

City of Maple Ridge

COUNCIL MEETING AGENDA

November 10, 2020

7:00 p.m.

Virtual Online Meeting including Council Chambers

Meeting Decorum:

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

The meeting is live streamed and recorded by the City of Maple Ridge.

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

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

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

-
- | | |
|-----|--|
| 100 | CALL TO ORDER |
| 200 | AMENDMENTS TO THE AGENDA |
| 300 | APPROVAL OF THE AGENDA |
| 400 | ADOPTION OF MINUTES |
| 401 | Minutes of the Regular Council Meeting of October 27, 2020 |
| 500 | PRESENTATIONS AT THE REQUEST OF COUNCIL |
| 501 | Presentation of the Winner of the Chatbot Naming Contest |
| 600 | DELEGATIONS |

700 ITEMS ON CONSENT

701 Minutes

701.1 Development Agreements Committee Meetings

- October 21, 2020
- October 28, 2020
- November 4, 2020

701.2 Committees and Commissions of Council Meetings

- Social Policy Advisory Committee – May 6, 2020
- Environmental Advisory Committee – May 13, 2020
- Community Heritage Commission – May 14, 2020
- Maple Ridge/Pitt Meadows Municipal Advisory Committee on Accessibility and Inclusiveness – June 18, 2020
- Agricultural Advisory Committee – June 25, 2020
- Transportation Advisory Committee – July 2, 2020
- Public Art Steering Committee – July 23, 2020
- Advisory Design Panel – September 16, 2020
- Agricultural Advisory Committee – September 24, 2020

702 Reports

703 Correspondence

704 Release of Items from Closed Council Status

From the November 3, 2020 Closed Council Meeting

Item 04.01 Virtual Office Assistant Name Selection Results - choice of the name Maple as the official name for the Maple Ridge Virtual Office Assistant

705 Recommendation to Receive Items on Consent

800 UNFINISHED BUSINESS

*The items in the "Unfinished Business" category are staff reports presented at an earlier Council Workshop meeting, typically a week prior, to provide Council with an opportunity to ask staff detailed questions. The items are now before the regular Council Meeting for debate and vote. Both meetings are open to the public. **The reports are not reprinted again in hard copy**, however; they can be found in the electronic agenda or in the Council Workshop agenda packages dated accordingly.*

900 CORRESPONDENCE

1000 BYLAWS

Bylaws for Adoption

1001 Maple Ridge Boulevard Maintenance Bylaw No. 7666-2020

To regulate prohibited construction and the maintenance of boulevards within the City of Maple Ridge

**1002 2020-240-RZ, 510 - 20395 Lougheed Highway
Maple Ridge Zone Amending Bylaw No. 7669-2020**

To allow for the proposed Muse Cannabis retail store to be located 340.5 metres in distance from another cannabis retail store.

1100 COMMITTEE REPORTS AND RECOMMENDATIONS

*The items in the "Committee Reports and Recommendations" category are staff reports presented at an earlier Committee of the Whole meeting, typically a week prior, to provide Council with an opportunity to ask staff detailed questions. The items are now before the regular Council Meeting for debate and vote. Both meetings are open to the public. **The reports are not reprinted again in hard copy**, however; they can be found in the electronic agenda or in the Committee of the Whole agenda package dated accordingly.*

Planning & Development Services

Note: An addendum to Item 1101 providing additional information is included

1101 2019-244-RZ, 12155 Edge Street, RM-2

Staff report dated November 3, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7567-2019 to zone to RM-2 (Medium Density Apartment Residential) to permit a five storey, 209 market rental unit apartment building be given second reading and be forwarded to Public Hearing.

1102 2018-325-RZ, 12581 243 Street, RS-3 to RS-2

Staff report dated November 3, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7495 -2018 to rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit a future subdivision of two lots be given second reading and be forwarded to Public Hearing.

Engineering Services

Corporate Services

Parks, Recreation and Culture

Administration (including Fire and Police)

1200 STAFF REPORTS

1300 OTHER MATTERS DEEMED EXPEDIENT

1301 Reconsideration of the resolution recommended for Item 1006 2017-231-RZ, Supportive Housing, Maple Ridge Zone Amending Bylaw No. 7651-2020 whereby it was moved and seconded "That Zone Amending Bylaw No. 7651-2020 be given third reading and be adopted." The motion was defeated at the October 27, 2020 Council Meeting.

1400 PUBLIC QUESTION PERIOD

1500 MAYOR AND COUNCILLOR REPORTS

1501 Council Update

Presentation by Mayor Morden

1600 NOTICES OF MOTION AND MATTERS FOR FUTURE MEETING

1700 ADJOURNMENT

APPROVED BY:



DATE:

Nov 5/20

PREPARED BY:

Asant

DATE:

Nov. 5, 2020

CHECKED BY:

Emmal

DATE:

Nov 5/20

PUBLIC QUESTION PERIOD

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

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

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

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

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

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

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

For more information on these opportunities contact:

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

Mayor and Council at mayorcouncilandcaol@mapleridge.ca

400 Adoption and Receipt of Minutes

City of Maple Ridge

COUNCIL MEETING MINUTES

October 27, 2020

The Minutes of the City Council Meeting held on October 27, 2020 at 7:02 p.m. in the Council Chambers of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT

Elected Officials

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

Appointed Staff

A. Horsman, Chief Administrative Officer
D. Boag, General Manager Parks, Recreation & Culture
C. Carter, General Manager Planning & Development Services
C. Crabtree, General Manager Corporate Services
D. Pollock, General Manager Engineering Services
S. Nichols, Corporate Officer
T. Thompson, Chief Financial Officer

Other Staff as Required

C. Goddard, Director of Planning
A. Grochowich, Planner
M. Orsetti, Director of Bylaw and Licensing

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

Note: Due to the COVID-19 pandemic, Council members Councillor Yousef, Councillor Meadus, Councillor Duncan, and Councillor Robson participated electronically. The Mayor chaired the meeting from Council Chambers.

100 **CALL TO ORDER**

200 **AMENDMENTS TO THE AGENDA**

300 **APPROVAL OF THE AGENDA**

R/2020-420

It was moved and seconded

That the agenda of the Regular Council Meeting of October 27, 2020 be adopted as circulated.

CARRIED

400 ***ADOPTION AND RECEIPT OF MINUTES***

401 Minutes of the Regular Council Meeting of October 13, 2020

R/2020-421

It was moved and seconded

That the minutes of the Regular Council Meeting of October 13, 2020 be adopted as circulated.

CARRIED

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

600 ***DELEGATIONS – Nil***

700 ***ITEMS ON CONSENT***

701.1 Development Agreements Committee Meetings

- October 7, 2020
- October 14, 2020

701.2 Committees and Commissions of Council Meetings

- Advisory Design Panel – June 17, 2020 and July 22, 2020

702 **Reports**

702.1 Disbursements for the month ended September 30, 2020

Staff report dated October 27, 2020 providing information on disbursements for the month ended September 30, 2020.

703 **Correspondence** – Nil

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

705 Recommendation to Receive Items on Consent

R/2020-422

It was moved and seconded

That items on the "Items for Consent" agenda of the October 27, 2020 Council Meeting be received into the record.

CARRIED

800 *UNFINISHED BUSINESS*

Note: Item 801 was forwarded from the September 29, 2020 Council Workshop

801 Proposed Maple Ridge Boulevard Maintenance Bylaw No. 7666-2020

Addendum to the staff report dated September 29, 2020 recommending that Maple Ridge Boulevard Maintenance Bylaw No. 7666-2020 to regulate prohibited construction and the maintenance of boulevards within the City of Maple Ridge be given first, second and third reading.

R/2020-423

Moved and seconded

That Boulevard Maintenance Bylaw No. 7666-2020 be given first, second and third readings.

CARRIED

900 *CORRESPONDENCE – Nil*

1000 *BYLAWS*

Note: *Items 1001 to 1004 are from the October 20, 2020 Public Hearing*

Bylaws for Third Reading

1001 2019-394-RZ, 20857 Golf Lane

Maple Ridge Zone Amending Bylaw No. 7611-2020

To rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District). The current application is to permit a future subdivision of approximately six (6) single family lots.

R/2020-424

Moved and seconded

That Zone Amending Bylaw No. 7611-2020 be given third reading.

CARRIED

- 1002 2020-240-RZ, 510 - 20395 Lougheed Highway
Maple Ridge Zone Amending Bylaw No. 7669-2020
To allow for the proposed Muse Cannabis retail store to be located 340.5 metres in distance from another cannabis retail store.

R/2020-425

Moved and seconded

That Zone Amending Bylaw No. 7669-2020 be given third reading.

CARRIED

Councillor Duncan - OPPOSED

- 1003 2018-498-RZ, 21640 124 Avenue
Maple Ridge Zone Amending Bylaw No. 7533-2019
To rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground Oriented Residential Infill). The current application is to permit a ground oriented, multi-family development of approximately three (3) units.

R/2020-426

Moved and seconded

That Zone Amending Bylaw No. 7533-2019 be given third reading.

CARRIED

Bylaws for Third Reading and Adoption

- 1004 2020-217-RZ, 22000 Block (22625 and 22631 119 Avenue) and Portion of 22558 McIntosh Avenue
Maple Ridge Official Community Plan Amending Bylaw No. 7664-2020
To allow a Temporary Use Permit for a public gravel parking lot for approximately 128 vehicles for a period of 3 years.

R/2020-427

Moved and seconded

That Official Community Plan Amending Bylaw No. 7664-2020 be given third reading and be adopted.

CARRIED

Bylaws for Adoption

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

1005.1 Maple Ridge Official Community Plan Amending Bylaw No. 7554-2019
To amend the Silver Valley Area Plan Land Use Designation Map from Low/Medium Density Residential and Medium/High Density Residential to Medium Density Residential.

Note: The Corporate Officer advised that the description in the agenda was incorrect and read out the correct description as noted above.

R/2020-428

Moved and seconded

That Official Community Plan Amending Bylaw No. 7554-2019 be adopted.

CARRIED

1005.2 Maple Ridge Zone Amending Bylaw No. 7547-2019
To rezone from RS-3 (One Family Rural Residential) and R-1 (Residential District) to R-1 (Residential District). The current application is to permit a future subdivision of approximately 6 lots.

R/2020-429

Moved and seconded

That Zone Amending Bylaw No. 7547-2019 be adopted.

CARRIED

1006 2017-231-RZ, Supportive Recovery Housing
Maple Ridge Zone Amending Bylaw No. 7651-2020
To permit and regulate Assisted Living Residence as a use in the RS-1, RS-1a, RS-1c, RS-1d, RS-2 and RS-3 zones, with a base density of 3 residents per building, and to provide a Density Bonus allowing a maximum of up to 10 residents per building for Supportive Recovery Housing and Transitional Housing classes of Assisted Living Residence on certain conditions, including that the owner enter into a housing agreement with the City.

Staff responded to questions from Council.

R/2020-430

Moved and seconded

That Zone Amending Bylaw No. 7651-2020 be adopted.

DEFEATED

Councillor Duncan, Councillor Robson, Councillor Svendsen,
Councillor Yousef - OPPOSED

1100 **REPORTS AND RECOMMENDATIONS**

Planning and Development Services

1101 **2017-231-RZ, Assisted Living Residences in Residential Areas**

Staff report dated October 20, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7668-2020 to include all classes of Assisted Living Residences be given first and second reading and be forwarded to Public Hearing.

C. Goddard, Director of Planning and Development Services advised that the item is directly linked to the previous item "Zone Amending Bylaw No. 7651-2020" and requested that Council refer the item back to staff.

R/2020-431

Moved and seconded

That Item 1101 Staff report dated October 20, 2020 titled "Assisted Living Residences in Residential Areas, First and Second Reading, Zone Amending Bylaw No. 7668 - 2020" be referred back to staff.

CARRIED

1102 **2019-067-SD, 23250 Silver Valley Road and 23267 137 Avenue, 5% Money in Lieu of Parkland Dedication**

Staff report dated October 20, 2020 recommending that the owner of land proposed for subdivision at 23250 Silver Valley Road and 23257 137 Avenue be required to provide payment in lieu of parkland dedication.

R/2020-432

Moved and seconded

That pursuant to Local Government Act, Section 510, regarding 5% Parkland Dedication or payment in lieu, be it resolved that the owner of land proposed for subdivision at 23250 Silver Valley Road and 23267 137 Avenue, under application 2019-067-SD, shall pay to the City of Maple Ridge an amount that is not less than \$77,500.00.

CARRIED

Engineering Services

1131 Award of Contract RFP-EN20-24: Engineering Design Services for Rockridge Reservoir to Silver Valley West Watermain

Staff report dated October 20, 2020 recommending that Contract RFP-EN20-24: Engineering Design Services for Rockridge Reservoir to Silver Valley West Watermain be awarded to WSP Canada Group Limited, that a contingency for unanticipated additional works be approved and that the Corporate Officer be authorized to execute the contract.

R/2020-433

Moved and seconded

That Contract RFP-EN20-24: Engineering Design Services for Rockridge Reservoir to Silver Valley West Watermain, be awarded to WSP Canada Group Limited in the amount of \$194,438.00 excluding taxes; and

That a contingency of \$38,900.00 be approved for unanticipated additional works; and further

That the Corporate Officer be authorized to execute the Contract.

CARRIED

1200 STAFF REPORTS – Nil

1300 OTHER MATTERS DEEMED EXPEDIENT – Nil

1400 PUBLIC QUESTION PERIOD

There were no speakers present in person or virtually.

1500 MAYOR AND COUNCILLORS' REPORTS

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

1600 NOTICES OF MOTION AND MATTERS FOR FUTURE MEETINGS

1700 *ADJOURNMENT* – 7:59 p.m.

Certified Correct

M. Morden, Mayor

S. Nichols, Corporate Officer

700 *ITEMS ON CONSENT*

701 *Minutes*

701.1 Development Agreements Committee

**CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE**

October 21, 2020
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Al Horsman, Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

1. 2016-240-RZ

LEGAL: Lot 2 District Lot 401 Group 1 New Westminster District Plan
EPP65496
PID: 030-163-625
LOCATION: 22638 119 Avenue
OWNER: Falcon Village Development Ltd. (Fred Formosa)
REQUIRED AGREEMENTS: Release of Covenant (Parking) CA6625007
Modified Parking Covenant
Strata Plan for Phase II

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2016-240-RZ.

CARRIED

2. 20-107724 BG

LEGAL: Lot 51 Section 33 Township 12 New Westminster District Plan
EPP60118
PID: 030-522-552
LOCATION: 13706 Blaney Road
OWNER: Hardeep Gosal
REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 20-107724 BG.

CARRIED

3. 19-114849 BG

LEGAL: Lot 7 District Lot 263 Group 1 New Westminster District Plan
EPP75320
PID: 030-325-625
LOCATION: 12482 201 Street
OWNER: Kuldeep and Beant Virk
REQUIRED AGREEMENTS: Temporary Residential Use Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 19-114849 BG.

CARRIED

4. 17-122690 BG

LEGAL: Lot 2 District Lot 278 Group 1 New Westminster District Plan 12165
PID: 009-651-578
LOCATION: 11339 207 Street
OWNER: Mitchell and Dustin Corney
REQUIRED AGREEMENTS: Temporary Residential Use Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 17-122690 BG.

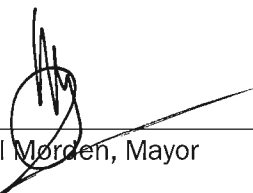
CARRIED

5. 20-111338 BG

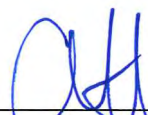
LEGAL: Lot 30 Section 15 Township 12 New Westminster District Plan
EPP37274
PID: 029-366-682
LOCATION: 11297 244 Street
OWNER: Michelle Harper and Vincent de Gaye
REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 20-111338 BG.

