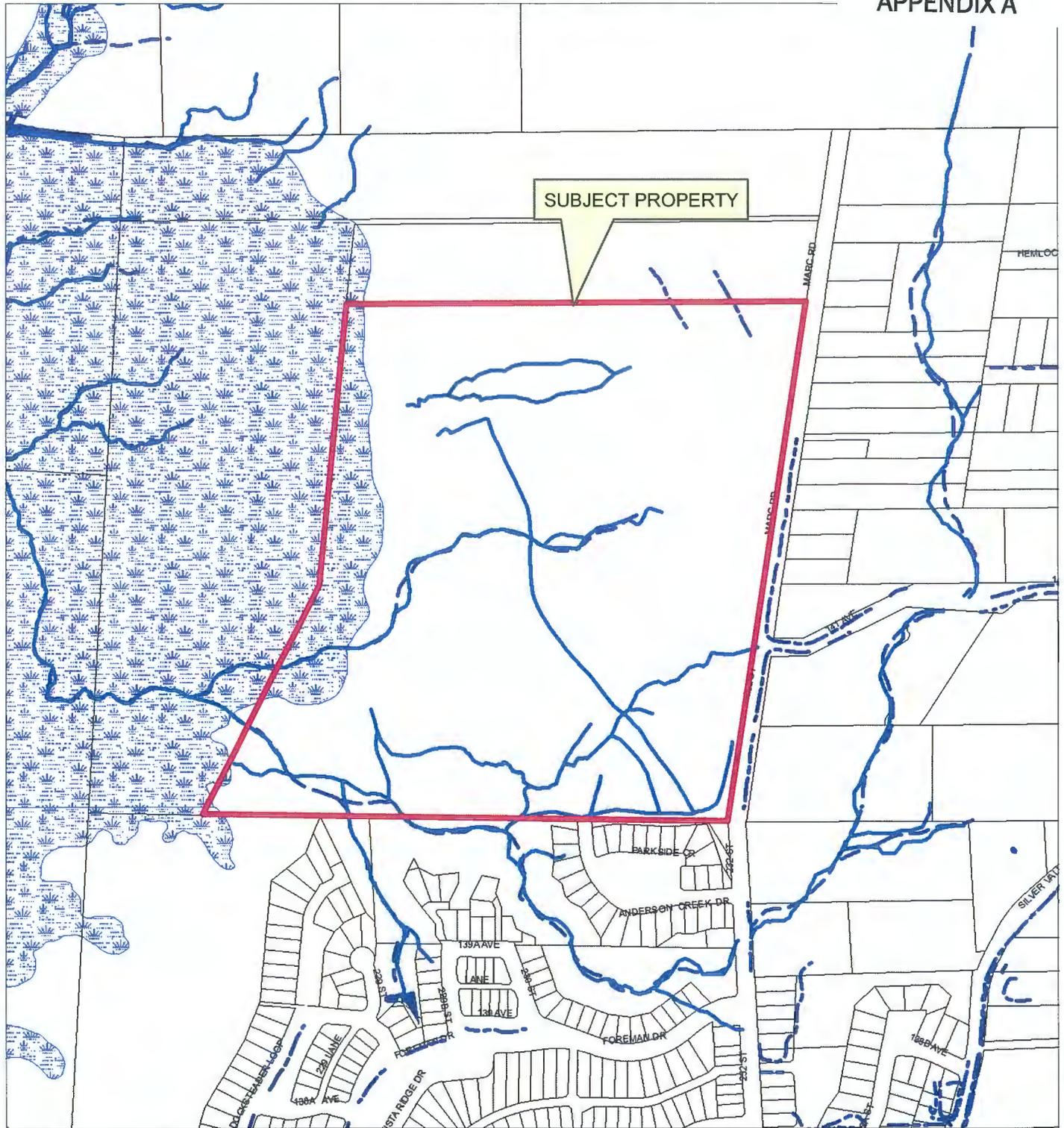
Concurrence: **Kelly Swift, MBA**  
**Acting Chief Administrative Officer**

The following appendices are attached hereto:

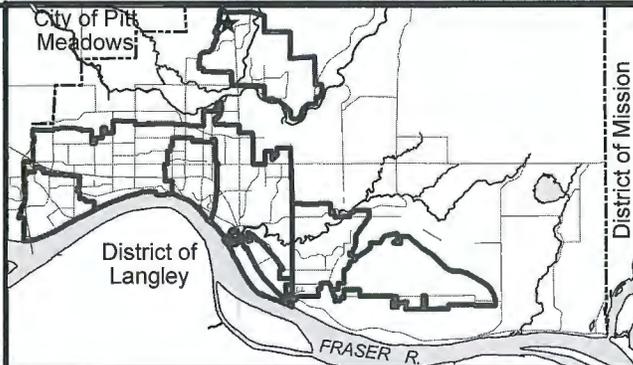
Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Site Plan



Scale: 1:6,000



14155 Marc Rd

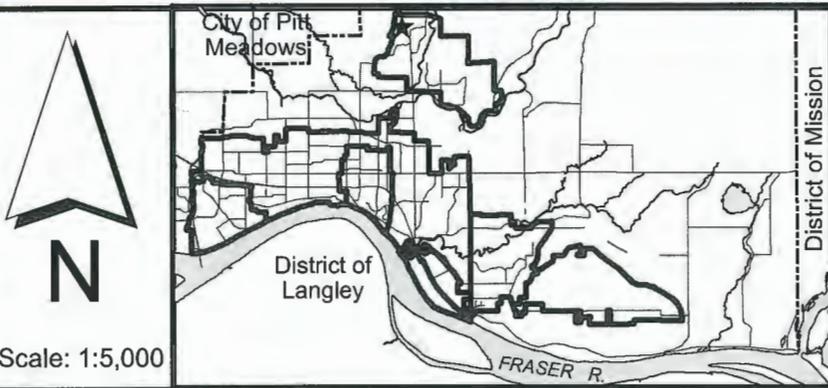
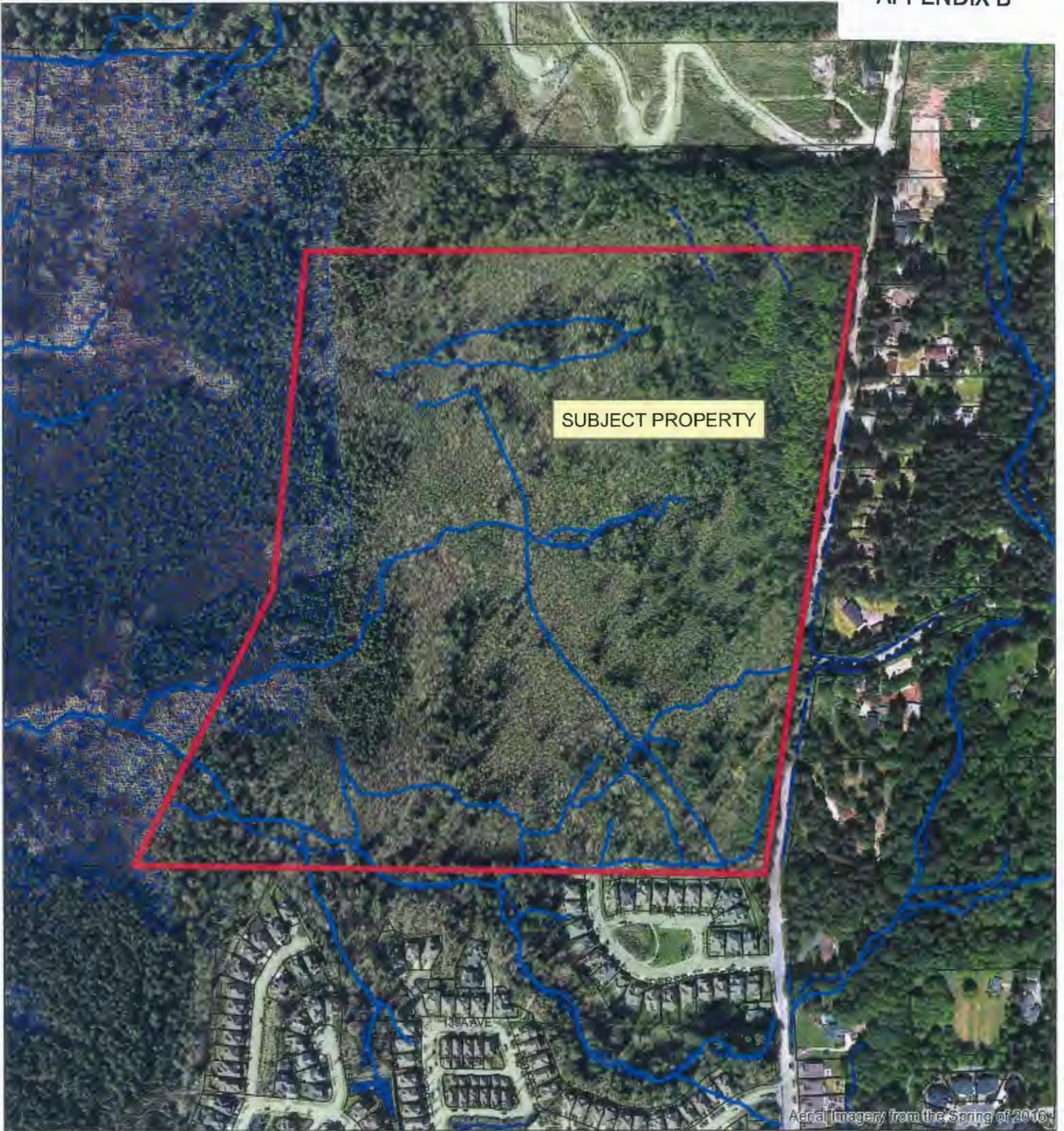
PLANNING DEPARTMENT



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

FILE: 2018-509-DP  
DATE: Dec 17, 2018

BY: LP



Scale: 1:5,000

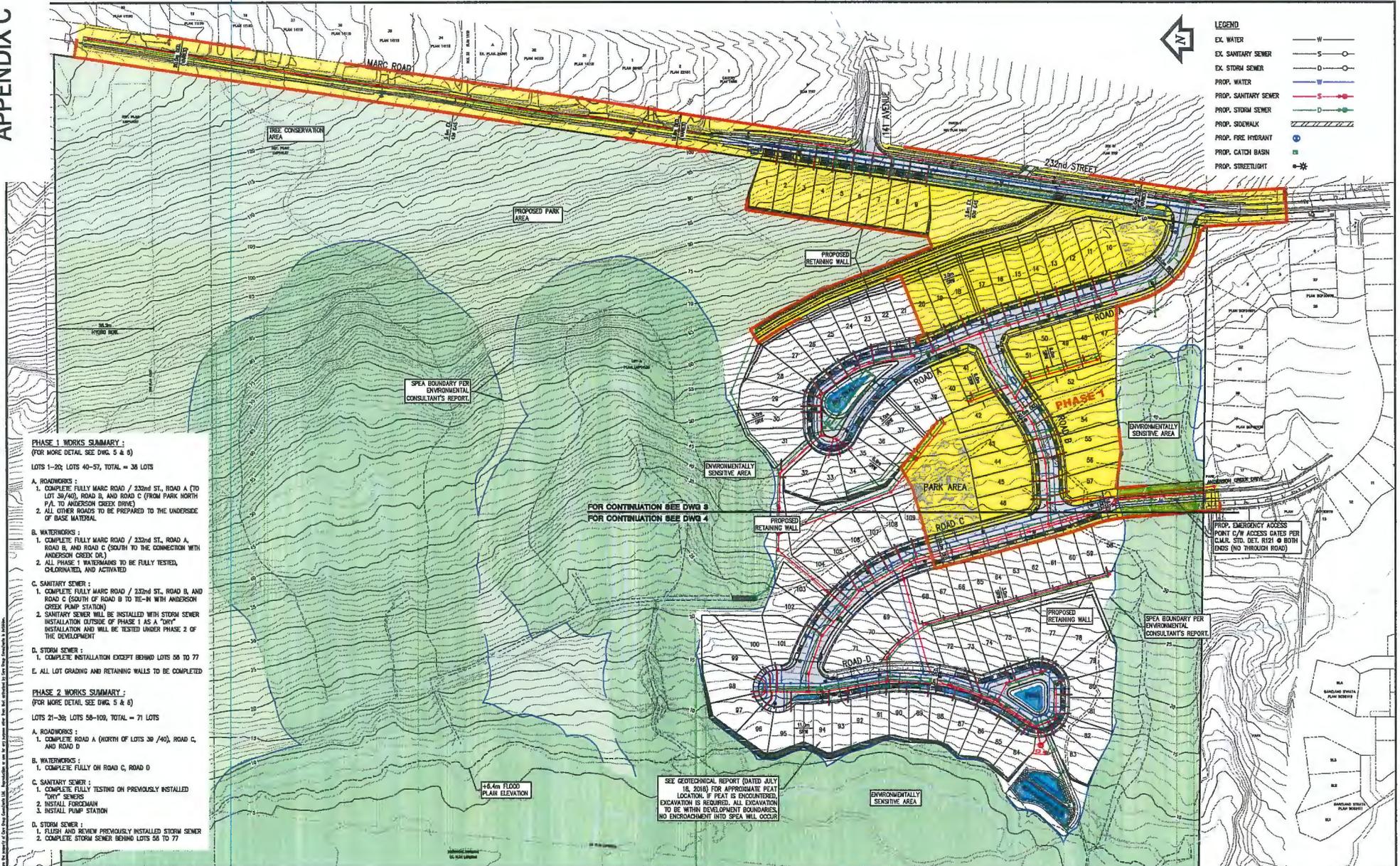
14155 MARC ROAD

PLANNING DEPARTMENT

**mapleridge.ca**

FILE: 2016-091-RZ  
DATE: Jan 3, 2018

BY: PC



**LEGEND**

- EX. WATER — W —
- EX. SANITARY SEWER — S —
- EX. STORM SEWER — O —
- PROP. WATER — W —
- PROP. SANITARY SEWER — S —
- PROP. STORM SEWER — O —
- PROP. SIDEWALK —
- PROP. FIRE HYDRANT —
- PROP. CATCH BASIN —
- PROP. STREETLIGHT —

**PHASE 1 WORKS SUMMARY :**  
(FOR MORE DETAIL SEE DWG. 5 & 6)

- LOTS 1-20; LOTS 40-57, TOTAL = 38 LOTS
- A. ROADWORKS :**
1. COMPLETE FULLY MARC ROAD / 232nd ST., ROAD A (TO LOT 38/40), ROAD B, AND ROAD C (FROM PARK NORTH P/L TO ANDERSON CREEK DRIVE)
  2. ALL OTHER ROADS TO BE PREPARED TO THE UNDERSIDE OF BASE MATERIAL
- B. WATERWORKS :**
1. COMPLETE FULLY MARC ROAD / 232nd ST., ROAD A, ROAD B, AND ROAD C (SOUTH TO THE CONNECTION WITH ANDERSON CREEK DR.)
  2. ALL PHASE 1 WATERWORKS TO BE FULLY TESTED, CHLORINATED, AND ACTIVATED
- C. SANITARY SEWER :**
1. COMPLETE FULLY MARC ROAD / 232nd ST., ROAD B, AND ROAD C (SOUTH OF ROAD B TO TIE-IN WITH ANDERSON CREEK PUMP STATION)
  2. SANITARY SEWER WILL BE INSTALLED WITH STORM SEWER INSTALLATION OUTSIDE OF PHASE 1 AS A "DIP" INSTALLATION AND WILL BE TESTED UNDER PHASE 2 OF THE DEVELOPMENT
- D. STORM SEWER :**
1. COMPLETE INSTALLATION EXCEPT BEHIND LOTS 58 TO 77
- E. ALL LOT GRADING AND RETAINING WALLS TO BE COMPLETED**

**PHASE 2 WORKS SUMMARY :**  
(FOR MORE DETAIL SEE DWG. 5 & 6)

- LOTS 21-38; LOTS 58-109, TOTAL = 71 LOTS
- A. ROADWORKS :**
1. COMPLETE ROAD A (NORTH OF LOTS 38 /40), ROAD C, AND ROAD D
- B. WATERWORKS :**
1. COMPLETE FULLY ON ROAD C, ROAD D
- C. SANITARY SEWER :**
1. COMPLETE FULLY TESTING ON PREVIOUSLY INSTALLED "DIP" SEWERS
  2. INSTALL FOREPUMP
  3. INSTALL PUMP STATION
- D. STORM SEWER :**
1. FLUSH AND REVIEW PREVIOUSLY INSTALLED STORM SEWER
  2. COMPLETE STORM SEWER BEHIND LOTS 58 TO 77

FOR CONTINUATION SEE DWG 3  
FOR CONTINUATION SEE DWG 4

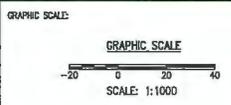
SEE GEOTECHNICAL REPORT (DATED JULY 18, 2016) FOR APPROXIMATE PEAT LOCATION. IF PEAT IS ENCOUNTERED, EXCAVATION IS REQUIRED. ALL EXCAVATION TO BE WITHIN DEVELOPMENT BOUNDARIES. NO ENCROACHMENT INTO SPEA WILL OCCUR.

±4.8m FLOOD PLAIN ELEVATION

BENCHMARK:  
ELEVATIONS WERE DERIVED FROM THE CITY OF MAPLE RIDGE CONTROL MONUMENT BENCHMARKS LOCATED ON MARC ROAD.  
ELEVATION = 57.529m

SEAL:

**CoreGroup**  
CONSULTANTS  
LAND DEVELOPMENT SERVICES  
330-2800 PRASERTON COURT  
BURNABY, BC V5A 2H8  
tel. (604)293 0650 fax. (604)299 0629



**CHECK BEFORE YOU DIG**  
INFORMATION ON EXISTING UTILITIES MAY NOT BE COMPLETE OR ACCURATE. PRIOR TO CONSTRUCTION CONTRACTOR SHALL EXPOSE LOCATIONS OF ALL EXISTING UTILITIES AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS FOR UTILITIES, SERVICE LOCATIONS, AND DETAILS. THE EXACT LOCATION OF THESE UTILITIES SHALL BE DETERMINED ON SITE.