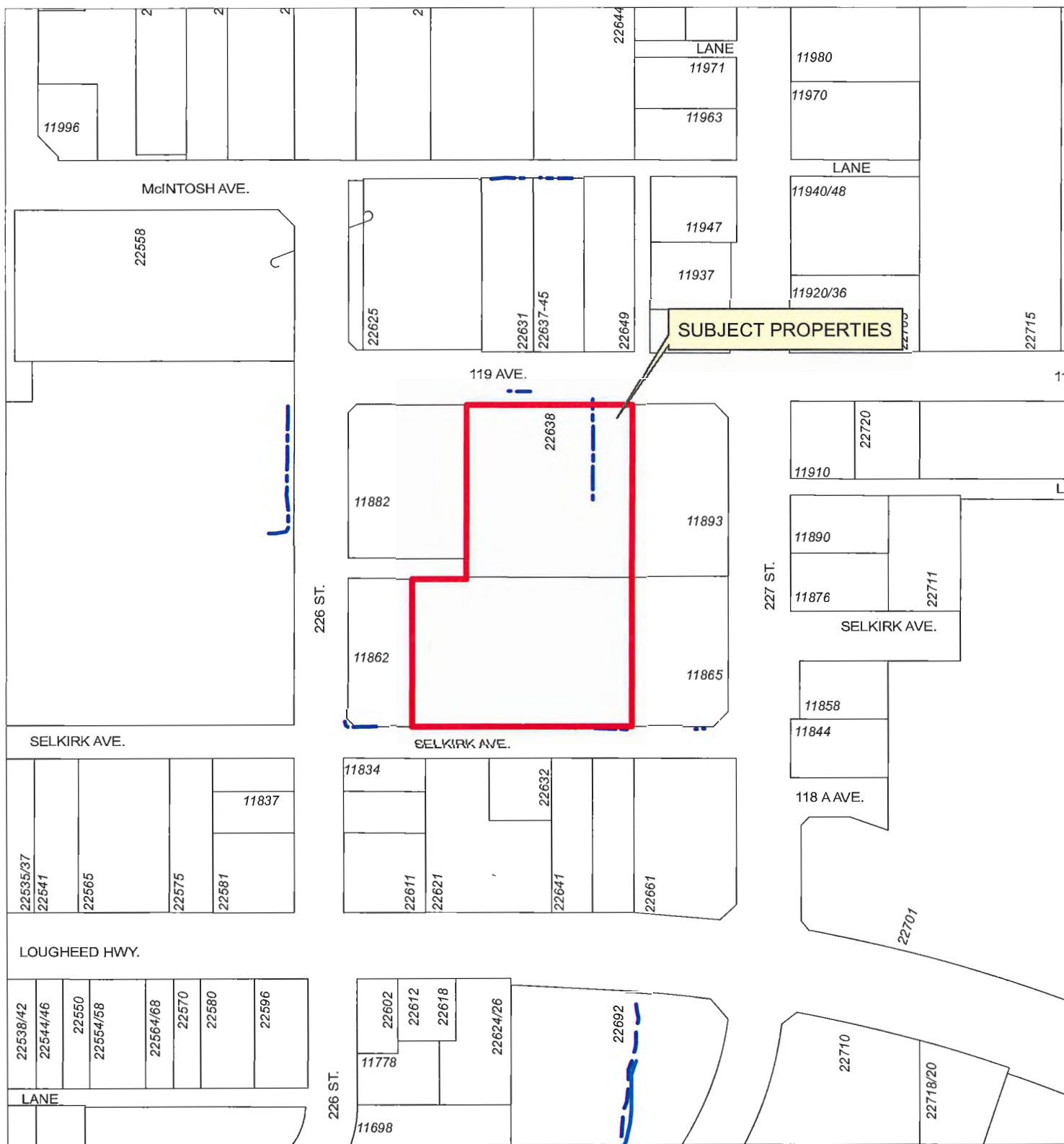
CARRIED



Michael Morden, Mayor
Chair



Al Horsman, Chief Administrative Officer
Member



Scale: 1:2,000

Legend

- Stream
- Ditch Centreline
- ... Indefinite Creek

22638 119 AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

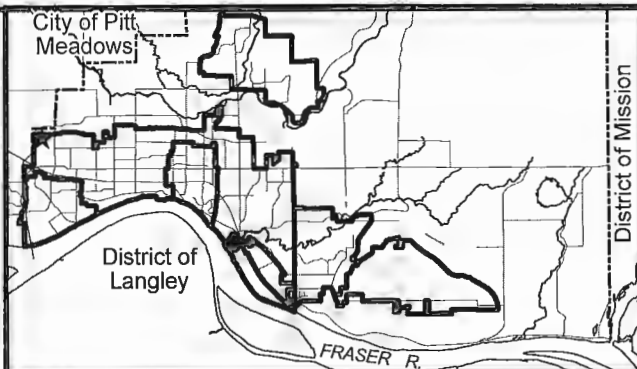
mapleridge.ca

FILE: 2016-240-DP
DATE: Nov 15, 2017

BY: DT



Scale: 1:2,000



12482 201 Street

ENGINEERING DEPARTMENT



MAPLE RIDGE

British Columbia

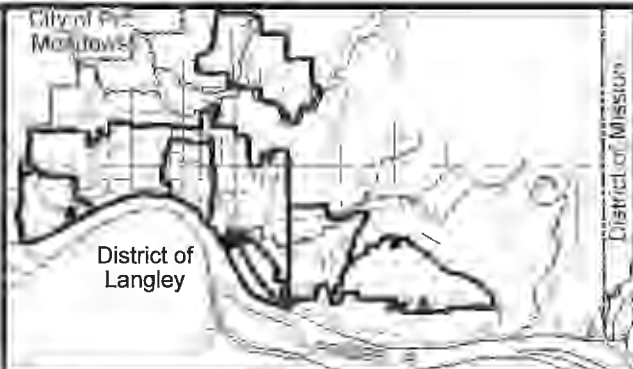
mapleridge.ca

FILE: Untitled
DATE: Oct 16, 2020

BY: NV



Scale: 1:1,000



11339 207 St

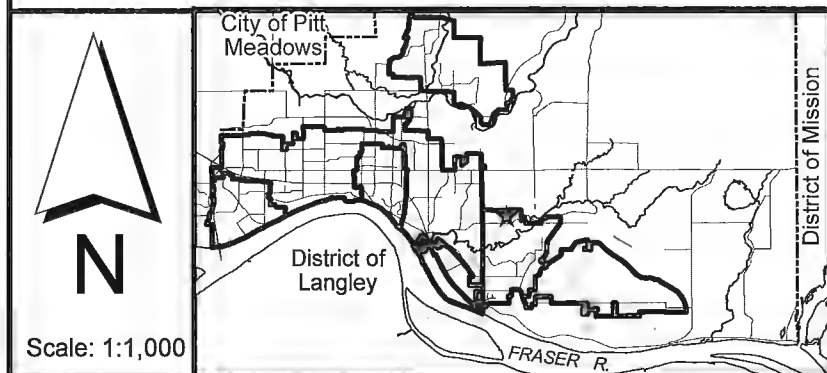
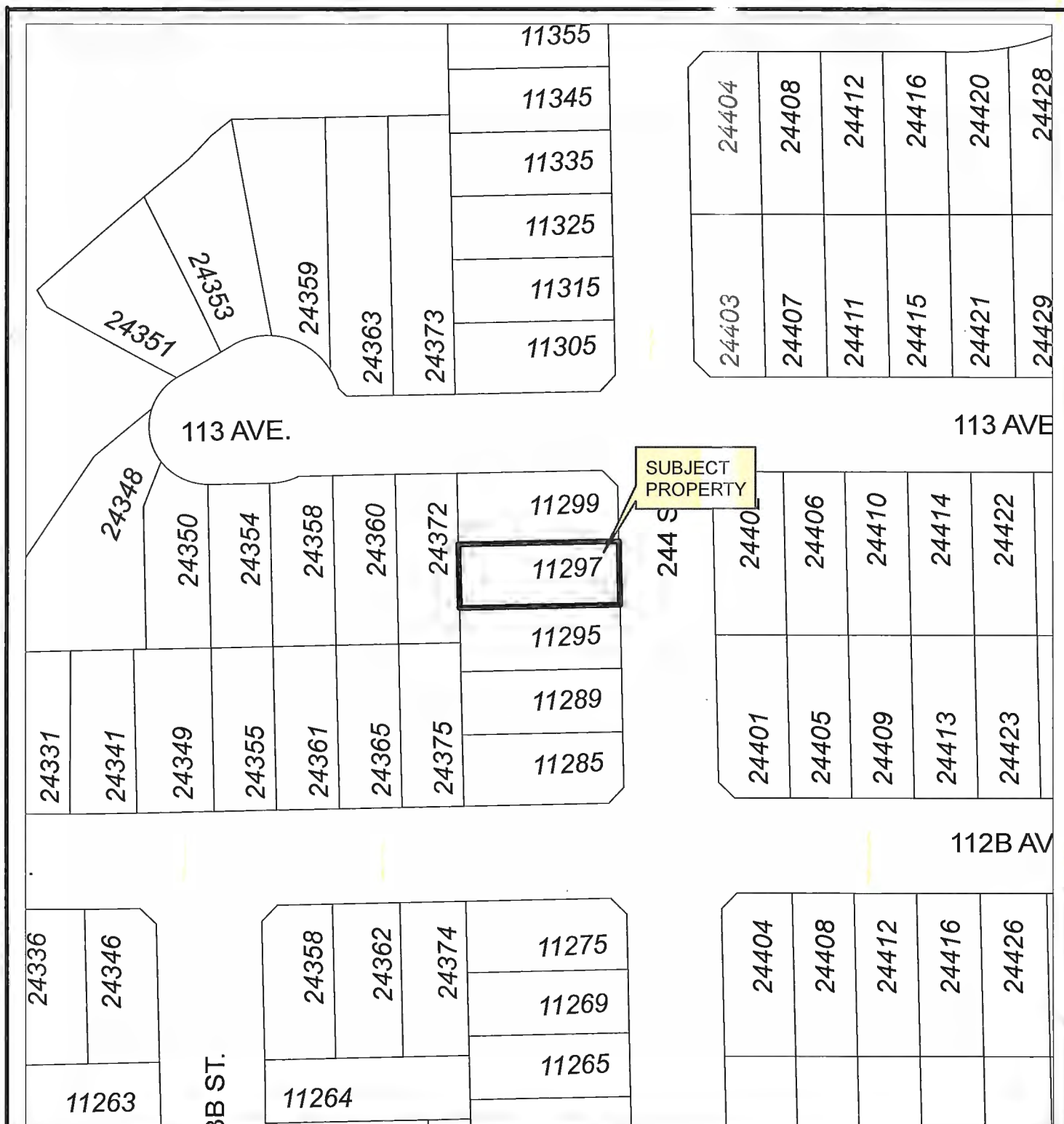
ENGINEERING DEPARTMENT



mapleridge.ca

FILE: Untitled
DATE: Oct 20, 2020

BY: C3



11297 244 ST

ENGINEERING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: Untitled

DATE: Oct 20, 2020

BY: C3

**CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE**

October 28, 2020
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Al Horsman, Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

1. 5245-20-B523

LEGAL: Lot 260 Section 20 Township 12 New Westminster District Plan
44292
PID: 007-361-467
LOCATION: 12040 Greenwell Street
OWNER: Sawinder and Daljit Hayre
REQUIRED AGREEMENTS: Building Development Agreement

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 5245-20-B523.

CARRIED

2. 20-115984 BG

LEGAL: Lot 2 Section 16 Township 12 New Westminster District Plan
BCP1921
PID: 025-517-406
LOCATION: 11596 238A Street
OWNER: Norquest Homes Ltd. – Jason Schmidt
REQUIRED AGREEMENTS: Release of Covenant (Exterior Design)

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 20-115984 BG.


CARRIED

3. 19-118048 BG

LEGAL: Lot 18 Section 10 Township 12 New Westminster District Plan
EPP76590
PID: 030-539-331
LOCATION: 10582 McVeety Street
OWNER: Sundeep and Cindy Kumar
REQUIRED AGREEMENTS: Secondary Suite Covenant

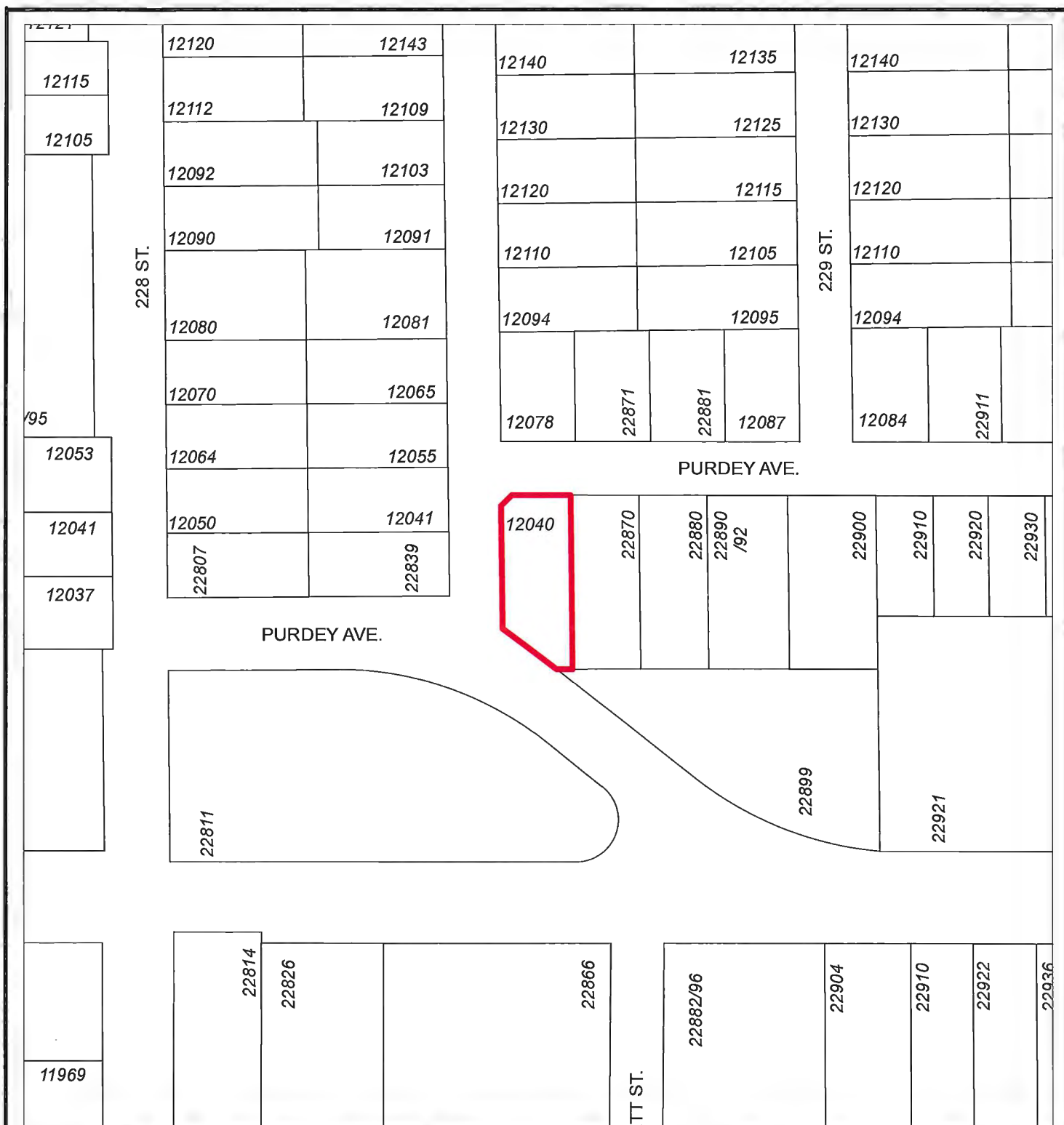
THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 19-118048 BG.