REV#	DATE	BY	CHKD	DRN	CHFD
2	2018/04/03	BC	CH		
1	2018/11/13	BC	CH		
0	2018/05/18	BC	CH		

**CITY OF MAPLE RIDGE** Engineering Department

**BRIDLE RIDGE SUBDIVISION**

**KEY PLAN OVERALL**

14155 MARC ROAD, MAPLE RIDGE, BC

DESIGNED - BC  
DRAWN - BC  
METRIC SCALE - 1:1000  
APPROVED - CH  
DATE - APR. 3, 2018

FILE # 5245-20-2016-091  
CONSULTANTS DWG No - 1600  
CITY DOC No -  
SHEET 2 of 87

TO: His Worship Mayor Michael Morden      MEETING DATE: September 17, 2019  
and Members of Council      FILE NO: 11-5320-20-50-068

FROM: Chief Administrative Officer      MEETING: COW

SUBJECT: Local Area Service – 23300 Block of Tamarack Lane Sanitary Sewer Service

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**EXECUTIVE SUMMARY:**

Tamarack Lane has seen municipal services extended through the area due to development. However, three properties in the 23300 block of Tamarack Lane have not been provided with a municipal sanitary sewer service through development and are currently serviced via on-site septic systems.

The property owners at 23364, 23380, and 23386 Tamarack Lane expressed interest in extending the sanitary sewer service to their respective properties through the use of a Local Area Service (LAS). The LAS process was established to assist residents with the construction of municipal services in support of community needs and not to aid the development of land through subdivision.

The City received a formal petition from the property owners, which was deemed sufficient. It is recommended that staff be authorized to proceed with the LAS process. The next step would be to prepare the design for the sanitary sewer extension and then tender the project for construction.

The City will initially finance this project, however the design and construction cost of the project will be 100% borne by the property owners as per the City of Maple Ridge Local Area Service Policy. The property owners will have to option to repay their portion of the design and construction costs back to the City in either a one time lump sum payment or over a 15 year period at a 7% interest rate.

**RECOMMENDATION:**

That staff proceed with the 23300 Block of Tamarack Lane Local Area Service for Sanitary Sewer.

**DISCUSSION:**

a) **Background Context:**

There are three properties in the 23300 block of Tamarack Lane that have not been provided with a sanitary sewer service through development and are currently serviced by aging septic fields that will require replacement in the near future to continue providing reliable service to the properties.

The property owners at 23364, 23380, and 23386 Tamarack Lane have expressed their interest in extending the sanitary sewer service through the LAS process by returning a formal petition to the City. As shown on the attached map, the sanitary sewer would have to be constructed from the frontage of 23386 Tamarack Lane to approximately 125m west and tie into the existing downstream sanitary sewer.

The owners requested that the City authorize an LAS project to construct these services and that the cost be paid back through either a lump sum payment or property taxes over a 15 year period. A preliminary petition was circulated to the three benefiting properties and was returned with 100% support.

The estimated cost for the design and construction to extend sanitary sewer services to the 23300 block of Tamarack Lane is \$115,862.50. The formal petition was prepared identifying the property cost as \$3,962.95 per year and circulated to the three property owners.

The formal petition has been submitted and meets the requirements for this LAS project to proceed. It is recommended that staff proceed with the LAS and prepare the design of the sanitary sewer.

Upon completion of the engineering design, the project will be tendered for construction and staff will confirm approval of tendered construction costs with the property owners. Following receipt of approval to proceed by the property owners staff will return to Council to award the construction contract. Upon City acceptance of the completed works and services, staff will then prepare an LAS Bylaw to recover the costs for Council adoption.

**b) Desired Outcome:**

The desired outcome is to support the servicing request of the property owners and proceed with the LAS for the 23300 block of Tamarack Lane and provide sanitary sewer service to 23364, 23380, and 23386 Tamarack Lane.

**c) Strategic Alignment:**

The Corporate Strategic Plan includes financial management and environment as strategic focus areas.

The financial management focus area encourages the continuation of a user-pay philosophy and the provision of a high quality municipal services to our citizens and customers in a cost effective and efficient manner. This project meets these objectives.

**d) Citizen/Customer Implications:**

The cost of the Tamarack Lane services is estimated at \$115,862.50 to be shared between the three properties. When the final costs are determined, the owners will be offered the option to either pay the actual 'commuted' cost or have the cost placed on the tax roll and amortized over a period of 15 years at the current market interest rate reported by the Municipal Finance Authority and the Finance Department, with the eligibility of paying off anytime during the term without incurring penalty.

This project will provide approximately 125m of sanitary sewer main on Tamarack Lane and a sanitary sewer service connection for each of the three lots. Owners will be responsible for the extending the service connection from property line to the dwelling.

**e) Interdepartmental Implications:**

When the construction of the service is completed, the Finance Department will confirm the actual costs, impose the agreed costs as a levy and place the notation on the tax roll of the benefiting property owner.

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

The City will initially finance the project through the Local Area Service reserve. The design and construction cost of the project will be borne by the property owner.

g) **Policy Implications:**

The LAS process was established to assist residents with the construction of municipal services in support of community needs and not to aid the development of land.

h) **Alternatives:**

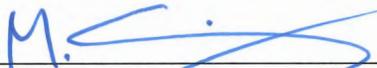
The alternative is to not support the LAS and deny the property owners in the 23300 block of Tamarack Lane connection to the municipal sanitary sewer system. These properties would continue to be serviced via private on-site septic systems and the property owners would need to replace these septic systems in the near future.

**CONCLUSION:**

It is recommended that staff proceed with advancing the LAS for an extension of sanitary sewer to the 23300 block of Tamarack Lane by preparing the engineering design and then tendering the project for construction.



Prepared by: Amritpal Kang, EIT  
Engineering Technologist 1



Reviewed by: Mike Canning, PEng.  
Manager of Infrastructure Development



Reviewed by: Purvez Irani, PEng., PTOE  
Acting Municipal Engineer



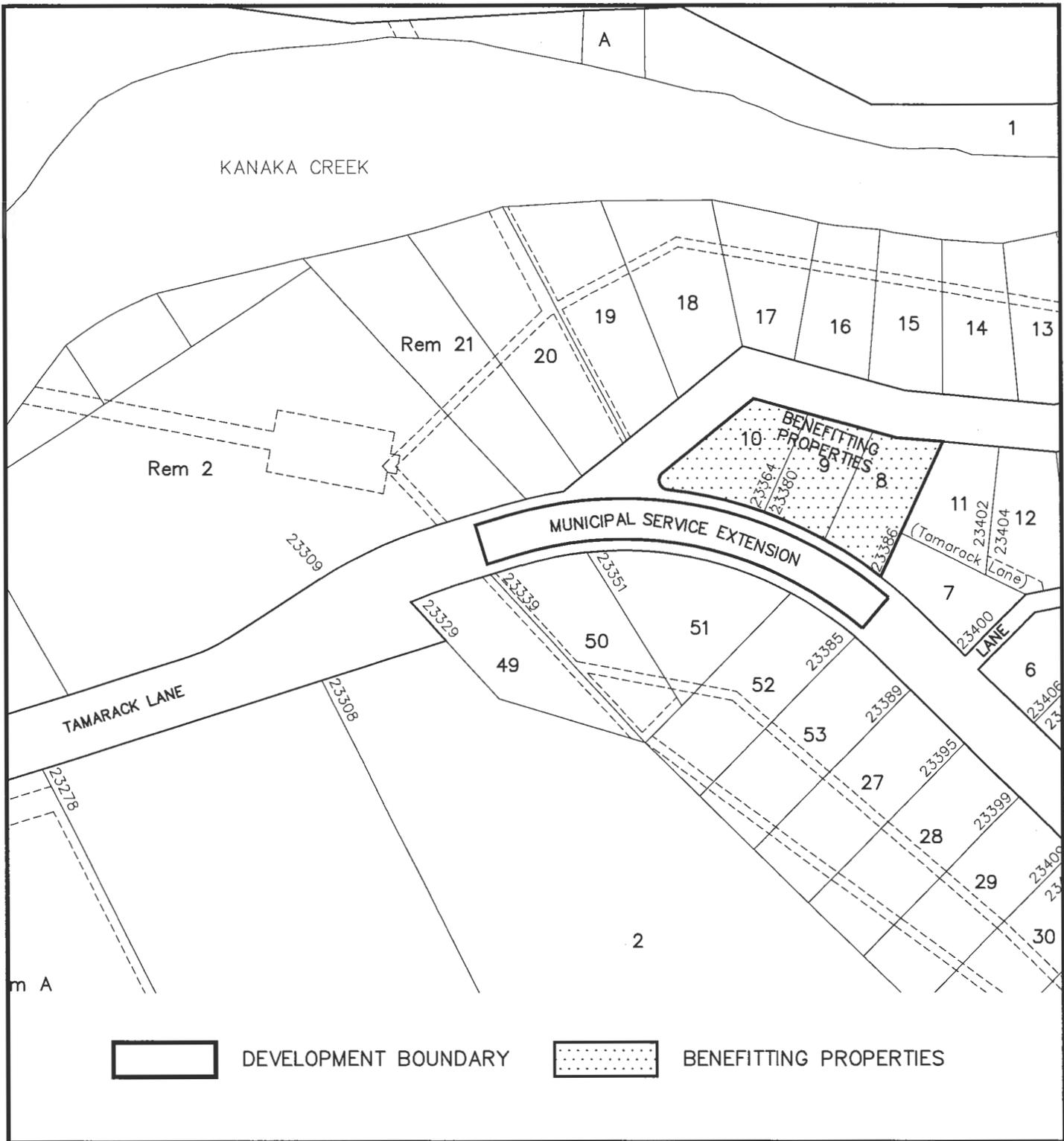
Approved by: David Pollock, PEng.  
General Manager Engineering Services



Concurrence: Kelly Swift, MBA  
Acting Chief Administrative Officer

**Attachments:**

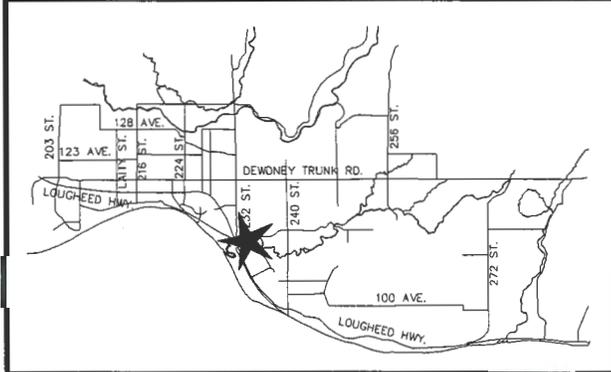
(A) Map - 23300 Tamarack Lane



DEVELOPMENT BOUNDARY



BENEFITTING PROPERTIES



SCALE:  
N.T.S.