CARRIED



Michael Morden, Mayor
Chair

Al Horsman, Chief Administrative Officer
Member



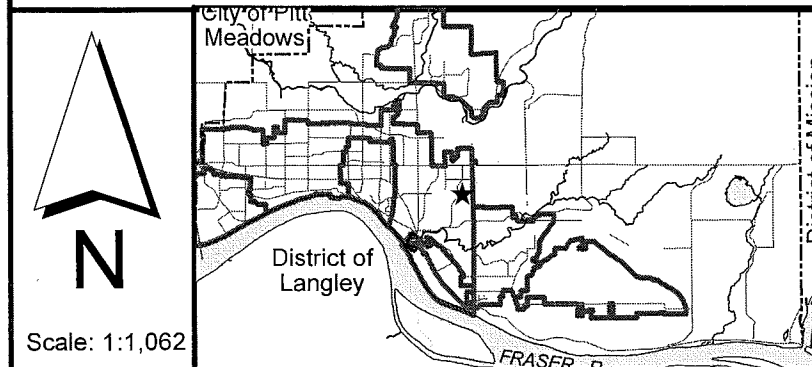
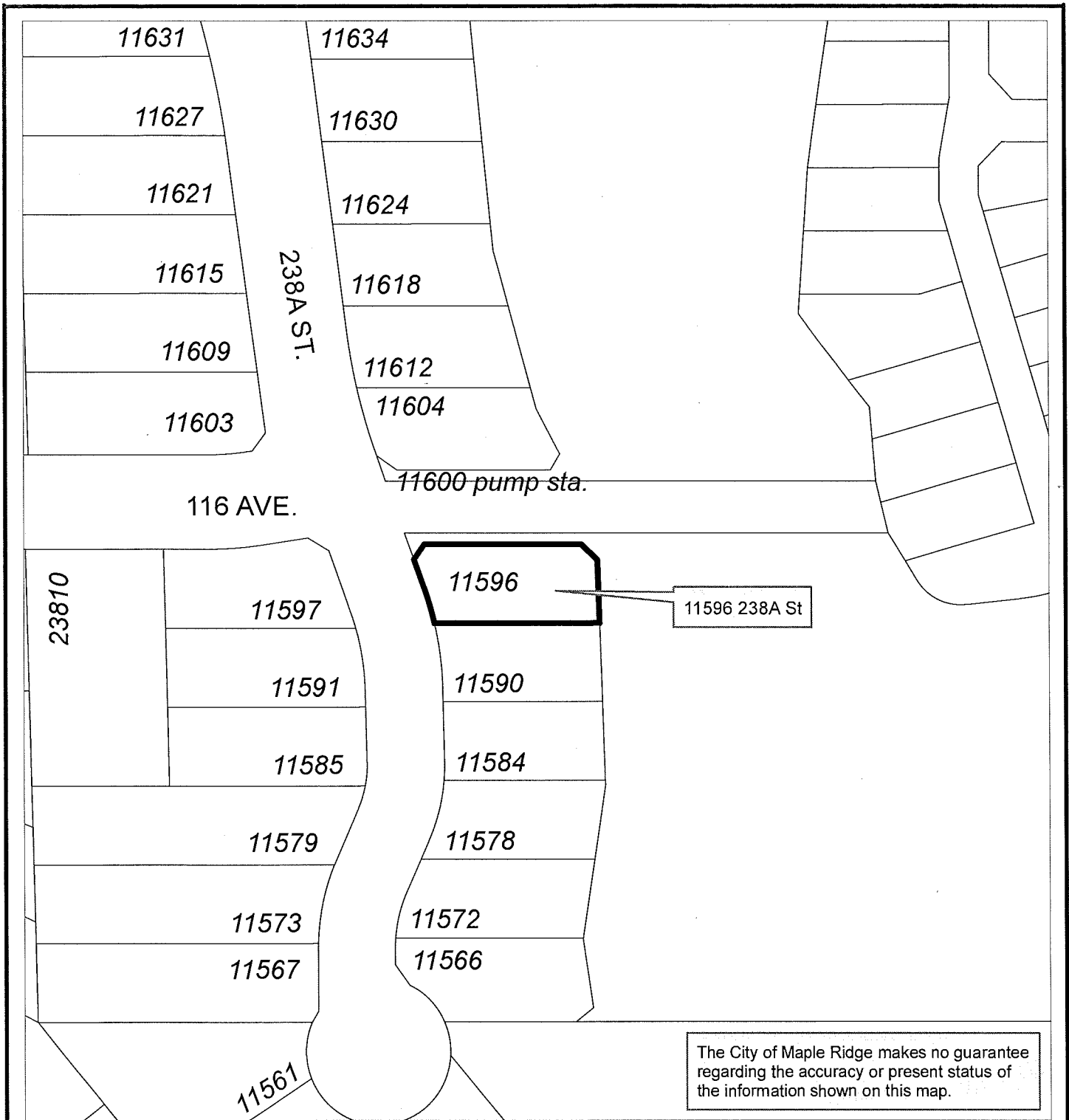
Scale: 1:1,500

12040 Greenwell St.

ENGINEERING DEPARTMENT

mapleridge.ca

FILE: Untitled
DATE: Oct 28, 2020
BY: LM



11596 238A St. Release of Exterior Design Covenant

LICENCES, PERMITS & BYLAWS DEPT.

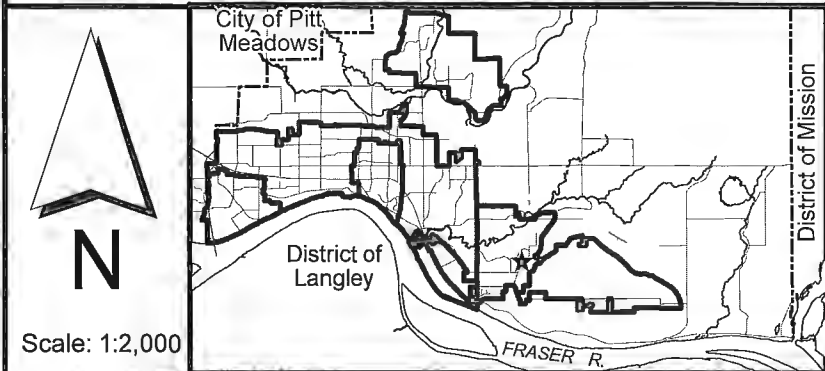
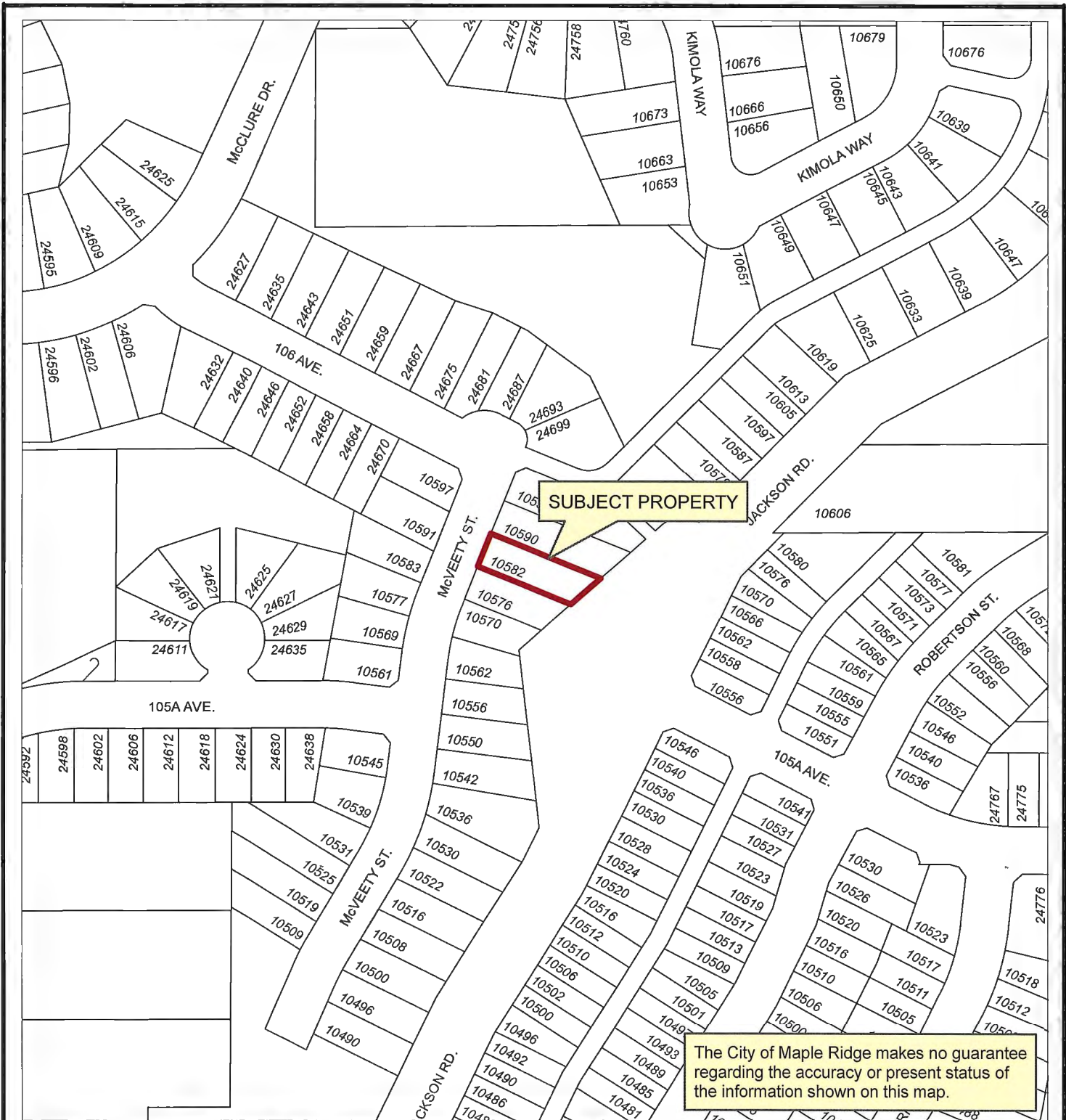


MAPLE RIDGE
British Columbia

mapleridge.ca


FILE: Untitled
DATE: Oct 21, 2020

BY: SN



10582 MCVEETY STREET

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: Untitled
DATE: Oct 26, 2020

BY: PC

**CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE**

November 4, 2020
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Al Horsman, Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

1. 2018-182-RZ

LEGAL: Lot 34 Section 10 Township 12 New Westminster District Plan 66748
PID: 002-140-896

LOCATION: 11040 Cameron Court

OWNER: 1121616 B.C. Ltd. (Pav Sikhaur)

REQUIRED AGREEMENTS: Application to Deposit Road Dedication Plan

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 2018-182-RZ.

CARRIED

2. 14-109496 BG

LEGAL: Lot 5 District Lot 396 Group 1 New Westminster District Plan
LMP11243

PID: 018-350-810

LOCATION: 12391 221 Street

OWNER: John Rondpre

REQUIRED AGREEMENTS: Temporary Residential Use Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 14-109496 BG.


CARRIED

3. 19-118648 BG


LEGAL: Lot 3 Section 33 Township 12 New Westminster District Plan
EPP94841
PID: 031-152-597
LOCATION: 13716 Blaney Road
OWNER: Jatin Chatrath
REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 19-118648 BG.

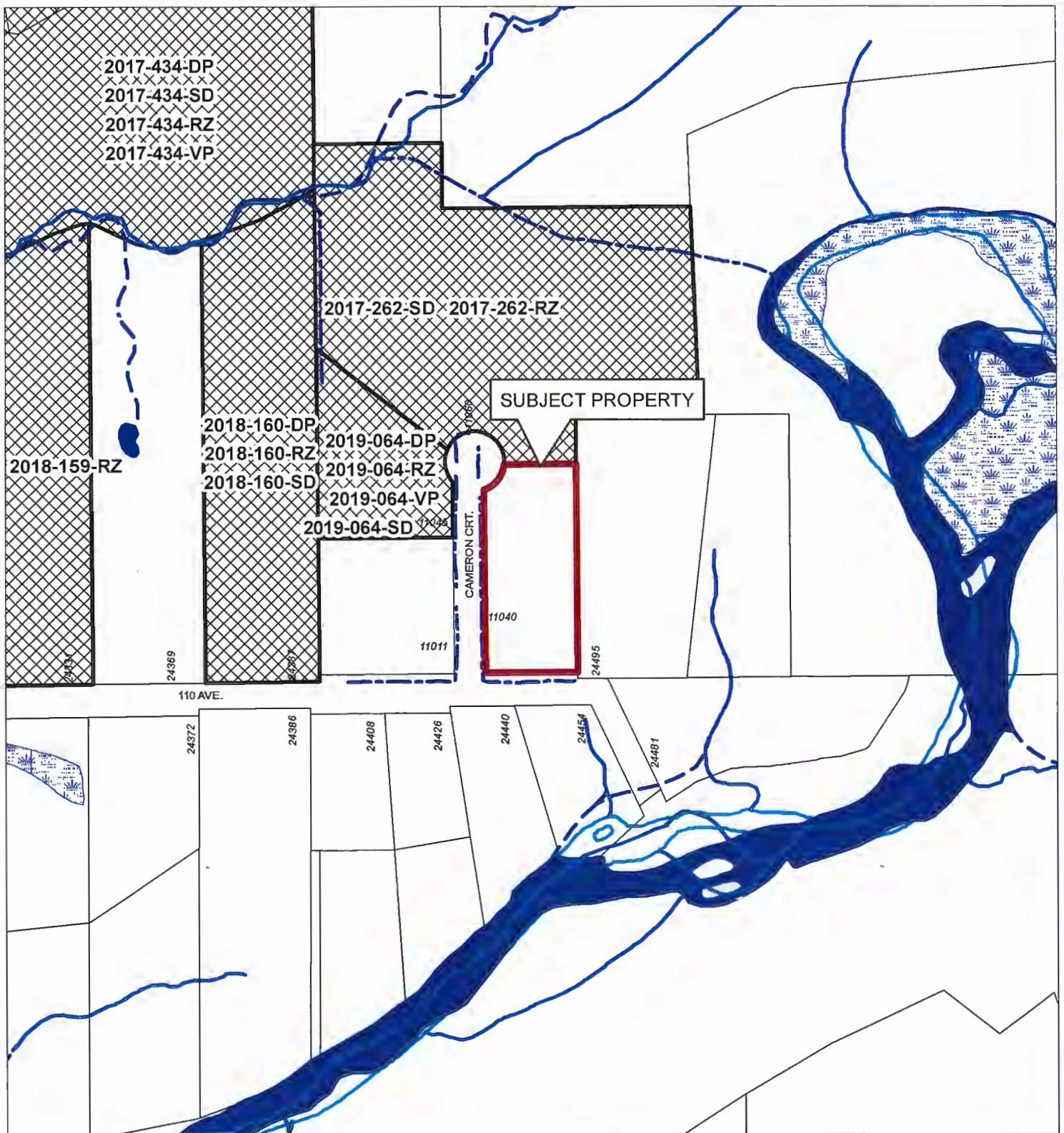
CARRIED



Michael Morden, Mayor
Chair



Al Horsman, Chief Administrative Officer
Member



Scale: 1:2,500

Legend

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

11040 CAMERON COURT
PID: 002-140-896

PLANNING DEPARTMENT



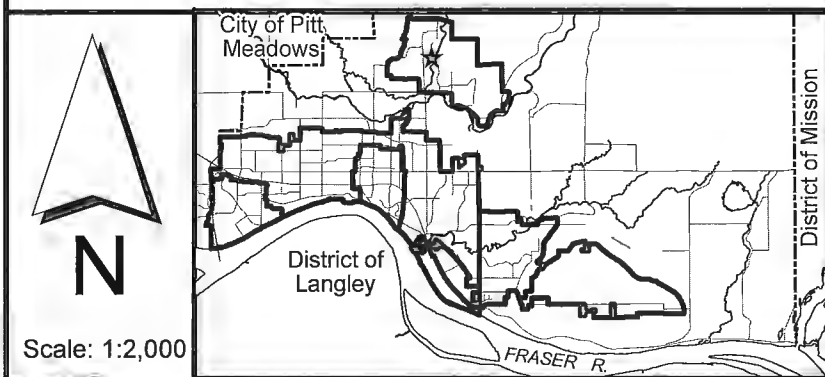
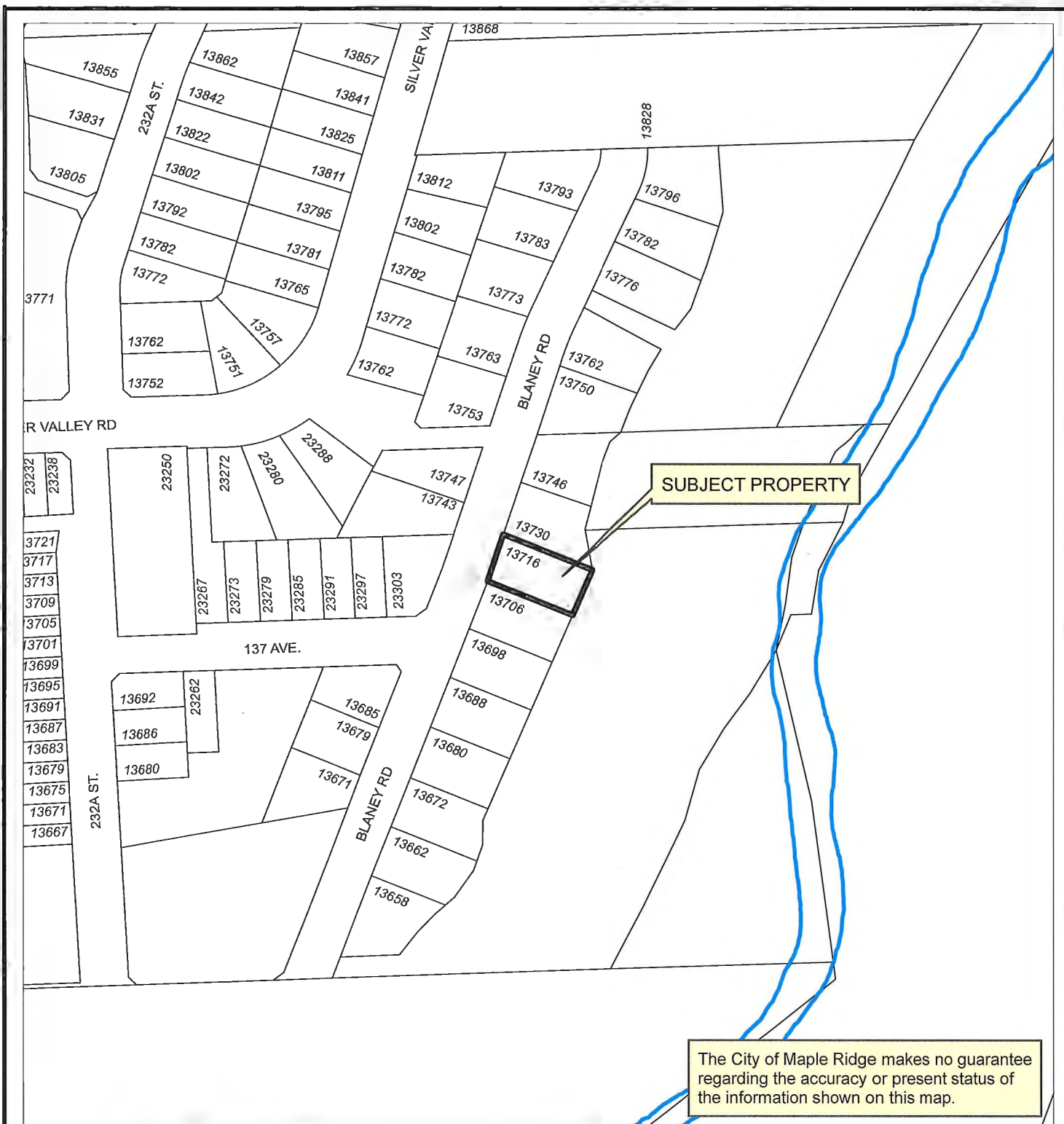
MAPLE RIDGE

British Columbia

mapleridge.ca

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

BY: PC



13716 Blaney Rd

ENGINEERING DEPARTMENT



mapleridge.ca

FILE: Untitled
DATE: Oct 29, 2020

BY: NV

701.2 Minutes of Meetings of Committees and Commissions of Council



City of Maple Ridge
Social Policy Advisory Committee
MEETING MINUTES

The Minutes of the Regular Meeting of the Social Policy Advisory Committee
held via teleconference on May 6, 2020 at 7:03 pm.