**CITY OF MAPLE RIDGE**  
**ENGINEERING**  
**DEPARTMENT**

**23300 BLOCK TAMARACK LANE**  
**LOCAL AREA SERVICE**

DATE: 08/21/2019

FILE/DWG No SK0423

TO: His Worship Mayor Michael Morden      MEETING DATE: September 17, 2019  
and Members of Council      FILE NO: 11-5340-01

FROM: Chief Administrative Officer      MEETING: COW

SUBJECT: 12791 232 Street – Request for Sanitary Service Connection Outside Urban  
Containment Boundary

---

**EXECUTIVE SUMMARY:**

The owners of 12791 232 Street are in the preliminary stages of a rezoning permit application to allow for the development of a two storey commercial building. The lot is currently vacant and is zoned RS-2 with an agricultural OCP designation. The previous house on the property did have a sanitary service connection that was disconnected in 2004 with the demolition of the house. The subject property is located outside the Agricultural Land Reserve and Metro Vancouver's Urban Containment Boundary (UCB).

Under current Metro Vancouver regulations, any extension or amendment of sanitary servicing (including on-site changes in use or capacity) to properties outside of the UCB requires approval of the Greater Vancouver Sewerage and Drainage District (GVS&DD) Board. Applications require a municipal Council resolution prior to consideration by the Board, as identified in the Metro Vancouver Implementation Guideline #7.

The additional connection to the sanitary system does not represent a significant change in the sanitary capacity requirement and does not increase the pressure to provide sanitary services for development properties outside of the UCB, as such the application can be supported under Section 2.3.2 of Implementation Guideline #7.

It is recommended that Council support the request to seek approval from Metro Vancouver to provide a sanitary service connection to the property.

**RECOMMENDATION:**

That the request to provide a sanitary service connection to 12791 232 Street be supported and forwarded to the Greater Vancouver Sewerage and Drainage District Board for consideration.

**DISCUSSION:**

a) **Background Context:**

The property at 12791 232 Street is currently vacant but the owners are in the preliminary stages of a rezoning permit application to allow for the development of a two storey commercial building. The lot is zoned RS-2 with an agricultural OCP designation. The subject property is located outside the Agricultural Land Reserve and Metro Vancouver's Urban Containment Boundary (UCB). The previous house on the property did have a sanitary service connection that was disconnected in 2004 with the demolition of the house.

Under the current Metro Vancouver regulations any extension or amendment of sanitary servicing (including on-site changes in use or capacity) to properties outside of the UCB requires approval of the Metro Vancouver GVS&DD Board. Applications require a municipal Council resolution prior to consideration by the Board, as identified in the Metro Vancouver Implementation Guideline #7.

It is not anticipated that the redevelopment of this property to a commercial use will represent a significant change in the sanitary capacity requirement and does not increase the pressure to provide sanitary services for development properties outside of the UCB and as such the application can be supported under Section 2.3.2 of Implementation Guideline #7.

**b) Desired Outcome:**

That Metro Vancouver approve the property owner's request for a sanitary service connection to the regional collection system. The service connection shall be sized to accommodate a capacity no greater than necessary to service the proposed use.

**c) Alternatives:**

Not supporting the request would prevent the applicant from connecting to the regional collection system which would limit or prevent the redevelopment of this property to a commercial use due to the requirement to accommodate an on-site septic system.

**CONCLUSION:**

The application to seek Metro Vancouver approval to connect to the regional sewer system is consistent with Section 2.3.2 of Metro Vancouver's Implementation Guideline #7, represents a minimal increase to the sanitary flows and does not result in any decrease in the service levels of the existing sanitary sewer system. As such it is recommended that Council support the request and that the application be forwarded to Metro Vancouver for consideration and approval.



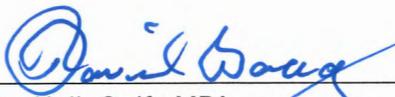
Submitted by: Mike Canning, PEng.  
Manager of Infrastructure Development



Reviewed by: Purvez Irani, PEng., PTOE  
Acting Municipal Engineer



Approved by: David Pollock, PEng.  
General Manager Engineering Services

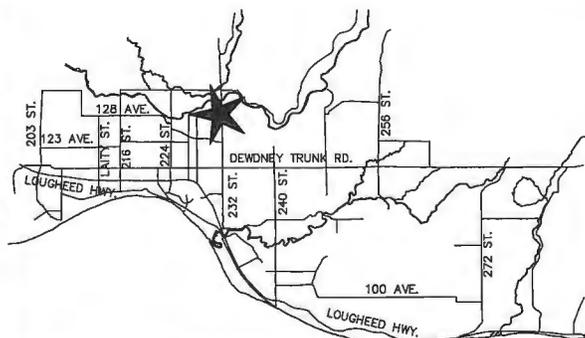


Concurrence: Kelly Swift, MBA  
par . Acting Chief Administrative Officer

Attachments:  
(A) Map



Metro Vancouver Urban Containment Boundary



SCALE:  
N. T. S.



**CITY OF MAPLE RIDGE  
ENGINEERING  
DEPARTMENT**

**EXTENSION  
SANITARY  
12791 232 STREET**

DATE: Sep 2019

FILE/DWG No SK0426

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** **First and Second Reading**  
**Zone Amending Bylaw No. 7569-2019;**  
**Density Bonus Requirements**

**MEETING DATE:** September 17, 2019  
**FILE NO:** 2019-314-RZ  
**MEETING:** C o W

---

**EXECUTIVE SUMMARY:**

At the July 23, 2019 Council Workshop, Council directed that a Zone Amending Bylaw be brought forward that establishes a set of density bonus regulations for new development. The regulations, which are revised from an earlier set of provisions approved in-principle in 2018, remove any optional requirement to provide below market rental floor space in exchange for bonus density. Instead the revised density bonus regulations now focus on an increased set of cash contribution rates which would be used to fund future affordable housing projects. The intent of this work is to further implement the City's Official Community Plan, Housing Action Plan and Council's Strategic Plan to encourage greater delivery of affordable, rental, and special needs housing within the City.

Staff are reporting back to Council and are recommending that Zone Amending Bylaw No. 7569-2019 (attached in Appendix A) be given first and second reading and forwarded to the next available Public Hearing.

**RECOMMENDATION:**

**That Zone Amending Bylaw No. 7569-2019 be given first and second reading, and be forwarded to Public Hearing.**

**BACKGROUND:**

On July 17, 2018, Council reviewed and approved in-principle a draft framework of density bonus regulations to encourage greater delivery of affordable, rental, and special needs housing options through new development and directed that the draft regulations be included in the New Zoning Bylaw.

On January 29, 2019, application 2017-461-RZ to rezone the subject property located at 11641 227 Street from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential), to permit the future construction of approximately 153 residential units based on a density bonus, was considered by Council for second reading. During that meeting Council expressed an interest in revising the in-kind amenity contribution of the 13 market rental and 3 affordable rental units, and directed staff to discuss further with the applicant the option of providing a cash-in-lieu contribution in exchange for the proposed increase in density. Through the subsequent discussions, the applicant proposed a cash-in-lieu figure of \$20.00 a sq. ft. or an estimated figure of \$256,000.

On June 4, 2019, Council revisited the draft Density Bonus regulations presented in 2018 and discussed preferences for securing additional affordable housing in the City. In doing so, it was directed that the draft Density Bonus provisions were to be amended to eliminate the option of

providing below market rental units. In their place, Council identified a preference for only cash contributions in exchange for bonus density.

On July 23, 2019, as a follow-up and after reviewing the founding financial analysis that underpins the draft Density Bonus regulations, Council directed:

That staff prepare a Zone Amending Bylaw to bring forward draft density bonus zoning which removes the optional requirement to provide rental floor space in exchange for bonus density and increases the cash contribution rates to reflect the analysis identified in the staff report titled “CAC and Density Bonus Analysis and Outcomes”, dated July 23, 2019.