COMMITTEE MEMBERS PRESENT

Councillor Judy Dueck, Chair
Annette Morgan
Brenna Ayliffe
Jenny Earley
Kim Dumore
Marissa Stalman
Tarel Swansky

Council Liaison
Maple Ridge Pitt Meadows Katzie Seniors Network
Fraser Health
Maple Ridge Pitt Meadows Katzie Community Network
School District No. 42
Member at Large
Member at Large

STAFF PRESENT

Tony Cotroneo
Erin Mark

Staff Liaison / Manager, Community Engagement
Committee Clerk

COMMITTEE MEMBERS ABSENT

Blaire Mikoda, Vice Chair
Sarah Armstrong

Member at Large
Member at Large

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

R/2020-011

It was moved and seconded

That the May 6, 2020 Social Policy Advisory Committee Meeting Agenda be approved.

CARRIED

3. ADOPTION OF THE MINUTES

R/2020-012

It was moved and seconded

That the minutes of the Maple Ridge Social Policy Advisory Committee meeting dated March 4, 2020 be adopted.

CARRIED

4. DELEGATIONS – Nil

5. QUESTION PERIOD – Nil

6. NEW AND UNFINISHED BUSINESS – Nil

7. LIAISON UPDATES

7.1 Staff Liaison

The staff liaison shared a video about the Parks Ambassador Program and described the successes and challenges of the program.

The staff liaison spoke about Youth Week events held online this year and the positive response from the community.

7.2 Council Liaison

Councillor Dueck provided an update on City operations since the COVID health emergency began.

8. SUBCOMMITTEE & TASK FORCE UPDATES

8.1 Youth Planning Table

Brenna Ayliffe provided a summary of the Youth Planning Table meeting that occurred in January and also announced that a grant was received from Fraser Health to work on the education and awareness on vaping. Kim Dumore shared details on a vaping education related Instagram contest that is under development by youth. The Committee discussed new ways to recognize and celebrate local youth.

8.2 Community Action Team (CAT)

Kim Dumore shared that CAT has been involved in providing community meals and brown bag lunches during COVID. Work is underway by CAT on a newspaper series focusing on courageous conversations and increasing compassion and overdose awareness.

8.3 Early Development Instrument Workshop Task Force

Jenny Earley discussed options for rescheduling the March 12, 2020 workshop that was cancelled due to COVID.

8.4 Chronic Disease Task Force

Brenna Ayliffe discussed options for the workshop on Urgent Primary Care Networks that was scheduled to be held in April 2020 but was put on hold due to COVID.

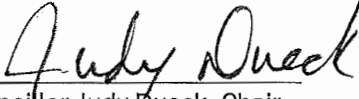
9. ROUNDTABLE

Members provided verbal reports on relevant events, activities and social policy topics.

Annette Morgan and the staff liaison shared that the MACAI Age-Friendly Subcommittee received a \$15,000 Aging Well grant.

The staff liaison confirmed that the Poverty Reduction Grant was submitted however, the review has been delayed due to COVID.

10. ADJOURNMENT – 8:34 pm


Councillor Judy Dueck, Chair



mapleridge.ca

**City of Maple Ridge
Environmental Advisory Committee
MEETING MINUTES**

The Minutes of the Regular Meeting of the Environmental Advisory Committee
held via teleconference on May 13, 2020 at 7:04 pm.

COMMITTEE MEMBERS PRESENT

Councillor Judy Dueck	Council Liaison
Bill Hardy, Chair	Member at Large
Dennis Kinsey	Member at Large
Janice Jarvis	Environmental Professional
Jessie Lees, Vice Chair	Member at Large
Ross Davies	Member at Large
Simon Matthews	Member at Large

STAFF MEMBERS PRESENT

Rodney Stott	Staff Liaison / Environmental Planner
Erin Mark	Committee Clerk

COMMITTEE MEMBERS ABSENT

Gary Letts	Environmental Professional
------------	----------------------------

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

R/2020-011

It was moved and seconded

That the May 13, 2020 Environmental Advisory Committee agenda be approved as circulated.

CARRIED

3. ADOPTION OF THE MINUTES

R/2020-012

It was moved and seconded

That the minutes of the Maple Ridge Environmental Advisory Committee meeting dated March 11, 2020 be adopted as circulated.

CARRIED

4. DELEGATIONS – Nil

5. QUESTION PERIOD – Nil

6. NEW AND UNFINISHED BUSINESS

6.1. EAC Action Items and Work Distribution

6.1.1. Subcommittees – Frameworks, Membership, and Chair/Secretary Selection

The Committee discussed the proposed subcommittees and assigned members to the subcommittees. The staff liaison reminded members that subcommittees are formed by Council resolution and Council will consider the proposed terms of reference when they are complete.

<u>Proposed Subcommittee</u>	<u>EAC Members</u>
Green Infrastructure Management Strategy	Bill Hardy and J.J. Lees
Ecological Network Management Strategy	Janice Jarvis and Gary Letts
Environmental Communications	Ross Davies, Simon Matthews, Dennis Kinsey

6.1.2. Financial Assistance/Grants and Business Planning

The staff liaison and Chair described some of the grants that are available to municipalities for larger initiatives. The staff liaison sought interest from members with the grant writing applications as the need arises.

6.1.3. EAC Training, Education and Event Planning

The staff liaison discussed hosting EAC training and/or events and sought interest from members in coordinating special events.

6.2. Green Infrastructure Overview & Update

The Chair and staff liaison presented information about the Green Infrastructure work completed to date and confirmed that the Green Infrastructure RFP is currently open for bid. The work contained in the RFP includes identifying corporate and municipal strategies for Council to consider to ensure a livable and sustainable city.

7. LIAISON UPDATES

7.1. Staff Liaison

The staff liaison did not have any additional updates.

7.2. Council Liaison


Councillor Dueck provided an update on City operations during the COVID pandemic including a property tax deadline extension for those experiencing financial hardship due to COVID.

8. SUBCOMMITTEE & TASK FORCE UPDATES - Nil

9. ROUNDTABLE

Members provided updates and reports on related environmental activities and events and asked questions to the staff and Council liaisons.

10. ADJOURNMENT – 8:49 PM



Bill Hardy, Chair

/em



**City of Maple Ridge
Community Heritage Commission
MINUTES**

The Minutes of the Regular Meeting of the Community Heritage Commission,
held via teleconference on May 14, 2020 at 7:07 pm.

COMMISSION MEMBERS PRESENT

Councillor Ryan Svendsen	Council Liaison
Shane Gehring, Chair	Member at Large
Eric Phillips, Vice Chair	Member at Large
Jared Bissky	Member at Large
Julie Koehn	Maple Ridge Historical Society Representative
Len Pettit	Member at Large

STAFF PRESENT

Krista Gowan	Staff Liaison, Planner 1
Adam Rieu	Planner 1
Debbie Pope	Administrative Assistant

ABSENT:

Ross Dunning	Maple Ridge Historical Society Representative
--------------	---

Note: Julie Koehn and Eric Phillips were not present on the teleconference at the beginning of the meeting.

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

R/2020-006

It was moved and seconded

That the agenda for the May 14, 2020 Community Heritage Commission meeting be amended to add:

- **Item 6.5 "Heritage Incentives", that the subsequent items be renumbered accordingly and that the agenda as amended be approved.**

CARRIED

3. ADOPTION OF MINUTES

R/2020-007

It was moved and seconded

That the minutes of the Maple Ridge Community Heritage Commission meeting dated January 23, 2020 be adopted.

CARRIED

4. DELEGATIONS – Nil

5. QUESTION PERIOD – Nil

6. NEW AND UNFINISHED BUSINESS

6.1. Staff Liaison Introduction – Krista Gowan

Adam Rieu introduced the new staff liaison to the Community Heritage Commission - Krista Gowan, Planner 1. Members introduced themselves and Ms. Gowan provided an overview of her background.

Note: Julie Koehn joined the meeting at 7:15 pm, Len Pettit lost connection at 7:17 pm, Eric Phillips joined the meeting at 7:19 pm.

The staff liaison Krista Gowan introduced herself to the members that had just joined the meeting.

6.2. Hammond Cedar Mill Plaque

The staff liaison provided an update on the Hammond Cedar Mill plaque. The Commission will review the final draft at the September meeting.

6.3. Tolmie Park Signage

The staff liaison provided the reasoning of why the Tolmie Park Plaque was not replaced at the same time as the other two plaques in the area. Members expressed support to have the third sign replaced to be similar to the other two plaques in the area. That staff will bring forward a proposed plaque design at a future meeting.

Note: Len Pettit re-joined meeting 7:28pm

6.4. Heritage Building Demolition Process

The staff liaison provided a presentation on the levels of protection for heritage resources that focused on the demolition process. The Commission discussed creating a task force.

R/2020-008

It was moved and seconded

That a Heritage Resource Protection Mechanisms task force be created to review, refine, and make suggestions regarding protection mechanisms for heritage resources within Maple Ridge. That the task force will strive to better conserve all heritage resources within Maple Ridge (i.e. incentives to support conservation efforts and conservation approaches for soon to be demolished properties on the Heritage Inventory).

CARRIED

6.5. Heritage Incentives

The staff liaison informed the Commission that Donald Luxton presented the Draft Heritage Incentive Study to Council in January 2020 and Council gave the approval to proceed.

6.6. CHC Subcommittee and Taskforce Discussion

The staff liaison clarified the differences between a Commission subcommittee and a Commission taskforce.

6.7. Port Haney Wharf Plaque

The staff liaison advised that the wharf office building has been demolished and the plaque was stolen during the demolition process. The Commission discussed options for replacing the plaque.

7. LIAISON UPDATES

7.1. Maple Ridge Historical Society

Julie Koehn provided an update on the Maple Ridge Historical Society and informed the Commission that the Music on Wharf series was cancelled in 2020 due to COVID-19.

7.2. Council Liaison

Councillor Svendsen provided an update on Council Conduct bylaw that was adopted May 12, 2020.

7.3. Staff Liaison

Adam Rieu provided an update on planning applications that involve heritage properties. The staff liaison notified members of an upcoming webinar on BC heritage.

8. TASK FORCE UPDATES

8.1. 2020 Heritage Awards


Adam Rieu provided a report on the Heritage Awards and the task list for next year including:

- Nomination timing
- Prescriptive postcards
- Less restrictive category
- Arrange for a speaker

9. ROUNDTABLE

Members thanked Adam Rieu for his assistance with the 2020 Heritage Awards.

10. ADJOURNMENT – 8:53 pm.


S. Gehring, Chair

/dp

**MAPLE RIDGE/PITT MEADOWS
MUNICIPAL ADVISORY COMMITTEE ON ACCESSIBILITY AND INCLUSIVENESS**

The Minutes of the Regular Meeting of the Maple Ridge/Pitt Meadows Municipal Advisory Committee
on Accessibility and Inclusiveness, held via teleconference on June 18, 2020 at 4:34 pm.

COMMITTEE MEMBERS PRESENT

Councillor Gwen O'Connell
Don Mitchell
Laurie Geschke, Chair
Mike Murray
Michael Biggar
Suzanna Kaptur

Council Liaison, City of Pitt Meadows
Member at Large, Maple Ridge
Member at Large, Maple Ridge
School District No. 42 Representative
Member at Large, Maple Ridge
Fraser Health Representative

STAFF PRESENT

Petra Frederick
Jackie Senchyna
Erin Mark

Staff Liaison, City of Maple Ridge
Staff Liaison, City of Pitt Meadows
Committee Clerk

GUESTS

Susan St.Amand

Ridge Meadows Special Olympics

ABSENT

Brad Dinwoodie
Councillor Chelsa Meadus
Carolina Echeverri, Vice Chair

Member at Large, Pitt Meadows
Council Liaison, City of Maple Ridge
Family Education and Support Centre Representative

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

R/2020-010

It was moved and seconded

**That the June 18, 2020 Maple Ridge Pitt Meadows Municipal Advisory Committee on
Accessibility and Inclusiveness Agenda be amended to include:**

- **Item 5.1 – Revised MACAI Meeting Schedule;**
 - **and other items be renumbered as appropriate;**
- and be approved as amended.**

CARRIED

3. ADOPTION OF MINUTES

R/2020-011

It was moved and seconded

**That the minutes of the Maple Ridge Pitt Meadows Municipal Advisory Committee on
Accessibility and Inclusiveness dated February 20, 2020 be adopted as circulated.**

CARRIED

Note: The Committee welcomed new Fraser Health representative Susanna Kaptur and briefly introduced themselves.

4. DELEGATIONS

4.1. Ridge Meadows Special Olympics / Employment and Volunteer Opportunities for Persons with Disabilities

- Susan St.Amand, Volunteer Coordinator, Ridge Meadows Special Olympics

Susan. St.Amand gave a presentation on Special Olympics BC and the sport, program and volunteer opportunities available in Maple Ridge and Pitt Meadows through their organization. Ms. St.Amand outlined some of the athlete benefits and how community inclusiveness is achieved through their programs and then answered questions from the Committee.

5. NEW AND UNFINISHED BUSINESS

5.1. Revised MACAI meeting schedule

The Chair proposed tentatively scheduling another MACAI meeting due to the cancellation of the April 2020 meeting.

R/2020-012

It was moved and seconded

That a tentative meeting date of October 8, 2020 at 4:30 pm be added to the MACAI 2020 Meeting Schedule.

CARRIED

5.2. BC Framework for Accessibility Legislation

The Maple Ridge Staff Liaison shared that the Province's Accessibility Legislation has been delayed due to the COVID pandemic and that she will continue to research if there are additional opportunities for community feedback.

5.3. 2nd Event/ Workshop

The Committee discussed topics and platforms for the 2nd event/seminar/workshop that was identified in the 2020 MACAI Business Plan. Due to the current restrictions surrounding group events during the COVID health crisis the Committee discussed facilitating a seminar or workshop online that would be more inclusive. The Maple Ridge Staff Liaison and the Chair will research potential speakers and existing presentations and report back to the Committee at the next meeting.

6. LIAISON UPDATES

6.1 City of Pitt Meadows

The Pitt Meadows Staff Liaison provided an update on municipal services during the pandemic and highlighted two City task forces created as a result of COVID – the Economic Resiliency and Community Check-In Task Force.

6.2 City of Maple Ridge

The Maple Ridge Staff Liaison shared an update on municipal services in response to COVID, highlighted their Park Ambassador Program and noted that there will be summer children's programming offered including 1:1 support for children with diversabilities.

The Committee discussed the risk assessments, guidelines and participant waivers required for programs and events.

Note: Councillor O'Connell left the meeting at 5:55 pm.

7. SUBCOMMITTEE AND TASK FORCE UPDATES

7.1. 2020 MACAI Awards

The Maple Ridge Staff Liaison provided an update on the planning for 2020 MACAI Awards and sought input regarding the timelines and format for delivery. The Committee discussed extending the application period and recognizing the winners in mid-October. The Maple Ridge Staff Liaison shared that a SPARC Accessibility Grant (\$500) has been received for the 2020 MACAI Awards.

R/2020-013

It was moved and seconded

That a budget of up to \$1,300, including the \$500 SPARC BC grant, be approved for the 2020 MACAI Awards.

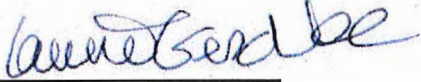
CARRIED

8. ROUNDTABLE

Committee members shared information on relevant events and activities. Don Mitchell provided an update on the Age-Friendly Community Task Force.

9. QUESTION PERIOD – Nil

10. ADJOURNMENT – 6:17pm



Laurie Geschke, Chair

/em

**City of Maple Ridge
Agricultural Advisory Committee
MEETING MINUTES**

The Minutes of the Regular Meeting of the Agricultural Advisory Committee,
held via teleconference on June 25, 2020 at 7:01 pm.

COMMITTEE MEMBERS PRESENT

Councillor Gordy Robson	Council Liaison
Bill Hardy, Chair	Member at Large
Carla Schiller, Vice Chair	Member at Large
Andrew Pozsar	Member at Large
Melissa Maltais	Fraser North Farmers Market Society Representative
Pascale Shaw	Member at Large

STAFF MEMBERS PRESENT

Adam Rieu	Staff Liaison
Erin Mark	Committee Clerk
Laura Benson	Corporate Policy and Sustainability

COMMITTEE MEMBERS ABSENT

Lorraine Bates	Agricultural Fair Board Representative
Michelle Franklin	Member at Large
Angela Boss	B.C. Ministry of Agriculture (Non-voting member)
Shannon Lambie	Agriculture Land Commission (Non-voting member)

GUESTS

John Lindner	Metro Vancouver
Theresa Duynstee	Metro Vancouver
Derek Jennejohn	Metro Vancouver
Amanda Smith	Fraser North Farmers Market Society - Alternate

Note: Andrew Pozsar was not present at the beginning of the meeting.

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

R/2020-016

It was moved and seconded

That the June 25, 2020 Agricultural Advisory Committee agenda be approved.

CARRIED

3. ADOPTION OF THE MINUTES

R/2020-017

It was moved and seconded

That the minutes of the Maple Ridge Agricultural Advisory Committee meeting dated May 28, 2020 be adopted.

CARRIED

4. DELEGATIONS

4.1. Metro Vancouver – Clean Air Plan and Climate 2050 Discussion Paper

- **John Lindner / Theresa Duynstee / Derek Jennejohn - Metro Vancouver**

John Lindner gave a presentation regarding the Clean Air Plan and Climate 2050 agriculture discussion paper. Mr. Lindner sought feedback on the discussion paper and answered questions from the Committee. Metro Vancouver's consultation will continue through September with webinars and questionnaires available for the public and members of the agriculture community.

Note: Andrew Pozsar joined the meeting at 7:17 pm.

4.2. Pollinators

- **Laura Benson, Corporate Policy and Sustainability**

Laura Benson presented an idea for a community engagement project that assists residents identify pollinators and create environments that support pollinators. Ms. Benson also sought feedback on a bee research project proposed to the City. Committee members provided feedback on the community engagement project and the proposed research project.

5. QUESTION PERIOD – Nil

6. NEW AND UNFINISHED BUSINESS

6.1. Pollinators Presentations Follow-Up

The Committee expressed interest in continuing to discuss ways to protect and encourage pollinators and discussed ways to incorporate those themes in the AAC's 2021 education initiatives (ie. Booth in a Box, Pollinator Garden Contest).

6.2. Dr. Bee – 2020 Bees & Blueberries Festival – August 8/9, 2020

The Chair announced that the Dr. Bee event has been cancelled due to COVID related event restrictions.

6.3. Potential Food Shortage Correspondence

The Staff Liaison shared information about the six existing community gardens and members discussed the importance of community gardens.

R/2020-018

It was moved and seconded

That the Staff Liaison draft a response to the letter received from John and Marie Robson indicating that the AAC is supportive of community gardens and providing information about community gardens in Maple Ridge.

Note: Melissa Maltais left the meeting at 7:56 pm and Amanda Smith stepped in as Fraser North Farmers Market Society's representative.

7. LIAISON UPDATES

7.1 Staff Liaison

The Staff Liaison shared that City Hall is still closed to the public due to COVID.

7.2 Council Liaison

Councillor Robson spoke about the municipal tax decrease for farms that is being phased in over two years (2020 & 2021). Councillor Robson inquired to the status of the water meter rate research.

R/2020-019

It was moved and seconded

That the Staff Liaison provided data on water meter rates for farms in other Metro Vancouver municipalities and determine if those municipalities offer discounts and how the discounts are calculated.

CARRIED

Members discussed the review of Committees of Council done in fall 2019 and resolution R/2020-007 passed at the January 2020 AAC meeting asking Council to reconsider the current AAC membership structure.

8. SUBCOMMITTEE & TASK FORCE UPDATES

8.1 Food Garden Contest 2020

The Staff Liaison shared an update on the entries received for the Food Garden Contest.

8.2 Education

The Committee Clerk shared an email update from Michelle Franklin regarding speakers for a summer series on pollinators. The Staff Liaison confirmed that he is working with Ms. Franklin to coordinate the speaker series using a virtual format that can accommodate up to 300 people.


8.3 Promotion of Agriculture

The Chair shared that the Task Force will be starting fresh on the Booth in a Box project over the summer.

9. ROUNDTABLE

Members provided verbal reports on local agricultural topics and activities.

10. ADJOURNMENT – 8:48 PM



Bill Harey, Chair

/em



mapleridge.ca

**City of Maple Ridge
Transportation Advisory Committee
MEETING MINUTES**

The Minutes of the Regular Meeting of the Transportation Advisory Committee,
held via teleconference on July 2, 2020 at 7:03 pm.

COMMITTEE MEMBERS PRESENT

Councillor Ahmed Yousef	Council Liaison
Vijay Soparkar, Chair	Member at Large
Gary Hare, Vice-Chair	Member at Large
Eric Phillips	Member at Large
Jennifer Wright	Member at Large
Ineke Boekhorst	Member at Large - Business
Pascale Shaw	School District No. 42 Representative

STAFF MEMBERS PRESENT

Josh Mickleborough	Director of Engineering
Mark McMullen	Manager of Development & Environmental Services
Michael Eng	Traffic and Transportation Technologist
Erin Mark	Committee Clerk

COMMITTEE MEMBERS ABSENT

Jordan Arsenault	Member at Large
------------------	-----------------

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

R/2020-015

It was moved and seconded

That the agenda for the July 2, 2020 Transportation Advisory Committee be approved as circulated.

CARRIED

3. ADOPTION OF THE MINUTES

R/2020-016

It was moved and seconded

That the minutes of the Maple Ridge Transportation Advisory Committee meeting dated March 25, 2020 be adopted.

CARRIED

4. DELEGATIONS – Nil

5. NEW AND UNFINISHED BUSINESS

5.1. Commercial Property – Parking Requirements

- Mark McMullen, Manager of Development & Environmental Services

Mr. McMullen provided an overview of the Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990 and clarified how the number of parking spaces required by buildings and businesses are determined. The Committee discussed special event parking, street parking through the temporary patio expansion initiative, employee vs customer parking requirements of buildings and businesses, and the announcement of a new commuter parking lot opening in the summer of 2020.

R/2020-017

It was moved and seconded

That the Transportation Advisory Committee support the temporary closure of 224th Street between Dewdney Trunk Rd and 119th Ave to vehicular traffic on Saturdays and Sundays to increase foot traffic to local businesses, to coincide with the temporary outdoor patio expansion initiative; and further, that this proposal be forwarded to Council for consideration.

CARRIED

6. LIAISON UPDATES

6.1 Staff Liaison

The Interim Staff Liaison provided an overview of transportation improvements underway in the community including accessibility improvements at several bus stops.

6.2 Council Liaison

Councillor Yousef shared details on the new commuter parking lot in the downtown and City Hall parking rate changes.

7. SUBCOMMITTEE & TASK FORCE UPDATES

7.1. Active Transportation for Schools Task Force

Pascale Shaw and Jennifer Wright provided an update on the work completed by the task force, spoke about the next steps and requested that an additional member join the task force.

R/2020-018

It was moved and seconded

That Gary Hare join the Active Transportation for Schools Task Force.

CARRIED

8. ROUNDTABLE

Members shared ideas and project updates on relevant transportation issues.

Note: Pascale Shaw left the call at 8:47 pm.

9. QUESTION PERIOD – Nil

10. ADJOURNMENT – 8:51 pm.

A handwritten signature in black ink, appearing to read "Vijay Soparkar", written over a horizontal line.

Vijay Soparkar, Chair
/em

The Minutes of the Regular Meeting of the Public Art Steering Committee,
held via teleconference on July 23, 2020 at 4:05 pm.

COMMITTEE MEMBERS PRESENT

Susan Hayes, Chair	Member at Large – Artist
Wan-Yi Lin, Vice Chair	Member at Large – Artist
Naomi Evans	Arts Council Representative
Donald Luxton	Member at Large – Developer/Community
Leanne Koehn	Member at Large – Community
Steven Bartok	Member at Large – Architect

STAFF PRESENT

Yvonne Chui	Manager, Arts and Community Connections / Staff Liaison
Erin Mark	Committee Clerk

COMMITTEE MEMBERS ABSENT

Councillor Ryan Svendsen	Council Liaison
--------------------------	-----------------

1. CALL TO ORDER

The members welcomed Naomi Evans, Arts Council Representative, to the Committee and Ms. Evans provided a summary of her professional background.

2. APPROVAL OF THE AGENDA

R/2020-010

It was moved and seconded

That the July 23, 2020 Public Art Steering Committee Agenda be approved as circulated.

CARRIED

3. ADOPTION OF THE MINUTES

3.1 April 9, 2020 Regular Meeting

R/2020-011

It was moved and seconded

That the minutes of the Maple Ridge Public Art Steering Committee meeting dated April 9, 2020 be adopted.

CARRIED

3.2 May 14, 2020 Special Meeting

R/2020-012

It was moved and seconded

That the minutes of the Maple Ridge Public Art Steering Committee meeting dated May 14, 2020 be adopted.

CARRIED

4. DELEGATIONS – Nil

5. QUESTION PERIOD – Nil

6. NEW AND UNFINISHED BUSINESS

6.1 Annual Public Art Steering Committee (PASC) Update to Council

The Chair spoke about the PASC update she presented to Council on July 21, 2020 and shared the positive feedback received on the accomplishments of the PASC.

6.2 Business Plan 2021

The Staff Liaison noted that the Public Art Plan be reviewed and updated as it has been over 5 years now. The Committee will review the plan and steps for the update that take into account the recent Cultural Plan adopted by Council at a future PASC meeting.

The Staff Liaison shared that the Public Art Policy should also be reviewed and updated to reflect current practices as it is over ten years old. The Committee will discuss the timeline and mechanism for review at the September PASC meeting.

7. PROJECT UPDATES

7.1 Albion Community Centre – Project Update and Heritage BC Grant Results

The Staff Liaison provided an update on the new Albion Community Centre and the coordination required to ensure the public art project is completed in tandem with construction. The Committee discussed the parameters for the commissioning and will review in detail at their September meeting.

The Staff Liaison shared that the grant application for Heritage BC was unsuccessful but that staff are exploring other grant opportunities.

7.2 Artist in Residence, Port Haney House – Award Recommendation

Leanne Koehn shared details on the Artist in Residence applications that were reviewed by the Selection Committee and displayed the recommended applicants' proposal.

R/2020-013

It was moved and seconded

That the Public Art Steering Committee support the award of Aaron Moran and Taryn Hubbard for the Artist in Residence program at the Port Haney location as recommended by the Artist in Residence Selection Panel.

CARRIED

7.3 Polygon Provenance Developer Public Art – Award Recommendation

Steven Bartok provided an overview of the proposed projects reviewed by the Polygon Provenance Selection Committee and displayed the proposal from the artist recommended by the Selection Committee.

R/2020-014

It was moved and seconded

That the Public Art Steering Committee support the award of Marie Khouri for the Polygon Provenance Developer Public Art Project as recommended by the Polygon Provenance Selection Panel.

CARRIED

7.4 Decommission – “Leaf Spirit of Maple Ridge”

The Chair provided details on the current state of the “Leaf Spirit of Maple Ridge” artwork and discussions pertaining to the decommissioning.

R/2020-015

It was moved and seconded

That the “Leaf Spirit of Maple Ridge” artwork be decommissioned.

CARRIED

The Committee discussed alternative uses for the base of the artwork that is still in place and requested further discussion on the item at the September PASC meeting.

7.5 Community Public Art Grant Applications

The Committee reviewed the Community Public Art Grant Application received from The Family Education & Support Centre for an Inclusive Mural Project.

R/2020-016

It was moved and seconded

That a City of Maple Ridge Community Public Art Grant in the amount of \$1,500 be approved for The Family Education & Support Centre Inclusive Mural Project at 22554 Lougheed Highway.

CARRIED

The Committee reviewed the Community Public Art Grant Application received from Tia Evans for “The Cherry Tree” mural project.

Note: Steven Bartok left the meeting at 5:17 pm

MAIN MOTION

R/2020-017

It was moved and seconded

That a City of Maple Ridge Community Public Art Grant in the amount of \$900 be approved for Tia Evans' Abstract Mural Project at 22661 Lougheed Highway.

AMENDMENT TO MAIN MOTION

R/2020-018

It was moved and seconded

**That the following text be added to the resolution after the word “Highway”;
Subject to additional conditions including resolving any moisture problems on the wall, community engagement on theme for the mural with owners, tenants and neighbours, and confirmation of maintenance agreement.**

CARRIED AS AMENDED

The Committee reviewed the potential public art opportunity with Metro Vancouver for the Kanaka Regional Park – 240th Street Bridge Overpass and Underpass. Committee members provided their preliminary feedback on the opportunity and were invited by the Staff Liaison to participate in an upcoming site visit.

7.6 Upcoming Projects

The Chair provided details on two upcoming projects: Artwork for windows of City Hall in coordination with the Maple Ridge Community Foundation and 224th Street/Memorial Peace Park Area Lighting Animation/ Sound project.

8. LIAISON UPDATES

8.1 Staff Liaison

The Staff Liaison stated that the first outdoor and in-person performance was held last night as part of the Summer Happenings series, which includes small stage performances in Memorial Peace Park and drive-in movies at the Golden Ears Winter Club until September.

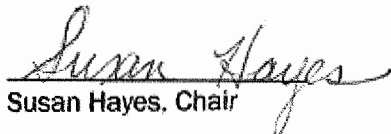
8.2 Council Liaison

An update was not available.

9. ROUNDTABLE

Committee members shared details on upcoming events related to public art in the community.

10. ADJOURNMENT at 6:02 pm.


Susan Hayes, Chair

/em



mapleridge.ca

**City of Maple Ridge
Advisory Design Panel
MEETING MINUTES**

The Minutes of the Regular Meeting of the Maple Ridge Advisory Design Panel
held via Zoom teleconference on Wednesday, September 16, 2020 at 4:14 pm.

PANEL MEMBERS PRESENT

Stephen Heller, Chair	Landscape Architect BCSLA
Meredith Mitchell, Vice-Chair	Landscape Architect BCSLA
Steven Bartok	Architect AIBC
Narjes Miri	Architect AIBC

STAFF MEMBERS PRESENT

Chuck Goddard	Director of Planning
Wendy Cooper	Staff Liaison, Planner
Sabina Chand	Committee Clerk

PANEL MEMBERS ABSENT

Emily Kearns	Architect AIBC
--------------	----------------

Note: Wendy Cooper joined the meeting at 4:28 pm

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

R/2020-022

It was moved and seconded

That the agenda for the September 16, 2020 Advisory Design Panel meeting be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

R/2020-023

It was moved and seconded

That the minutes for the July 22, 2020 Advisory Design Panel meeting be adopted as circulated.

CARRIED

4. QUESTION PERIOD – Nil

5. NEW AND UNFINISHED BUSINESS

5.1 2021 Membership Recruitment

The committee clerk provided information on how membership recruitment will operate in fall 2020.

6. PROJECTS

6.1. Development Permit No: 2018-243-RZ

The Chair welcomed the project team to the meeting and introduced the members of the Advisory Design Panel. Chuck Goddard provided a verbal overview of the project. The project team presented details of the 12 unit townhouse development permit application for 21963 Dewdney Trunk Road and 12029 220 Street and answered questions from the Advisory Design Panel.

Note: Chuck Goddard left at 5:15 pm

R/2020-024

It was moved and seconded

That the application 2018-243-RZ be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Architectural Comments:

- Consider increasing the height of windows on the south elevation to increase the benefit of the south exposure;
- Consider adding horizontal elements to the north and south façades to give human scale;
- Provide up to date coordinated landscape and architectural drawings;
- Consider the proportions of the upper roof pop-ups

Landscape Comments:

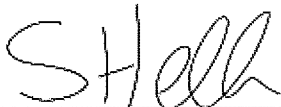
- Consider adding columnar trees as a vertical element to compliment architecture on street frontages;
- Review circulation pattern and provide a hierarchy of space to reduce unnecessary hard surfacing in landscape areas;
- Evaluate the function of the building entrances through landscape material to differentiate between public space, entrances and private space;
- Ensure coordination between arborist and landscape architect for retention of the existing hedge and trees;
- Review the depth of soil available for proposed landscape over slab and over the storm water tank;
- Consider permeable paving;
- Consider providing additional usable space or elements for children's play;
- Review additional native plant material;
- Consider adding a trellis with planting over the parkade ramp;
- Consider removing the central walkway from 220th Street to provide space for additional plantings;
- Consider enhancing the north sidewalk from 220th street to internal sidewalk to improve wayfinding;

CARRIED

N. Miri reminded staff that all plans that are submitted to the Advisory Design Panel must be sealed and to scale as per the bylaws of the Architectural Institute of British Columbia.

7. CORRESPONDENCE – Nil

8. ADJOURNMENT – 5:54 PM.

A handwritten signature in cursive script, appearing to read "SHeller", is written above a horizontal line.