**DISCUSSION:**

**a) Draft Density Bonus Regulations**

The draft density bonus framework that Council recently approved in-principle on July 23<sup>rd</sup> and is included in Zone Amending Bylaw No. 7569 – 2019 (available in full in Appendix A) is as follows:

For applicable residential zones:

Zone	Housing Form Eligible for Bonus	Base Density	Maximum Density Bonus	Cash Contribution Rate
RM-1 RM-4 RM-5	Townhouse	0.60 FSR 0.75 FSR 0.80 FSR	0.75 FSR 0.90 FSR 0.95 FSR	\$344.34 m <sup>2</sup> (\$32 sq ft)
RM-2	Apartment	1.8 FSR	2.4 FSR	\$161.46 m <sup>2</sup> (\$15 sq ft)
RM-3	Apartment	1.2 FSR	2.8 FSR*	\$161.46 m <sup>2</sup> (\$15 sq ft)
RM-6	Apartment	1.6 FSR	3.65 FSR*	\$161.46 m <sup>2</sup> (\$15 sq ft)
Other existing density bonus options included				

For applicable commercial zones:

Zone	Housing Form Eligible for Bonus	Base Density	Maximum Density Bonus	Cash Contribution Rate
C-2	Townhouse	Measured in terms of height, with 7.5 m or 1 storey maximum	Base height is increased to permit 1 extra storey (2 storey maximum), to a maximum height of 10 m.	\$161.46 m <sup>2</sup> (\$15 sq ft)
C-3	Apartment	1.0 FSR with existing density bonus provisions for underground parking and building height above 2 storeys. **	2.8 FSR outside of Port Haney	\$161.46 m <sup>2</sup> (\$15 sq ft)

\*\* This replaces the prior bonus provisions for affordable housing.

Zone Amending Bylaw No. 7569-2019 updates the density bonus rates for apartment and townhouse units in the noted zones. These density bonus options apply to lots within the Town Centre Area, or as designated as Major Corridor Residential in the Maple Ridge Official Community Plan Bylaw. All funds received would require the creation of a new Affordable Housing Density Bonus Reserve Fund, and would be available to help fund future affordable housing projects in the City.

**b) Strategic Alignment:**

As part of the City of Maple Ridge Strategic Plan 2019 – 2022, under its Community Safety theme, the creation of affordable, rental, and special needs housing options in Maple Ridge is a key priority of Council.

**c) Policy Implications:**

The City’s Official Community Plan and Housing Action Plan (HAP) establishes as a key strategy the creation of new affordable, rental, and special needs housing opportunities. As a short term action item, the endorsed 2015 HAP implementation plan suggested the potential use of density bonuses as a means of creating affordable, rental and special needs housing options in Maple Ridge.

**d) Interdepartmental Implications:**

The Planning and Finance Departments continue to collaborate on amenity policy and zoning matters such as density bonus zoning to help foster greater affordable housing in Maple Ridge. Other interdepartmental efforts to create greater housing choice and offer more affordable, rental, and special needs housing options are ongoing.

**e) Financial Implications:**

The creation of an additional reserve fund and an accompanying authorizing bylaw would be required to receive cash contributions that may stem from the proposed density bonus framework, if approved and adopted by Council. The Affordable Housing Density Bonus Reserve Fund bylaw will be presented to Council concurrently should the draft density bonus bylaw No. 7569-2019 be brought forward for a fourth and final reading.

**CONCLUSION:**

Given Council's recently expressed interest in developing an appropriate cash contribution density bonus framework that could help facilitate greater affordable, rental, and special needs housing in the City, Zone Amending Bylaw No. 7569-2019 is presented for Council consideration of first and second reading.

"Original signed by Amanda Grochowich"

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*Prepared by:* **Amanda Grochowich, MCIP, RPP  
Planner I**

"Original signed by Chuck Goddard"

---

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

"Original signed by Christine Carter"

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

"Original signed by Kelly Swift"

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

Appendix A – Zone Amending Bylaw No. 7569-2019

CITY OF MAPLE RIDGE  
BYLAW NO. 7569-2019

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

---

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

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

1. This bylaw may be cited as “Maple Ridge Zone Amending Bylaw No. 7569-2019”.
2. That PART 6 RESIDENTIAL ZONES, SECTION 602 RM-1 TOWNHOUSE RESIDENTIAL DISTRICT is amended by adding the following after 9.2.:
  3. For lots located within the Town Centre Area, as identified on Schedule “H” (Town Centre Area Plan) of this Bylaw, or as designated as Major Corridor Residential in the Maple Ridge Official Community Plan Bylaw No. 7060-2014 (as identified in Chapter 3 and Figure 4 of the Maple Ridge Official Community Plan Bylaw No. 7060-2014):
    - a) Additional density not to exceed 0.15 times the lot area may be obtained for townhouse residential uses for providing a cash contribution at a rate of \$344.46 per square metre (\$32.00 per square foot).
3. That PART 6 RESIDENTIAL ZONES, SECTION 603 RM-4 MULTIPLE FAMILY RESIDENTIAL DISTRICT is amended by inserting the following after 5. b):
  - b) i) Additional density not to exceed 0.15 times the lot area may be obtained for townhouse residential uses for lots located within the Town Centre Area, as identified on Schedule “H” (Town Centre Area Plan) of this Bylaw, or as designated as Major Corridor Residential in the Maple Ridge Official Community Plan Bylaw No. 7060-2014 (as identified in Chapter 3 and Figure 4 of the Maple Ridge Official Community Plan Bylaw No. 7060-2014) for providing a cash contribution at a rate of \$344.46 per square metre (\$32.00 per square foot).
4. That PART 6 RESIDENTIAL ZONES, SECTION 604 RM-2 MEDIUM DENSITY APARTMENT RESIDENTIAL DISTRICT is amended by inserting the following between 5. e) and 5. f) and re-lettering the remaining bullets accordingly:
  - f) Additional density not to exceed 0.6 times the lot area may be obtained with the following provision:
    - i) for lots located within the Town Centre Area, as identified on Schedule “H” (Town Centre Area Plan) of this Bylaw, or as designated as Major Corridor

Residential in the Maple Ridge Official Community Plan Bylaw No. 7060-2014 (as identified in Chapter 3 and Figure 4 of the Maple Ridge Official Community Plan Bylaw No. 7060-2014) for providing a cash contribution at a rate of \$161.46 per square metre (\$15.00 per square foot).

5. That PART 6 RESIDENTIAL ZONES, SECTION 605 RM-3 HIGH DENSITY APARTMENT RESIDENTIAL DISTRICT is amended by inserting the following after 5. a) and re-lettering the remaining bullets accordingly:
  - b) Additional density not to exceed 0.6 times the lot area may be obtained with the following provision:
    - i) for lots located within the Town Centre Area, as identified on Schedule “H” (Town Centre Area Plan) of this Bylaw, or as designated as Major Corridor Residential in the Maple Ridge Official Community Plan Bylaw No. 7060-2014 (as identified in Chapter 3 and Figure 4 of the Maple Ridge Official Community Plan Bylaw No. 7060-2014) for providing a cash contribution at a rate of \$161.46 per square metre (\$15.00 per square foot).
6. That PART 6 RESIDENTIAL ZONES, SECTION 606 RM-5 LOW DENSITY APARTMENT RESIDENTIAL DISTRICT (GARDEN APARTMENTS) is amended by deleting 5. DENSITY and replacing with the following:

#### 5. DENSITY

All buildings for apartment and townhouse use shall not exceed a floor space ratio of 0.8 times the lot area:

- a) Additional density not to exceed 0.15 times the lot area may be obtained for townhouse residential uses for lots located within the Town Centre Area, as identified on Schedule “H” (Town Centre Area Plan) of this Bylaw, or as designated as Major Corridor Residential in the Maple Ridge Official Community Plan Bylaw No. 7060-2014 (as identified in Chapter 3 and Figure 4 of the Maple Ridge Official Community Plan Bylaw No. 7060-2014) for providing a cash contribution at a rate of \$344.46 per square metre (\$32.00 per square foot).
- b) The calculations shall not include the following for computing the floor space ratio:
  - i) Any portion of a basement or cellar or other common area containing heating, laundry, recreational or storage facilities;
  - ii) Amenity areas, swimming pools and open sundecks;
  - iii) Any portion of a storey used for mechanical or electrical service room;
  - iv) Balconies;
  - v) Common stairwells and common corridors.





## City of Maple Ridge

**TO:** His Worship Mayor Michael Morden  
and Members of Council

**FROM:** Chief Administrative Officer

**SUBJECT:** 2020-2023 Permissive Tax Exemptions

**MEETING DATE:** September 17, 2019

**FILE NO:** Doc # 2255933

**MEETING:** COW

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### EXECUTIVE SUMMARY:

The Community Charter provides Council with statutory powers to exempt certain types of properties from municipal property taxation for a term of up to ten years. The bylaw attached to this report authorizes permissive exemptions for four years, 2020 through 2023. Council's policy direction in this area is based on the fundamental principle that the City will not grant property tax exemptions to organizations providing services on a private or for profit basis, or where the service is the responsibility of senior governments. If exemptions were granted in these instances then tax payers would be funding programs that were not intended to be funded by property taxes. This policy framework was reviewed with Council at the June 18, 2019 Audit & Finance Committee meeting. No changes to the policy framework were contemplated as a result of the review.