Stephen Heller, Chair

/sc



mapleridge.ca

**City of Maple Ridge
Agricultural Advisory Committee
MEETING MINUTES**

The Minutes of the Regular Meeting of the Agricultural Advisory Committee,
held via Zoom teleconference on September 24, 2020 at 7:09 pm

COMMITTEE MEMBERS PRESENT

Councillor Gordy Robson	Council Liaison
Bill Hardy, Chair	Member at Large
Carla Schiller, Vice Chair	Member at Large
Andrew Pozsar	Member at Large
Pascale Shaw	Member at Large
Shannon Lambie	Agriculture Land Commission (Non-voting member)

STAFF MEMBERS PRESENT

Adam Rieu	Staff Liaison/Community Planning
Diana Hall	Community Planning
Sabina Chand	Committee Clerk

GUESTS

Dr. Wallapak Polasub	Kwantlen Polytechnic University
----------------------	---------------------------------

COMMITTEE MEMBERS ABSENT

Lorraine Bates	Agricultural Fair Board Representative
Michelle Franklin	Member at Large
Melissa Maltais	Fraser North Farmers Market Society Representative
Angela Boss	B.C. Ministry of Agriculture (Non-voting member)

Note: Carla Schiller joined the meeting at 7:09 pm

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

R/2020-020

It was moved and seconded

That the September 24, 2020 Agricultural Advisory Committee agenda be approved.

CARRIED

3. ADOPTION OF THE MINUTES

R/2020-021

It was moved and seconded

That the minutes of the Maple Ridge Agricultural Advisory Committee meeting dated June 25, 2020 be adopted.

CARRIED

4. DELEGATIONS

4.1. ALR Project - Dr. Wallapak Polasub, Kwantlen Polytechnic University

Dr. Wallapak Polasub presented an overview of approved non-farm use and subdivision applications in Metro Vancouver from 1997–2016. Following the presentation, Dr. Wallapak Polasub responded to questions and comments from the Committee and was asked to provide a consolidated report at a future meeting.

5. QUESTION PERIOD- Nil

6. NEW AND UNFINISHED BUSINESS

6.1. Agriculture Land Commission Exclusion Application Update

Shannon Lambie provided an update on the exclusion application request to the Agricultural Land Commission and highlighted upcoming changes that will take place on September 30, 2020.

Note: S. Lambie, D. Hall and Dr. W. Polasub left the meeting at 8:25 pm

6.2. Water Meter Rates Research Update

Adam Rieu provided a verbal update on the water meter rates research for farms in other Metro Vancouver municipalities and will provide an update at the next meeting.

6.3. 2021 Membership Recruitment

The Committee Clerk provided information on the fall membership recruitment process and answered questions and comments from the Committee.

6.4. 2021 Business Planning

The Committee reviewed and discussed the 2020-2021 Business Plan and noted a follow-up discussion for the October 22, 2020 meeting.

R/2020-022

It was moved and seconded

That the proposed Agricultural Advisory Committee 2020-2021 Business Plan be adopted

CARRIED

7. LIAISON UPDATES

7.1 Staff Liaison

The Staff Liaison shared that City Hall will reopen to the public on October 5, 2020.

7.2 Council Liaison

Councillor Robson asked for an update on the City's tree planting program, which the Staff Liaison will provide at the next meeting.

8. SUBCOMMITTEE & TASK FORCE UPDATES

8.1 Food Garden Contest 2020

Carla Schiller shared an update on the entries received for the Food Garden Contest. Winners will be awarded shortly and names will be announced at a future Council meeting.

R/2020-023

It was moved and seconded

That a budget of up to \$100 be approved for the Food Garden Contest 2020 prizes.

CARRIED

8.2 Education – Nil


8.3 Promotion of Agriculture

The Chair provided an update on the Booth in a Box project and will initiate a progress check meeting and report back to the Committee in October 2020.

9. ROUNDTABLE

Members provided verbal reports on local agricultural topics and activities.

10. ADJOURNMENT – 8:59 PM



Bill Hardy, Chair

/sc

1000 **Bylaws**

1000



City of Maple Ridge

Boulevard Maintenance Bylaw No. 7666 - 2020

Effective Date:

City of Maple Ridge

Boulevard Maintenance Bylaw No. 7666 - 2020

Table of Contents

Part 1	Citation	1
Part 2	Severability	1
Part 3	Definitions	1
Part 4	Regulations	3
Part 5	Prohibitions	3
Part 6	Offence and Penalty	4

City of Maple Ridge

Boulevard Maintenance Bylaw No. 7666 - 2020

A bylaw to Regulate Prohibited Construction and the Maintenance of Boulevards within the
City of Maple Ridge

WHEREAS the Council of the City of Maple Ridge wishes to exercise its authority pursuant to the *Community Charter [SBC] 2003, c.26*;

AND WHEREAS the *Community Charter* authorizes Council by bylaw, to regulate prohibit and impose requirements in relation to public places;

AND WHEREAS the Council deems it expedient to provide a bylaw respecting the maintenance of boulevards within the City;

NOW THEREFORE, pursuant to sections 8(3)(b), 16, 17, 39, 62 and 194 of the *Community Charter*, the Council of the City of Maple Ridge, in open meeting assembled, **ENACTS AS FOLLOWS**:

Part 1 Citation

- 1.1 This bylaw may be cited as the Boulevard Maintenance Bylaw No. 7666 - 2020.

Part 2 Severability

- 2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsequent, paragraph, subparagraph, clause or phrase.

Part 3 Definitions

- 3.1 In this bylaw:

Boulevard means the area from the edge of pavement or curb of a highway, or where there is no pavement or curb from the edge of the traveled portion of the highway, to the property line of an adjoining parcel of land, and includes the space below and above the surface of the land, but excludes the sidewalk.

City means the City of Maple Ridge.

Highway means every highway within the meaning of the *Transportation Act* and amendments thereto; and includes the roadway, shoulder, boulevard, ditch and sidewalk and whatever lands lie between the boundary lines of the highway.

Noxious weeds has the same meaning prescribed in the *Weed Control Act, RSBC 1996, c 487*, as amended or replaced from time to time.

Officer means a Bylaw Officer, the Director of Bylaws & Licensing Services for the City or designate, and shall include any members of the Maple Ridge Fire Department and the Royal Canadian Mounted Police.

Occupier has the same meaning prescribed in the *Community Charter*, as amended or replaced from time to time.

Owner, in addition to any other meaning, includes:

- (i) the registered owner of the land, premises or **Property**;
- (ii) the **Occupier** of the land, premises or **Property**;
- (iii) any **Person** residing on or in the land, premises or **Property**;
- (iv) the **Person** entitled to the possession of land, premises or **Property** if there is no **Person** residing on or in the land, premises or **Property**; and
- (v) a leaseholder;

and shall include the agent of any such **Person**.

Person includes natural persons of either sex, associations, corporations, bodies politic, co-partnerships, whether acting by themselves or by a servant, agent or employee, and the heirs, executors, administrators, successors and assigns or other legal representative of such persons.

Rubbish means decaying or non-decaying solid and semi-solid wastes, including but not limited to both combustible and non-combustible wastes, such as paper, trash, refuse, cardboard, waste material, cans, yard clippings, wood, glass, mattresses, crates, rags, barrels, boxes, lumber, scrap iron, tin and other metal, scrap paving material, discarded appliances, discarded furniture, dry vegetation, weeds, dead trees and branches, overgrown vegetation and trees which may harbor insect or rodent infestations or may become a fire hazard, and piles of earth mixed with any of the above, or other similar substances or materials.

Sidewalk means every structure designed primarily for pedestrian use including without limitation any footpath made of concrete, gravel, asphalt, limestone, dirt or other material, and includes the unpaved edge adjoining any asphalt road surface where no finished sidewalk exists.

Part 4 Boulevard Regulations

4.1 Boulevard Construction:

4.1.1 No **Owner** of real property adjacent to a **Boulevard** shall:

- (a) plant any tree, hedge, bush, shrub or any other vegetation other than grass, on the **Boulevard**, unless authorized by the City;
- (b) construct any impervious surface on the **Boulevard** including, without limitation, any fence, wall, retaining wall or rockery;
- (c) erect any signage on the **Boulevard**;

4.2 Boulevard Maintenance:

4.2.1 Every **Owner** of real property shall maintain in a clean, tidy and well kept condition every **Boulevard** that is next to that **Owner's** real property and without limiting the generality of the foregoing shall:

- (a) remove accumulations of filth, **Rubbish**, discarded materials, hazardous objects and other materials which obstruct a drainage facility;
- (b) keep grass areas trimmed to a maximum of 30 centimetres in height, and free of **Noxious Weeds**;
- (c) keep landscaping trimmed so that driveway and intersection sight distances are unobstructed; and
- (d) keep landscaping from encroaching over paved roadways or gravel shoulders.

4.2.2 The requirements of section 4.2.1 do not apply to:

- (a) a **Boulevard** that has never been improved or landscaped beyond the pruning or trimming of natural growths of vegetation by the City in order to maintain intersection sight lines for traffic;
- (b) a **Boulevard** along the rear of an **Owner's** real property, to which the **Owner** does not have direct access from the **Owner's** rear yard.

Part 5 Prohibitions

5.1 No **Person** shall dispose of any vegetation cuttings, **Rubbish**, discarded materials or any liquid or solid waste on any **Boulevard**.

- 5.2 Notwithstanding the requirement to maintain landscaping on the **Boulevard** pursuant to section 4.2.1, no **Person** may cut down or prune any tree, shrub, brush or hedge on any **Boulevard** without first obtaining written permission of the **City**.

Part 6 Notices and City Action at Defaulter's Expense

- 6.1 **Officers** may issue in writing such notices as may be necessary to notify a **Person** of a violation or contravention of this bylaw and may order such **Person** to comply with this bylaw within a specified time, to discontinue any work or activity in contravention of this bylaw, to remove items or things, or refrain from doing such other actions and things that are in violation or contravention of this bylaw.
- 6.2 A notice issued under this bylaw may be delivered:
- (a) by hand to the person who is the addressee of the notice;
 - (b) by regular mail to the occupier or registered **Owner** of the real property to which the violation or contravention relates; or
 - (c) by posting it on the real property to which the violation or contravention relates.
- 6.3 If a **Person** to whom a notice has been issued fails to comply with such notice, the **City** may do or cause to be done such acts and things as are necessary to fulfill the requirements of the notice (including entering on the real property, if required) and may take such other measures as may be necessary to protect the public, all at the expense of such **Person**, and recover the costs incurred from that **Person** as a debt.
- 6.4 Any costs incurred by the **City** pursuant to section 6.3 may be collected in the same manner and with the same remedies as property taxes and if any such costs remain unpaid by December 31 of the year incurred, are deemed to be taxes in arrears.

Part 7 Inspection

- 7.1 An **Officer** may, in accordance with section 16 of the *Community Charter*, enter on any property at any reasonable time to ascertain whether the requirements of this bylaw, or any order issued pursuant to this bylaw, are being observed.

Part 8 Offence and Penalty

- 8.1 Any **Person** who violates any of the provisions of this bylaw or who suffers or permits any act or thing to be done in contravention of or neglects to do or refrains from doing any act or thing required to be done pursuant to any provision of this bylaw or any notice issued pursuant hereto, commits an offence and shall be liable to the penalties hereby imposed and each day that such violation is permitted to exist shall constitute a separate offence.

- 8.2 Any **Person** who commits an offence is liable on summary conviction to a fine or to imprisonment, or to both a fine and imprisonment, not exceeding the maximum allowed under the *Offence Act*.

READ a first time the 27th day of October, 2020.

READ a second time the 27th day of October, 2020.

READ a third time the 27th day of October, 2020.

ADOPTED, the day of , 2020.

PRESIDING MEMBER

CORPORATE OFFICER

CITY OF MAPLE RIDGE
BYLAW NO. 7669-2020

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. 7669-2020”
2. That Part 4 Section 401 (3) (h) ii be amended as follows:
 - a. By adding a colon between “except for” and “the property” and making the existing remaining text as a clause (a); and
 - b. By adding the following clause immediately following in correct alphabetical order:

the property legally described as *Lot D District Lot 222 Group 1 New Westminster District Plan LMP34007*, that is 340.5 metres from a cannabis retail use.
3. Maple Ridge Zoning Bylaw No. 3510-1985 as amended is hereby amended accordingly.

READ a first time the 29th day of September, 2020.

READ a second time the 29th day of September, 2020.

PUBLIC HEARING held the 20th day of October, 2020.

READ a third time the 27th day of October, 2020.

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

TO: His Worship Mayor Michael Morden
and Members of Council

MEETING DATE: November 10, 2020
FILE NO: 2019-244-RZ

FROM: C. Goddard, Director of Planning

MEETING: Regular Council

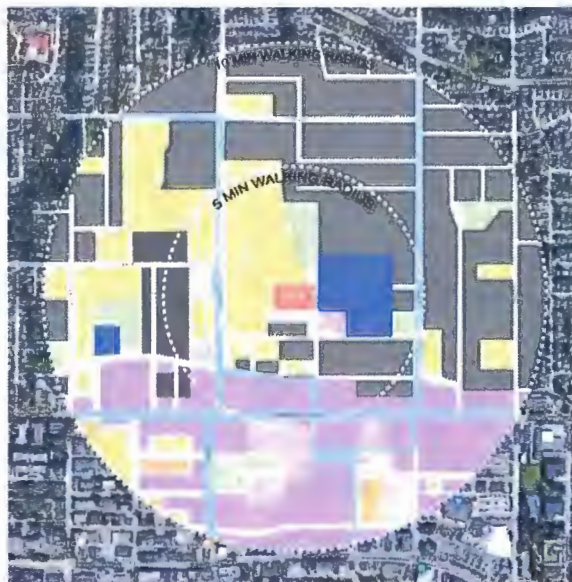
SUBJECT: Item 1101 November 3, 2020 Committee of the Whole
Second Reading,
Zone Amending Bylaw No. 7567-2019
12155 Edge Street
Addendum Providing Additional Information

Further to the Committee of the Whole meeting on November 3, 2020 the following information is provided with respect to the proposed Short Term Bicycle Parking variance, EV charging stations requirement and accessibility items.

The applicant has requested to vary the short term bicycle parking requirement from 63 stalls to 20 stalls. The applicant is instead providing 219 long term parking stalls when only 63 stalls are required. The applicant has provided the following rational for the reduction in short term bicycle parking.

“Visitor bike parking is provided at each of the 3 main entrances per bylaw. We would prefer to over provide on long term bike parking at a ratio of 1:1 as opposed to 1:4, in consideration for the reduction in short term bike parking. We have provided 20 short term bike parking stalls exterior to the building, which we believe is more than sufficient for day-to-day visitor parking.”

In addition, staff have support this variance due to proximately of the site to services in the downtown. The site is within 5 minutes walking distance, as indicated in the diagram below, to the many services that downtown provides once of which is the transit exchange.



Electric Vehicle charging requirements are contained within the "Maple Ridge Off-Street Parking and Loading Bylaw No.4350 - 1990" Schedule "F". The requirements are currently to simply provide rough-in infrastructure to the underground stalls to allow future Level 2 Charging. Council may review this matter again in the future with upcoming sustainability work by others.

The developer has commented that they will likely be providing some accessibility elements to some residential units in accordance with requirements from their lender who will assist in financing the project. These details have not yet be worked out between the parties.

Sincerely,


Chuck Goddard

1100 *Committee Reports and Recommendations*

Items in Section 1100 *Committee Reports and Recommendations* that refer to a staff report earlier than this agenda date were presented at a Committee of the Whole Meeting typically a week prior, on the date of the staff report, to provide Council with an opportunity to ask staff detailed questions. The items are now before regular Council Meeting for debate and vote. Both meetings are open to the public. The reports are not reprinted again in hard copy; however they can be found in the electronic agenda or in the Committee of the Whole agenda package dated accordingly.

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **Second Reading**
Zone Amending Bylaw No. 7567-2019;
12155 Edge Street

MEETING DATE: November 3, 2020
FILE NO: 2019-244-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to zone the subject property located at 12155 Edge Street by discharging Land Use Contract (LUC) L74462 and LUC Modification Agreement U101211 and zoning the subject property RM-2 (Medium Density Apartment Residential), to permit a five storey 11,678.68m² (125,719.00ft²), 209 market rental unit apartment building. The rental units are divided into 40 bachelor, 128 one-bedroom and 41 two-bedroom units. There are 230 off-street parking spaces located in an underground parking garage and an above ground parking garage that is incorporated into the first storey of the building. The subject property is located in the Town Centre and designated Low Rise Apartment in the Official Community Plan, and no OCP amendment is required to accommodate the proposed development. The application is proposing an FSR of 1.65 FSR and thus will not be utilizing the Density Bonus provisions.

The subject application is exempt from paying the Community Amenity Contribution, Policy 6.31, as the applicant is proposing 100% of the units as rental to be secured through a Housing Agreement with the City.