Over the past several years, Council has maintained limited growth in Permissive Tax Exemptions recognizing that any increase in exemptions results in a shift of the tax revenue to be collected from the remaining taxable properties. Each year additional requests for financial assistance are received, either in the form of property tax exemptions or community grants and Council must consider all of those requests in balance with the overall Financial Plan.

There were three applications received for a 2020 Permissive Tax Exemption where the applicant had not previously received an exemption. They are:

- The One Way Club applied for property at 22270 North Avenue. The recommendation is to deny the application.
- The Army, Navy and Air Force Veterans Canada #379 for property at 22326 North Avenue. The recommendation is to deny the application.
- Jamia Riyadhul Jannah British Columbia Foundation has applied for a permissive exemption for property at 27079 River Road. The property has been in use as a place of public worship since January 2019. The recommendation is to approve this application.

In accordance with the Community Charter and Council policies 5.16 to 5.23, the properties listed in Bylaw No. 7568-2019 are recommended for property tax exemption for the 2020-2023 taxation years.

### RECOMMENDATION:

**That Maple Ridge Tax Exemption Bylaw No. 7568-2019 be given first, second and third readings.**

### DISCUSSION:

**a) Background Context:**

The Community Charter provides for a general exemption from taxation over which Council does not have any legislative powers or authority. This includes properties such as schools, public hospitals, buildings set apart for public worship and provincial and municipally owned

public buildings and land. B.C. Assessment determines which properties qualify for statutory exemption according to the Community Charter.

The statutory exemption received by Churches only provides for the church building and the land on which it stands, leaving any remaining land and improvements as taxable. Council policy 5.20 confirms that churches will also receive a permissive tax exemption for an additional church hall and the entire parcel of land, to a maximum of 5 acres. Buildings other than the church and church hall are subject to taxation, as are any portions of the property deemed to be used for a commercial purpose, as determined by BC Assessment. The statutory exemption offered to churches is not available for those churches that lease, rather than own, property; Council's policy framework confirms that a permissive exemption will be provided in this instance.

The Community Charter also provides Council with statutory powers to exempt certain other properties from municipal taxation by adopting a bylaw authorizing permissive tax exemptions for up to ten years. For example, these can be land and improvements that are used by not-for-profit organizations that are deemed to contribute to the well-being of the community or private institutions licensed under other legislation such as the *Hospital Act and Community Care Facility Act*. The bylaw attached to this report authorizes exemptions for a period of four years. Should there be any changes to the eligibility status of properties following the adoption of bylaw 7568-2019, staff will bring forward an amending bylaw as needed.

Permissive exemptions can also be granted by Council for heritage properties and portions of a property used for municipal purposes (e.g. parts of Planet Ice, the curling rink and the Ridge Meadows Seniors Society).

Council's policy direction is intended to prevent the downloading/off-loading of services that are the responsibility of senior governments and to ensure local residents are not subsidizing residents from other municipalities. They also establish that where a permissive tax exemption is granted all residents of Maple Ridge have access to the service provided and make certain that the property tax exemption does not provide for an unfair competitive advantage. The services provided by the organization are to be an extension of Municipal services and programs and fall under the responsibility of local government.

A Tax Exemption Bylaw adopted by Council specifically applies to the Municipal tax levies on the Property Tax Notice. At this time, the School Act and the Hospital District Act also provide for exemptions from other taxing authorities for properties included in the bylaw.

The Community Charter requires the contents of the proposed taxation exemption bylaw be publicly posted and included in a newspaper prior to its adoption. The notice will include a description of each property and the estimated tax exemption for 2020 and subsequent three years. Churches that receive a statutory exemption are not included in the notice. The City's Annual Report also includes information on all permissive exemptions granted.

**b) Desired Outcome:**

Council must adopt the Tax Exemption Bylaw before October 31, 2019 to exempt properties from municipal property taxation for 2020-2023.

**c) Strategic Alignment:**

The sources of municipal revenue are limited and therefore, the City supports institutions, organizations and the community at large to enhance the quality of life to its residents. The granting of property tax exemptions to those applicants meeting the criteria of the policies are strategically aligned with:

- (i) Financial Management – cost effective and efficient delivery of services
- (ii) Community Relations – recognize and support the important contribution of volunteers and not-for-profit groups that provide services in Maple Ridge
- (iii) Safe & Livable Community – in partnership with community groups, assist in the provision of leisure and cultural services to ensure access by all citizens

**d) Citizen/Customer Implications:**

Permissive exemptions are designed to support those services that complement City programs. Inadequate funding from senior governments sometimes results in agencies turning to local government for assistance. The sources of municipal funding are limited and providing exemptions to those groups that fall under the responsibility of senior governments is not feasible.

All applicants that received an exemption for the 2019 taxation year are recommended for a permissive tax exemption for 2020 through 2023. New to the bylaw this year is the Jamia Riyadhul Jannah British Columbia Foundation, a property being used as a place of public worship and eligible for a permissive exemption under Policy 5.20.

Two additional organizations submitted applications for permissive tax exemptions this year: the One Way Club Society & the Army, Navy & Air Force Veterans. Staff have evaluated both applications based on Council's policy direction and recommend they be denied as outlined in the following paragraphs.

The One Way Club Society offers addiction recovery services through formal 12 step/recovery meetings, community resource referral services, one-on-one peer support/counselling and social and recreational activities. While their services are extremely valuable and contribute to a healthy community, they are not an extension of municipal services and funding such services is not the responsibility of local government. The One Way Club was denied a permissive tax exemption for 2019, but did receive support through Council's Community Grants Program.

The Army, Navy & Air Force Veterans (ANAF) provides a meeting place for veterans, first responders and local seniors and also supports several local causes such as the food bank and hospital foundation. The services provided are not an extension of municipal services and are not intended to be funded through property taxation. Additionally, the ANAF have a retail operation in the building to support their social activities and any portion of the building deemed to be in operation as a business by BC Assessment would be ineligible for an exemption. The ANAF previously applied for a permissive exemption in 2014 and was denied.

There are other organizations in the community that provide similar services to both the One Way Club and the ANAF. Approving exemptions for these organizations could invite other applications in the future, resulting in a further increase in the tax burden against the remaining taxable properties.

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

Based on 2019 assessed values, and using the estimated tax increase for 2020 from the business planning guidelines, the estimated amount attributable to all of the 2020 proposed tax exemptions for the municipal portion of taxes is \$840,500. Total exemptions for the proposed 2020-2023 bylaw are estimated at \$3.5M. The tax revenue estimate for 2020 in the financial plan is \$91,645,000, putting the proposed exemptions at less than 1% of that total.

**f) Policy Implications:**

The applicants recommended for exemption are in accordance with the adopted policies.

Council does have the discretion to make exceptions to existing policies on a case by case basis but doing so may create expectations for other community groups in the future.

**g) Alternatives:**

Granting tax exemptions leads to a tax shift to other taxpayers, most notably in the Residential Class. An option for Council is to provide a financial grant to assist those organizations providing community services that Council wishes to support. Grants are an annual budget decision and are limited to one year. Council has used this option from time to time. Providing grants does not relieve senior levels of government from their responsibility to the community. Therefore, the potential for downloading costs to the City is somewhat reduced.

**CONCLUSIONS:**

In reviewing the requests for permissive exemptions, Council should consider that any increase in exemptions results in a shift of the tax revenue to be collected from the remaining taxable properties. Requests for financial assistance, whether in the form of a permissive tax exemption or community grant, must be considered in balance with the overall Financial Plan. Each permissive tax exemption application should be evaluated under the following criteria:

1. The use is consistent with City policies, plans, bylaws, codes and regulations. This will ensure the goals, policies, and general operating principles of the City as a whole are reflected in the organizations that receive support.
2. Exemptions are not given to services that are otherwise provided on a private, for profit basis. This would provide an unfair competitive advantage.
3. The services provided by the organization should be an extension of City services and programs and must fall under the responsibility of local government. Senior government program costs must not be transferred to property taxpayers, as this would represent double taxation and an inequitable tax burden.
4. Primarily Maple Ridge residents should use the services and the organization's regulations must allow all Maple Ridge residents to participate.
5. The taxation burden resulting from the exemption must be a justifiable expense to the taxpayers of the City. The sources of Municipal revenue are limited and request for exemption must be considered in concert with other needs of the Municipality.

Additional details on the applications are available from the Finance Department.

*"Original signed by Ashley Hilleren"*

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Prepared by: Ashley Hilleren  
Accounting Clerk II

*"Original signed by Catherine Nolan"*

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Approved by: Catherine Nolan, CPA, CGA  
Corporate Controller

*"Original signed by Kelly Swift"*

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Concurrence: Kelly Swift, MBA  
Acting Chief Administrative Officer

**City of Maple Ridge  
Bylaw No. 7568-2019**

A Bylaw to exempt from property taxation, certain properties within the City of Maple Ridge

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**WHEREAS**, pursuant to provisions of the Community Charter, S.B.C., 2003, Chapter 26, a Municipal Council may exempt certain land and improvements from property taxation, where, in the opinion of the Municipal Council, the use of the land and improvements qualifies for an exemption;

**AND WHEREAS**, the Municipal Council deems it expedient to exempt certain land and improvements for the years 2020-2023;

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

1. The properties described on "Schedule A" through "Schedule H"; which are attached to this bylaw, shall be exempt from property taxation for the years 2020-2023 provided that the lands, buildings, or portions of building thereon, continue to be used for the purpose for which tax exemption has been granted.
2. This Bylaw shall be cited for all purposes as Maple Ridge Property Tax Exemption Bylaw No. 7568-2019.
3. The exemptions granted by this bylaw are without prejudice to any claim for entitlement to exemption based on any other provisions of the Community Charter or any other legislation.