Council granted first reading to Zone Amending Bylaw No. 7567-2019 on September 10, 2019.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7567-2019 be given second reading, and be forwarded to Public Hearing; and
- 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 Edge Street 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 Statutory Right-of-Way plan and agreement for a public walkway to the City's satisfaction;

- v) Arborist report reviewing the potential of retaining the stand of cedars located on the subject property's northern property line;
- vi) Registration of a Restrictive Covenant for protecting the Visitor Parking; Tree Protection, Stormwater Management;
- vii) Registration of a Housing Agreement in accordance with Section 483 of the *Local Government Act* and a Restrictive Covenant stating that units will be restricted to residential rental units; and
- 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.

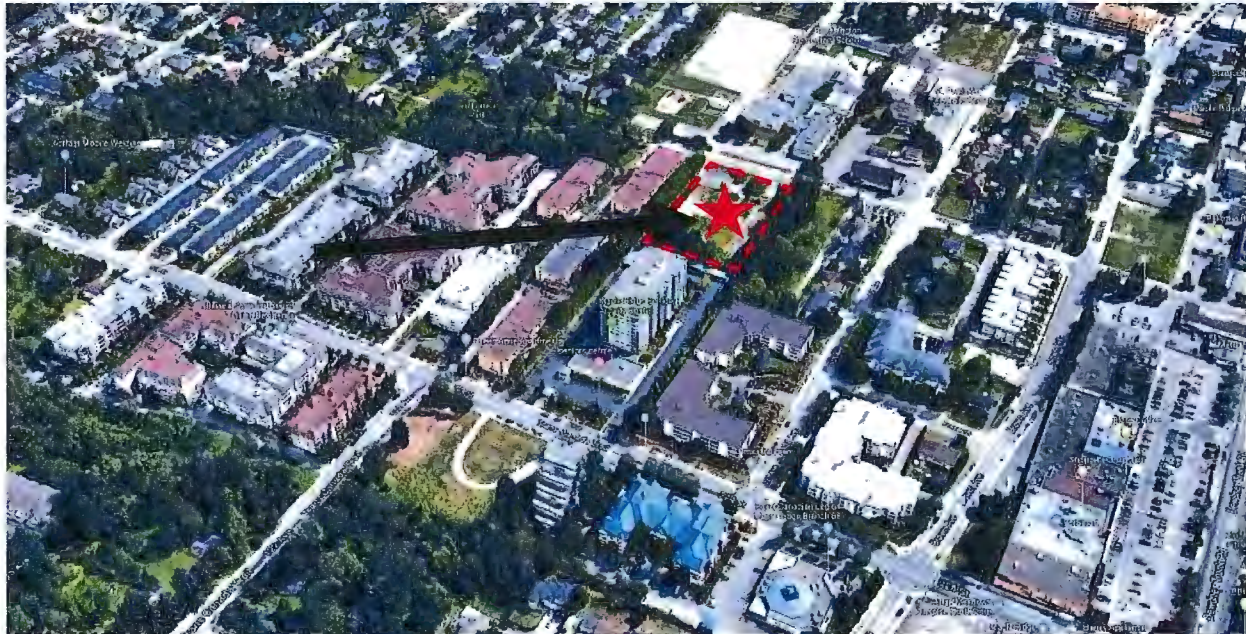
DISCUSSION:

1) Background Context:

Applicant:	Townline Homes Inc. Mr Ross Moore		
Legal Description:	Lot 305 Section 20 Township 12 New Westminster District Plan 46852		
OCP:			
Existing:	Low-Rise Apartment		
Proposed:	Low-Rise Apartment		
Zoning:			
Existing:	Land Use Contract L74462		
Proposed:	RM-2 (Medium Density Apartment Residential)		
Surrounding Uses:			
North:	Use:	Apartment	
	Zone:	Land Use Contract	
	Designation:	Low-Rise Apartment	
South:	Use:	Vacant Land	
	Zone:	RS-1 (One Family Urban Residential)	
	Designation:	Park	
East:	Use:	Eric Langton Elementary School	
	Zone:	P-1 (Park and School)	
	Designation:	Institutional	
West:	Use:	Apartment	
	Zone:	CD-5-94 (Comprehensive Development)	
	Designation:	Medium and High-Rise Apartment	
Existing Use of Property:	Vacant		
Proposed Use of Property:	Purpose built rental apartments		
Site Area:	0.706 HA. (1.72 acres)		
Access:	Edge Street		
Servicing requirement:	Urban Standard		

2) Site Characteristic:

The subject property is located at 12155 Edge Street west of Eric Langton Elementary School. The site is flat, fully fenced and has been vacant for many years. No significant trees or vegetation exist on the site; there is a hedge of cedars along the northern property line.

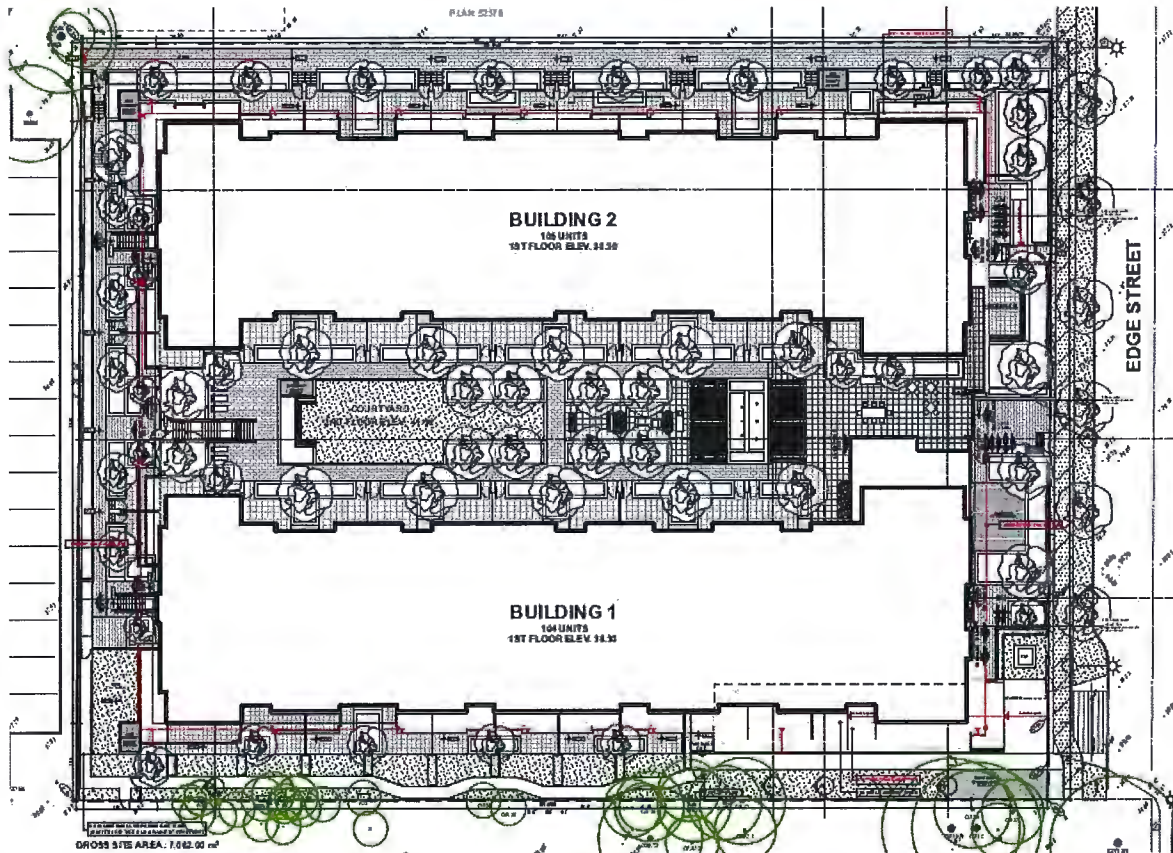


3) Project Description:

The application proposes to discharge Land Use Contract L74462 which was registered in September 1975 to permit a 60 - bed Seniors Boarding Home. In 1982, this use Land Use Contract (LUC) was amended to a 52 - bed Intermediate Care Facility under LUC Modification Agreement U101211. The exact date in which this facility ceased operations and was demolished in 2009.

The rezoning of the site to RM-2 (Medium Density Apartment Residential) will extinguish the historical Land Use Contracts and convert the use of the land to market rental residential apartments. A Housing Agreement will be registered at the rezoning stage to ensure the units remain rental tenure in perpetuity. A parking reduction will be required for this project.

The development proposal is for a five-storey, 11,678.68m² (125,719.00ft²), 209 market rental-unit apartment building. The rental units are divided into 168 one-bedroom and 41 two-bedroom units.



There are 230 off-street parking spaces proposed, 21 of which are intended for visitors and 8 for disabled parking, and that are located in an underground parking garage and an above ground parking garage that is incorporated into the first storey of the building.

Bicycle facilities will be included in accordance with the Parking and Loading Bylaw No. 4350-1990 and initially consist of: 219 long term parking bicycle spaces and 20 short term parking bicycle spaces will be provided on site.

4) Planning Analysis:

The subject property is located within the Downtown North View Precinct of the Town Centre Area Plan. The Downtown North View Precinct includes policies supporting a mix of housing types at various densities to provide housings choices for people of varying ages, family sizes and income levels.

The subject property is designated Low Rise Apartment in the Official Community Plan. No OCP amendment is required to accommodate the proposed development and zoning. The following policies apply to this proposal:

Official Community Plan (OCP) Policies :

The following OCP policies apply to this project:

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. Maple Ridge may also limit the demolition or strata conversion of existing rental units, unless District-wide vacancy rates are within a healthy range as defined by the Canadian Mortgage and Housing Corporation, and,

3-32 Maple Ridge supports the provision of affordable, rental and special needs housing throughout the District...

This project will add up to 209 new purpose built market rental housing units to the Town Centre. It currently proposes 40 bachelor, 128 one-bedroom, and 41 two-bedroom units. No three or more bedroom units, which are more suitable to families with children, are included in this project.

Town Centre Area Plan Policies:

The following Area Plan policies apply to this project:

3-1 An increase in residential and commercial density is encouraged in the Town Centre,... 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 purpose built rental units in the Central Business District. It is located within walking distance to a range of shops, services, and transit in and around the Central Business District.

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

This project will be five storeys in height, and will be built next to existing multi-family buildings to the north and west.

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 structure and an above structure which is incorporated into the first floor of the building.

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 as the building is five storeys with a total building height including elevator shaft of 21.24 m (69.7 ft.).

Housing Action Plan:

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

Housing Agreement:

In exchange for the RM-2 zone and a reduced parking ratio for the project, the applicant is willing to enter into a registered Housing Agreement at final reading. The the full details will come before Council after third reading as a separate Housing Agreement report and bylaw.

The Housing Agreement will contain the following provisions:

- I. Set the total rental unit number at 209;
- II. All units shall be market rental units in perpetuity;
- III. The fixed term of rental shall be only month to month or under a residential tenancy agreement of a fixed term NOT exceeding 3 years; and
- IV. The lands shall not be subdivided, except by means of a strata plan that included all of the units with a single strata lot.

The Housing Agreement shall be registered on Title of the land and act as a 219 covenant and Housing Agreement that bind all future owners.

As a market rental project, this development is exempt from the payment of Community Amenity Contributions.

i) Zoning Bylaw:

The current application proposes to zone to zone the subject property located at 12155 Edge Street by discharge of Land Use Contract L74462 and LUC Modification Agreement U101211 and zone the subject property RM-2 (Medium Density Apartment Residential) as discussed above. The rental units are divided into 38 bachelor; 128 one-bedroom and 41 two-bedroom units. The application is proposing a density of 1.65 FSR which complies with the RM-2 zone maximum FSR of 1.8.

View From Edge Street

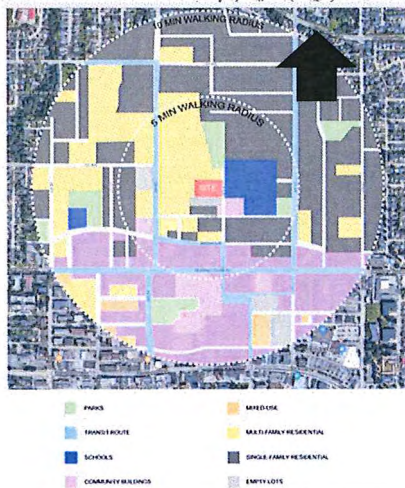


ii) Off-Street Parking And Loading Bylaw:

	Ratio	Stalls Required per unit	Total Stalls Required	Total Proposed	Required Variance
Bachelor	0.9 space/unit	$40 \times 0.9 = 36$	36 stall	36 stalls	None
1 bedroom	1 space/unit	$128 \times 1 = 128$ spaces	128 stalls	128 stalls	None
2 bedroom	1 space/unit plus 0.1 per additional bedroom over 1.	$(41 \times 1) 0.1 = 4.1 + 41 = 45.1 = 46$ spaces	46 stalls	45 stalls	1 stall reduction
Visitor Parking	0.20 space/unit	$0.20 \times 209 = 41.8$	42 stalls	21 stalls	21 stalls
Disabled	3 spaces for every 200 stalls plus one space for every 100 required spaces in excess of 200	N/A	4 stalls	8 stalls	N/A
Parking Totals			256 stalls	238 stalls	18 stall reduction
Short Term Bicycle	6 spaces for every 20 units	$(209/20)6=62.7$	63 stalls	20 stalls	43 stalls
Long Term Bicycle	1 space for every 4 units	$(209/4)1=52.25$	53 stalls	219 stalls	None

The calculations above detail the stall requirements per parking type. The requested variance for automobiles is only one (1) stall for residents parking and twenty-one (21) stalls for visitor parking. The proposal has provided four (4) stalls in excess of the requirements for disabled parking stalls.

The subject property is located within a few minutes walking distance to the Maple Ridge Transit exchange which will connect the residents to the new B Line transit services as shown on the diagram below. The requested variances to the parking requirements can be supported due proximity to the Transit exchange and the Downtown Core. The proposed building will bring 209 rental residential units to the City's Downtown and be able to utilize the existing transit system and the services that provided within easy walking distance for the residents.



iii) Proposed Variances:

A Development Variance Permit application has been received for this project to request the following relaxations to *Maple Ridge Zoning Bylaw No. 3510 -1985 and Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990*:

Detail	Required	Proposed
Maximum building height	15 m	21.24 m to the top of elevator shaft and 16.17 m to the main building roof.
Maximum Storeys	4	5
Front (East) Balcony face	7.5 m	6.89 m (reduction of 1.25 m)
Rear (West) Balcony face	7.5 m	6.25 m (reduction of 1.25m)
Side (North) Balcony face	7.5 m	6.89 m (reduction of 0.61 m)
Side (South) Balcony face	7.5 m	6.89 m (reduction of 0.61m)
Parking Visitor	42 Spaces	21 Spaces
Residential Parking	210	209
Short Term Bicycle Parking	63	20

The requested variances to the RM-2 (Medium Density Apartment Residential) zone and the parking bylaw will be the subject of a future Council report. The project is currently 22 stalls short and is seeking a variance arguing a rental project of this nature has lower parking demand than the 209 stalls proposed. The overall parking per unit ratio is 1.1.

If Council does not support the requested variance the *Off-Street Parking and Loading Bylaw No. 4350-1990*, payment in-lieu fee of \$8,000 per residential stall could apply.

iv) 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.

A separate report concerning issuance of the Development Permit required for this development will be submitted to Council at a later date.

v) Advisory Design Panel:

The application was reviewed by the ADP at a meeting held on March 18, 2020.

A resolution was passed at the City of Maple Ridge Advisory Design Panel Meeting held March 18, 2020 which supported the project. The comments that ADP provided focused on the colour and texture of the building, as well as, increasing the articulation of the building and roof. With respect to the landscaping the panel provided suggestions on plant material; outdoor lighting options and pedestrian circulation. A letter from the project Architect fully addressed the matters raised by the ADP were addressed. Staff is satisfied in the manner the ADP comments were addressed.

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

vi) Development Information Meeting:

A Development Information Meeting was conducted via the Public Comment Opportunity process from October 10 to October 19, 2020 (Appendix D). Two individuals contacted the applicant via email. A summary of the main comments and discussions with the attendees was provided by the applicant detailed below:

- The 10 day consultation period window has closed for the above noted project. The consultation period ran from October 10th to the 19th. Mail out notices were issued on Friday October 2nd, 2020.
- We received 2 emails back to the edgestreet.development@townline.ca email account provided during the course of the 10-day consultation period.
- No phone messages were received in relation to the mail out.
- A summary of the feedback provided is attached to the report in addition to the response provided on behalf of Townline. All responses from Townline included a link to an FTP website where additional information was provided for viewing including: architectural & landscape plans, information on the variances sought, OCP and zoning excerpts, relevant reports & a copy of the mail out letter.
- There was a concern expressed by one of member of the public that there is not sufficient space in developments for the exercise of one's pets such as dog. The developer has included in the open space an area to exercise resident's pets.
- The other response from the public came from a resident located in an adjacent building. The concern from the resident was the impact that the parking reeducation would have on the parking on the IntergGenerational Garden's Parking. The applicant advised that an independent traffic study was commissioned and that this traffic study supported the requested parking variance.

vii) Parkland Requirement:

There is no parkland dedication required, as the land is not being subdivided.