READ a FIRST TIME \_\_\_\_\_ day of \_\_\_\_\_, 2019.

READ a SECOND TIME \_\_\_\_\_ day of \_\_\_\_\_, 2019.

READ a THIRD TIME \_\_\_\_\_ day of \_\_\_\_\_, 2019.

RECONSIDERED AND ADOPTED the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
PRESIDING MEMBER

\_\_\_\_\_  
CORPORATE OFFICER

**City of Maple Ridge  
Bylaw No. 7568-2019**

A Bylaw to exempt from property taxation, certain properties within the City of Maple Ridge

"SCHEDULE A"

That in accordance with Section 224(2)(i) of the Community Charter, the following lands and improvements owned or held by an athletic or service club or association and used principally as a public park or recreation ground or for public athletic or recreational purposes be exempt from property taxation:

Owner/Lessee Name	Civic Address	Folio Number	Legal Description	Primary PID
Scout Properties (B.C./ Yukon) Ltd.	27660 Dewdney Trunk Road	05299-0100-0	Lot 1, Sec 17, TWP 15, NWD, PL NWP82116	014-874-229
Girl Guides of Canada	26521 Ferguson Avenue	05322-0300-1	Lot 1, Sec 7, TWP 15, NWD, PL NWP70434	002-388-189
Portion of Land and Improvements owned by the City of Maple Ridge/Leased to: Ridge Meadows Seniors Society	12148 224 Street	52700-0001-0	Lot 2, Sec 20, TWP 12, NWD, PL LMS4011	024-607-525
Fraternal Order of Eagles	23461 132 Avenue	73878-0300-6	Lot 3, Sec 28, TWP 12, NWD, PL NWP13167	009-781-455
Ruskin Community Hall	28395 96 Avenue	94856-0000-8	Lot 1, Sec 4, TWP 15, NWD, PL NWP4048	011-015-322

**City of Maple Ridge  
Bylaw No. 7568-2019**

A Bylaw to exempt from property taxation, certain properties within the City of Maple Ridge

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**“SCHEDULE B”**

That in accordance with Section 224(2)(i) of the Community Charter, the following lands and improvements owned or held by an athletic or service club or association and used principally as a public park or recreation ground or for public athletic or recreational purposes be exempt from municipal property taxation; and in accordance with Section 225(2)(e) of the Community Charter, the following land and improvements that are eligible golf course property, being land maintained as a golf course be exempt from property taxation:

<b>Owner/Lessee Name</b>	<b>Civic Address</b>	<b>Folio Number</b>	<b>Legal Description</b>	<b>Primary PID</b>
City of Maple Ridge/Leased to: Region View Recreation Services (Public Golf Course)	20818 Golf Lane	21238-1001-1	Lot 1, DL 277, NWD, PL NWP84260	015-947-424

**City of Maple Ridge  
Bylaw No. 7568-2019**

A Bylaw to exempt from property taxation, certain properties within the City of Maple Ridge

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“SCHEDULE C”

That in accordance with Section 224(2)(a) of the Community Charter, the following land and improvements that are owned or held by a charitable, philanthropic, or other not for profit corporation, and the council considers are used for the same purpose be exempt from property taxation:

Owner/Lessee Name	Civic Address	Folio Number	Legal Description	Primary PID
City of Maple Ridge/Occupied By: Maple Ridge Search and Rescue Society	23598 Jim Robson Way	84120-0005-0	DL 275, NWD, PL LMP45108	N/A

**City of Maple Ridge  
Bylaw No. 7568-2019**

A Bylaw to exempt from property taxation, certain properties within the City of Maple Ridge

“SCHEDULE D”

That in accordance with Section 224(2)(d) of the Community Charter, the interest in land and improvements owned by a public or local authority that are being used by a corporation or organization that would be eligible for exemption if the land and improvements were owned by that corporation or organization, shall be exempt from property taxation:

Owner/Lessee Name	Civic Address	Folio Number	Legal Description	Primary PID
City of Maple Ridge/Leased to: Maple Ridge Pitt Meadows Arts Council	11944 Haney Place	31711-1000-0	N/A	N/A
Greater Vancouver Sewage & Solid Waste/Leased to: Ridge Meadows Recycling Society	10092 236 Street	84112-0001-0	Lot B, DL 275, NWD, PL NWP7587	011-259-281
City of Maple Ridge/ Leased to: Katie's Place	10255 Jackson Road	84292-0100-0	Lot 2, Sec 3, TWP 12, NWD, PL NWP38409	N/A
City of Maple Ridge/Leased to: BC Society for the Prevention of Cruelty to Animals	10235 Jackson Road	84292-0257-0	Lot A, Sec 3, TWP 12, NWD, PL BCP43808	028-160-100

**City of Maple Ridge  
Bylaw No. 7568-2019**

A Bylaw to exempt from property taxation, certain properties within the City of Maple Ridge

"SCHEDULE E"

That in accordance with Section 224(2)(f) of the Community Charter, in relation to property that is exempt under section 220(1)(h) [buildings for public worship], the following land and improvements, that have been deemed as necessary to the building set apart for public worship and not including any portion of the property used for a commercial purpose, be exempt from property taxation:

Owner/Lessee Name	Civic Address	Folio Number	Legal Description	Primary PID
Wildwood Fellowship Church	10810 272 Street	05071-0100-5	Lot 1, Sec 8, TWP 15, NWD, PL NWP15658	010-090-797
Ridge Meadows Open Door Church	11391 Dartford St	10622-0100-0	Lot 695, DL 278, NWD, PL NWP114	011-525-606
B.C. Conference of Mennonite Brethren Churches Inc.	20450 Dewdney Trunk Road	20762-0305-0	Lot 1, DL 222, NWD, PL LMP40767	024-380-253
Christian & Missionary Alliance (Canadian Pacific District)	20399 Dewdney Trunk Road	20804-0401-1	Lot 1, DL 241, NWD, PL NWP83237	015-254-399
St. Pauls Evangelical Lutheran Church of Haney B.C.	12145 Laity Street	20861-0100-4	DL 242, NWD	012-842-320
St. John the Divine Anglican Church	21299 River Road	20920-0100-1	Lot 331, DL 248, NWD, PL NWP65523	003-630-421
Generations Christian Fellowship / Colleen Findlay Foundation	11601 Laity Street	21034-0000-8	Lot 381, DL 249, NWD, PL NWP58286	005-703-808
Roman Catholic Archbishop of Vancouver Church	20285 Dewdney Trunk Road	21140-0400-1	Lot 1, DL 263, NWD, PL NWP75684	008-434-271
Maple Ridge Christian Reformed Church	20245 Dewdney Trunk Road	21142-3300-3	Lot 33, DL 263, NWD, PL NWP71910	004-613-333
Burnett Fellowship Baptist Church	20639 123 Avenue	21190-0001-0	Lot 1, DL 276, NWD, PL LMP42697	024-551-741
Church of Jesus Christ of Latter Day Saints in Canada	11750 207 Street	21255-0201-X	Lot 369, DL 277, NWD, PL NWP54899	005-333-504
Trustees of the Kanaka Creek Congregation of Jehovah's Witnesses	11770 West Street	21335-2200-2	Lot 22, DL 280, NWD, PL NWP67774	000-556-505
Church of the Nazarene	21467 Dewdney Trunk Road	41990-0000-8	Lot B, DL 245, NWD, PL NWP9007	011-402-911
High Way Church	21746 Lougheed Highway	42162-0000-X	Lot 3, DL 247, NWD, PL NWP6664	011-228-393
Congregation of the Haney Presbyterian Church	11858 216 Street	42176-0000-8	Lot 324, DL 247, NWD, PL NWP64655	003-471-951
Trustees of the Congregation of the Golden Ears United Church	22165 Dewdney Trunk Road	42249-0100-6	Lot C, DL 396, NWD, PL NWP14898	006-588-697
Maple Ridge Baptist Church	22155 Lougheed Highway	42331-0100-1	Lot A, DL 397, NWD, PL NWP67821	000-580-376

**City of Maple Ridge  
Bylaw No. 7568-2019**

A Bylaw to exempt from property taxation, certain properties within the City of Maple Ridge

“SCHEDULE E” continued

Governing Council of the Salvation Army in Canada	22188 Lougheed Highway	42345-0200-0	Lot A, DL 397, NWD, PL NWP68759	000-933-295
Roman Catholic Archbishop of Vancouver	22561 121 Avenue	52788-0000-8	Lot 24, Sec 20, TWP 12, NWD, PL NWP1161	012-020-389
Trustees of Webster's Corner United Church	25102 Dewdney Trunk Road	63029-0100-5	Lot 5, Sec 14, TWP 12, NWD, PL NWP3275	010-904-140
Parish of St. George (Maple Ridge)	23500 Dewdney Trunk Road	63157-2001-1	Lot A, Sec 16, TWP 12, NWD, PL NWP83835	015-406-661
Christian Life Assembly	11756 232 Street	63163-2300-2	Lot 22, Sec 16, TWP 12, NWD, PL NWP75454	008-243-123
Lord Bishop of New Westminster (St. John Evangelical)	27123 River Road	94720-0001-0	Lot 1, DL 433, NWD, PL LMP28492	023-434-716
Foursquare Gospel Church of Canada	28304 96 Avenue	94803-0100-3	Lot 10, DL 439, NWD, PL NWP46269	006-054-714
Apostles of Infinite Love, Canada	27289 96 Avenue	94906-0000-3	Lot B, Sec 5, TWP 15, NWD, PL NWP11439	008-311-048
Jamia Riyadhul Jannah British Columbia Foundation	27079 River Road	94717-0000-0	DL 433, NWD	012-877-301

**City of Maple Ridge  
Bylaw No. 7568-2019**

A Bylaw to exempt from property taxation, certain properties within the City of Maple Ridge

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"SCHEDULE F"

That in accordance with Section 224(2)(g) of the Community Charter, land or improvements used or occupied by a religious organization, as tenant or licensee, for the purpose of public worship or for the purposes of a hall that the council considers necessary to land or improvements so used or occupied, be exempt from property taxation:

Owner/Lessee Name	Civic Address	Folio Number	Legal Description	Primary PID
664589 BC Ltd/Leased to: Northridge Foursquare Church	22899 Dewdney Trunk Road	63220-0000-0	Lot A, Sec 20, TWP 12, NWD, PL LMP1505	017-474-485

**City of Maple Ridge  
Bylaw No. 7568-2019**

A Bylaw to exempt from property taxation, certain properties within the City of Maple Ridge

**“SCHEDULE G”**

That in accordance with Section 225(2)(b) of the Community Charter the following heritage lands and improvements shall be exempt from property taxation:

<b>Owner/Lessee Name</b>	<b>Civic Address</b>	<b>Folio Number</b>	<b>Legal Description</b>	<b>Primary PID</b>
City of Maple Ridge/ Leased to: Maple Ridge Historical Society (St.Andrew’s United Church)	22279 116 Avenue	31428-0000-1	Lot 4, DL 398, NWD, PL NWP59018	005-724-431
Prince David Temple Society	22272 116 Avenue	31429-0100-0	Lot 3, DL 398, NWD, PL NWP59018	001-421-336
City of Maple Ridge/Leased to: Fraser Information Society (Old Japanese School House)	11739 223 Street	31492-0000-3	Lot 28, BLK 5, DL 398, NWD, PL NWP155	011-539-348
City of Maple Ridge/Leased to: Maple Ridge Historical Society (Haney House)	11612 224 Street	31790-0000-4	Lot 2, BLK 2, DL 398, NWD, PL NWP155	011-538-449
City of Maple Ridge/Leased to: Maple Ridge Historical Society (Haney Brick Yard Office and Haney Brick Yard House)	22520 116 Avenue	31962-0502-3	Lot 2, DL 401, NWD, PL NWP79665	012-350-371

**City of Maple Ridge  
Bylaw No. 7568-2019**

A Bylaw to exempt from property taxation, certain properties within the City of Maple Ridge

"SCHEDULE H"

That in accordance with Section 224(2)(c) of the Community Charter, "land or improvements that the council considers would otherwise qualify for exemption under section 220 [general statutory exemptions] were it not for a secondary use", the council may, by the adoption of a bylaw, determine the proportions of the land and improvements that are to be exempt and taxable; and Section 224(2)(i) of the Community Charter, land or improvements owned or held by an athletic or service club or association and used principally as a public park or recreation ground or for public athletic or recreational purposes, shall be exempt from property taxation as by the proportions set in accordance with Section 224(2)(c) of the Community Charter:

Owner/Lessee Name	Civic Address	Folio Number	Legal Description	Primary PID
Land and Improvements owned by the City of Maple Ridge, herein called Cam Neely Arena, shall be exempted from 90% of taxation	23588 Jim Robson Way	84120-0002-0	DL 275, 405, 406 & 408, NWD, PL LMP45108	024-715-883
Land and Improvements owned by the City of Maple Ridge, herein called the Golden Ears Winter Club, shall be exempted from 95% of taxation	23588 Jim Robson Way	84120-0004-0	DL 275, 405, 406 & 408, NWD, PL LMP45108	N/A

Included within each of the exemptions 9(a) and 9(b) is a proportionate share (based on the square footage areas of Cam Neely Arena, The Golden Ears Winter Club, and the remainder of the building) of all entrances, lobbies, change rooms, stairs, elevators, hallways, foyers and other common use areas of the lands and improvements.

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**MEETING DATE:** September 17, 2019  
**FILE NO:** 2256240  
**FROM:** Chief Administrative Officer  
**MEETING:** C.O.W.  
**SUBJECT:** Fire Department Master Plan Review

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**EXECUTIVE SUMMARY:**

The Fire Department Master Plan is a guiding document for fire protection in the City of Maple Ridge. The existing Master Plan was adopted in 2004, and has aged past the targets and timelines outlined within it. An updated Fire Department Master Plan would be an important complement to Council's Community Safety Plan that is under development. This report recommends that the Fire Department Master Plan be updated, and outlines a phased approach to undertake this work.

**RECOMMENDATION:**

**That a phased process to review and update the 2004 Fire Department Master Plan be endorsed as outlined in the September 17, 2019 report titled "Fire Department Master Plan Review".**

**DISCUSSION:**

**a) Background Context:**

The Fire Department's 2004 Master Plan was written with a view to maintain Council's strategic priority at the time for a "Safe and Liveable Community", while responding to rapid growth in Maple Ridge. Prior to the adoption of this Master Plan, the Fire Department operated on a volunteer/Paid-on-Call (POC) delivery model 24/7 with no ready response. The benchmark for the development of the 2004 Plan was based on the Fire Department's ability to respond to a house fire. To ensure a guaranteed response, a transition in fire service model was included in the Plan, from POC service delivery to a composite model through the addition of full-time staffing. This increase in staffing significantly improved the Department's ability to respond to calls and conduct inspections to improve fire safety.

Development of the 2004 Master Plan was undertaken by a Planning Group consisting of several POC members from each of the three fire halls, six Chief Officers, and the General Manager Corporate & Financial Services. The Planning Group reviewed service areas including Emergency Response, Public Education, Fire Prevention, Training, existing and proposed fire halls and fire/rescue equipment. Subject matter experts from City Hall including Planning, Engineering, Operations and Information Technology staff were engaged to give technical information, advice and forecasted assumptions to inform the Plan's development.

All relevant standards, regulations and statutory requirements were reviewed and included in a draft Plan for review by an external Fire Chief Review Panel. Subsequently, a public

information session was conducted for feedback before the final Plan was presented to Maple Ridge Council and adopted.

Following the adoption of the 2004 Master Plan, an implementation plan for 2005 to 2015 was initiated based on Master Plan assumptions, recommendations and financial capacity. This included a Fire Department Levy applied to property taxes, the bulk of which funded the hiring of 53 career fire fighters.

This Council has endorsed the development of a comprehensive, multi-sectoral Community Safety Plan that recognizes the range of service providers that are involved in safety. The Fire Department will be a fundamental partner in developing and delivering on that plan. A Fire Department Master Plan that is in alignment with the Community Safety Plan will further contribute to improving the overall safety and well-being of our citizens.

Now more than 15 years old, the Master Plan has become outdated, especially when considering the increasing population and new growth in our community. Many of the 2004 Master Plan recommendations have been achieved, while some still require more work. Staff are therefore recommending that a review of the current Master Plan be undertaken to determine its relevancy and validity with a view of moving forward to meet the evolving needs of the community.

To achieve this, staff recommend a phased sequence of activities to review and assess the five core functions of the Fire Department:

1. Emergency Response
2. Public Education
3. Fire Prevention
4. Training
5. Hall and Equipment

Staff also anticipate that a review of the Community Emergency Program will be required to clarify how this new addition to the Fire Department portfolio can most effectively work with the other core functions, and to prepare for imminent changes in governing Provincial legislation.

Upon Council's endorsement of this phased approach, a Master Plan Review Committee would be formed consisting of the Chief Administrative Officer, General Manager Corporate Services, other relevant City staff, and Fire Department representatives including POC and career staff and Chiefs. The committee will begin with a gap analysis, determine alignment with our current context and service needs, and undertake a review of relevant literature and standards to inform a framework for a new Master Plan. The recommended framework will be brought before Council before a new Master Plan document is finalized for review by industry peers and the public in advance of final endorsement by Council.

**b) Desired Outcome:**

The desired outcome is to develop and implement an updated Fire Department Master Plan that meets current needs to ensure we can continue to deliver a high standard of emergency response and fire prevention services to the community.

**c) Strategic Alignment:**

The 2004 Fire Department Master Plan reflects Council's strategic priority for a Safe and Liveable Community. A revised Master Plan will include alignment with Council's refined strategic priorities for Community Safety and Growth.

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

As the Master Plan Review Committee begins its work, it may be determined that an external subject matter expert is required for further guidance. Should this be the case, a modest cost will be incurred which can be funded through the existing Fire Department operating budget.

**CONCLUSION:**

With several components of the 2004 Master Plan now complete, and recognizing ongoing growth in the community, now is an excellent time to undertake a review of the Fire Department Master Plan to ensure this guiding document continues to serve the Fire Department, City of Maple Ridge and its citizens in the delivery of essential fire protection services in alignment with Council's strategic priorities.



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