5) Interdepartmental Implications:

i) Engineering Department:

Comments from the Engineering Department were provided to the applicant for the Servicing Agreement. The majority of the matters are to be addressed following third reading in relation to servicing requirements, road upgrading and consultant reports that are required such as an on-site stormwater management.

ii) Parks, Recreation and Culture Department:

There is an existing Statutory Right of Way (SROW) on the property to the west (Ridge Meadows Seniors Society) that has a paved walkway through it. The City requires that this SROW for public access be registered and continue on the subject property, to Edge Street. This development would then provide clear and unobstructed access on a paved walkway through to subject property to connect to the existing walkway located on the adjacent property east.

The Fire Department had no concerns with the plans submitted. Necessary details will be addressed as normal at the building permit stage.

CONCLUSION:

It is recommended that second reading be given to Zone Amending Bylaw No. 7567-2019, and that application 2019-244-RZ be forwarded to Public Hearing.

"Original signed by Wendy Cooper"

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

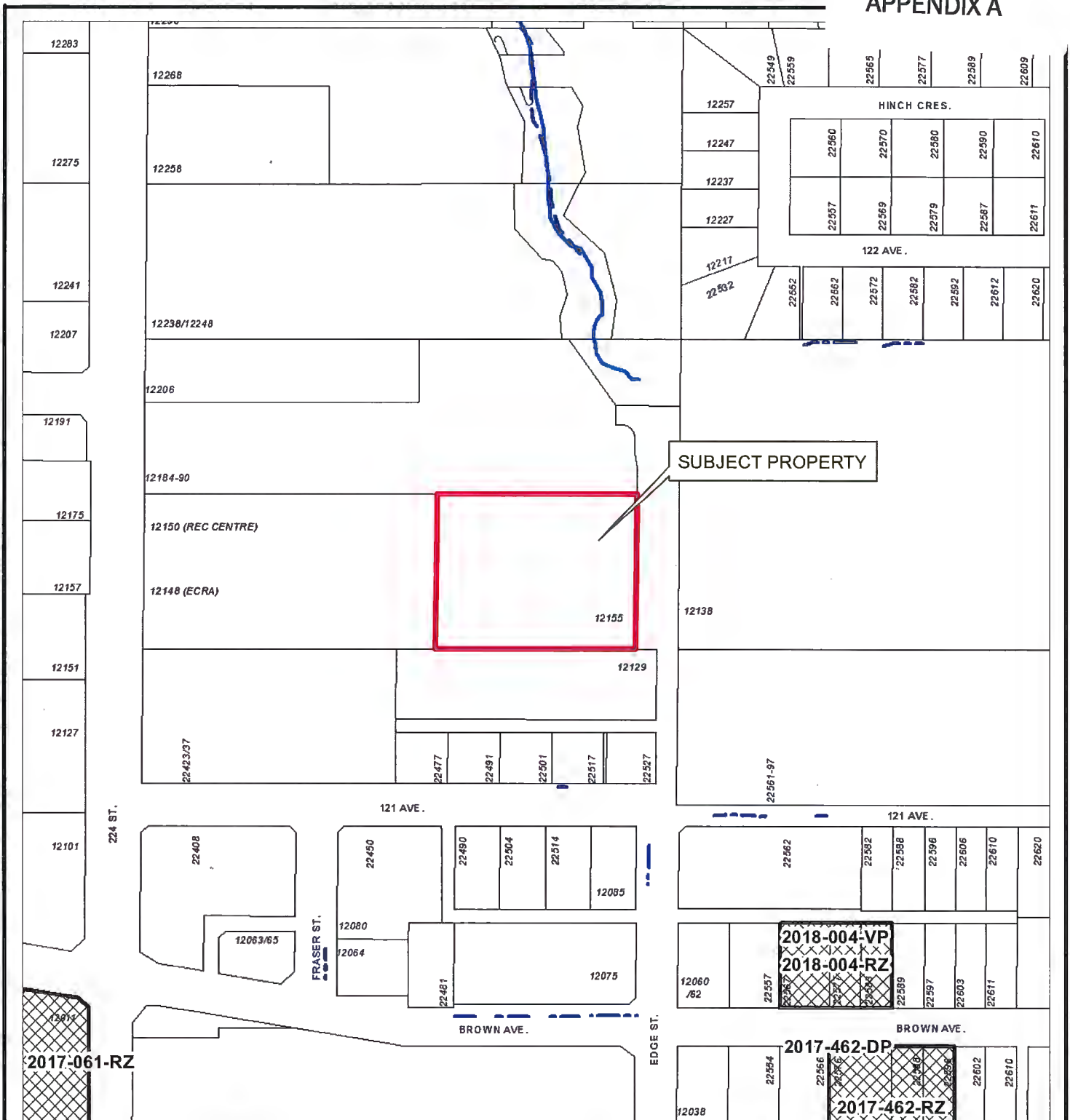
"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7567-2019
- Appendix D – DIM Results
- Appendix E – ADP Response
- Appendix F – Site Plan
- Appendix G – Building Elevation Plans

APPENDIX A



Scale: 1:2,500

Legend

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

12155 EDGE STREET

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2019-244-RZ

DATE: Jul 5, 2019

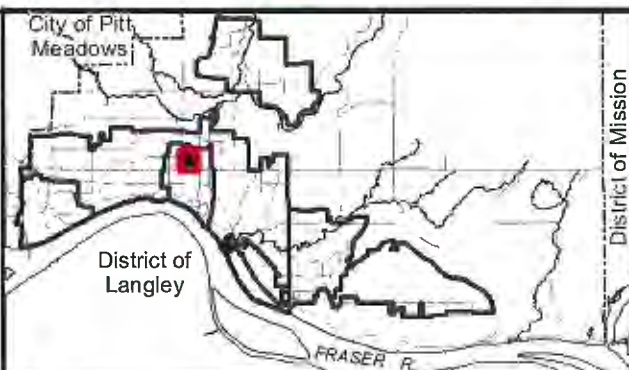
BY: DT



Aerial imagery from the Spring of 2018



Scale: 1:2,500



12155 EDGE STREET

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2019-244-RZ

DATE: Jul 5, 2019

BY: DT

**CITY OF MAPLE RIDGE
BYLAW NO. 7567-2019**

A Bylaw to amend Map "A" forming part of Zoning Bylaw No. 3510 - 1985 as amended, and to Discharge certain Land Use Contracts.

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

AND WHEREAS, a land use contract may, under s.546 of the *Local Government Act*, be discharged by bylaw with the agreement of the local government and the owner of any parcel of land that is described in the bylaw as being covered by the discharge; and

AND WHEREAS, the owner of land legally described as;

Lot 305 Section 20 Township 12 New Westminster District Plan 46852

has agreed in writing to the discharge of land use contracts charging the parcel;

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 and Land Use Contract Discharge Bylaw No. 7567-2019."
2. That parcel or tract of land and premises known and described as:

Lot 305 Section 20 Township 12 New Westminster District Plan 46852

and outlined in heavy black line on Map No. 1804 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RM-2 (Medium Density Apartment Residential).
3. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.
4. The Land Use Contract registered on September 2, 1975 and assigned registration number L74462 is discharged from the land described as Lot 305 Section 20 Township 12 New Westminster District Plan 46852 (PID 006-147-828).
5. The Land Use Contract modification registered on October 28, 1982 and assigned registration number U101211 is discharged from the land described as Lot 305 Section 20 Township 12 New Westminster District Plan 46852 (PID 006-147-828).
6. The Corporate Officer shall register in the Land Title Office a discharge of each of the land use contracts that are subject to this bylaw, together with a certified copy of this bylaw, in accordance with the *Land Title Act* and Section 546 and 547 of the *Local Government Act*.

READ a first time the 23rd day of July, 2019.

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

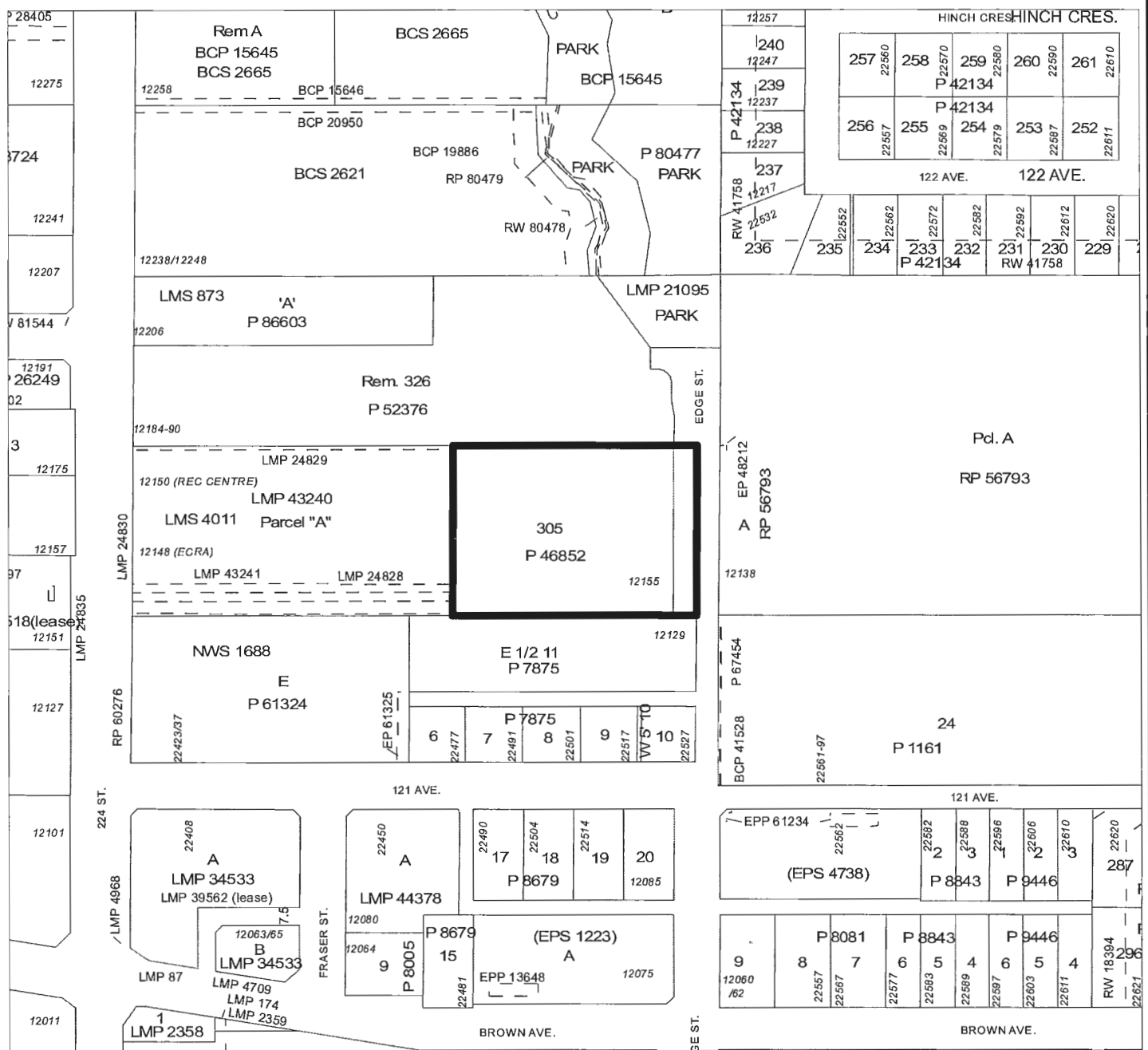
PUBLIC HEARING held the day of , 20

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

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7567-2019

Map No. 1804

From: LUC (Land Use Contract L74462 modified by U101211)

To: RM-2 (Medium Density Apartment Residential District)



SCALE 1:2,500



TOWNLINE

MEMORANDUM

Date: Tuesday, October 20, 2020

To: Wendy Cooper

From: Ross Moore

CC: Shauna Moore

Re: 12155 Edge Street – DIM Results Summary

Hello Wendy,

The 10 day consultation period window has closed for the above noted project. The consultation period ran from October 10th to the 19th. Mailout notices were issued on Friday October 2nd, 2020.

We received 2 emails back to the edgestreet.development@townline.ca email account provided during the course of the 10-day consultation period.

No phone messages were received in relation to the mailout.

A summary of the feedback provided is below in addition to the response I provided on behalf of Townline. All responses from townline included a link to an FTP website where additional information was provided for viewing including: architectural & landscape plans, information on the variances sought, OCP and zoning excerpts, relevant reports & a copy of the mailout letter. We will leave the FTP link active until 2nd reading COW has come and passed.

Regards,

Ross Moore

Ross Moore | Development Manager

Townline

Email Response #1

From: >
Sent: Wednesday, October 7, 2020 3:14 PM
To: Shauna Moore <Shauna.Moore@townline.ca>
Subject: Edge Street Development

[EXTERNAL EMAIL]:

These are my comments.

If you are allowing pets it is essential you provide appropriate exercise etc. Area.

Don't push your tenants to use neighbours properties etc.

Outside recreational area for tenants to get out of their suites into the fresh air

From: Ross Moore <Ross.Moore@townline.ca>
Sent: Friday, October 16, 2020 11:25 AM
To:
Subject: Edge Street Development

Hello

Appreciate your feedback and apologies for the delayed reply.

Couldn't agree more that an outdoor space for pets is essential and we intend to provide one. We consider ourselves pet friendly builders and are designing the project with pets in mind.

The outdoor area (snippet below) is approximately 1000 square feet and will be located at the southwest corner of the lot. You can see the landscape designer we've hired has included some catenary lighting (we will make sure it isn't too bright) so the space remains inviting to dog owners after dark. We also intend to provide indoor dog wash and grooming facilities which we have located inside on our 1st floor next to the dog run area.

Also agree with your input on the outdoor space for humans, now more so than ever we are being reminded of the importance of ensuring the livability of our homes, of which the access to outdoor space plays a big part.

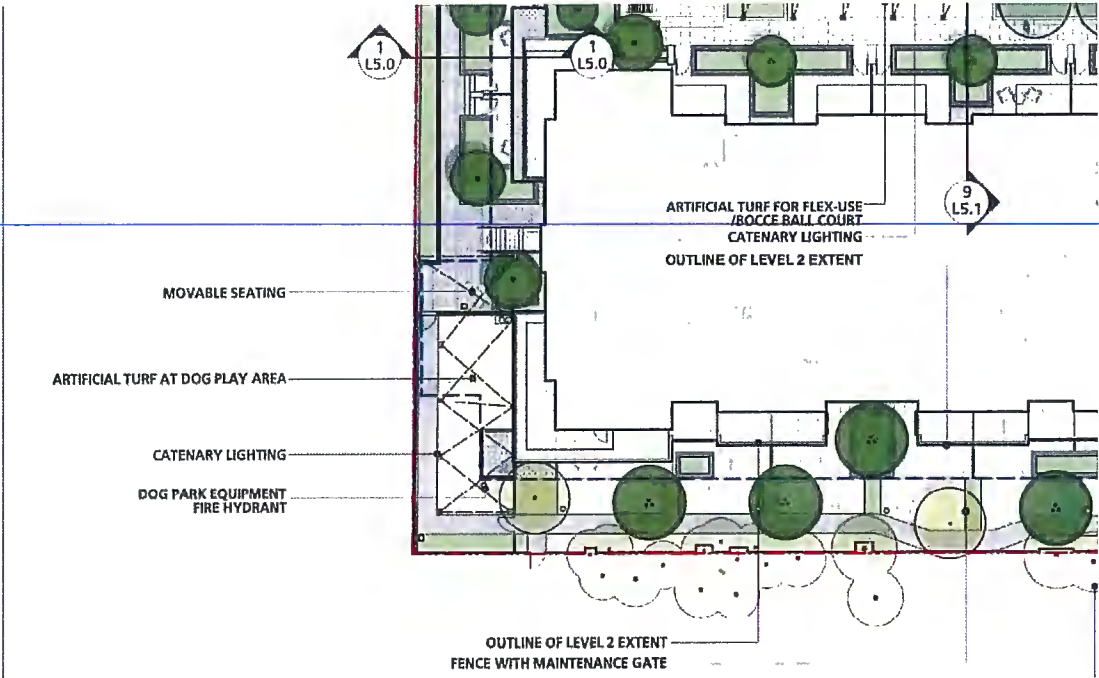
As proposed, each of the homes will have their own outdoor balcony or patio space. We ensure the balcony spaces provided are a minimum of 6ft in depth so they can actually be used, which is why we are seeking a slight setback variance to permit for the 6ft depth on all of our balconies. We are also proposing over 6,500 square feet of shared outdoor space in our second level courtyard which will include a mix of features including outdoor bbq and dining space, a giant chess board and a multipurpose lawn space. We also include at our courtyard level some indoor shared uses which will include some indoor dining, games and lounge space.

The link below includes our architectural and landscape plans to date in addition to some other documents in relation to our proposal. Please feel free to get back in touch with any additional questions or comments you may have.

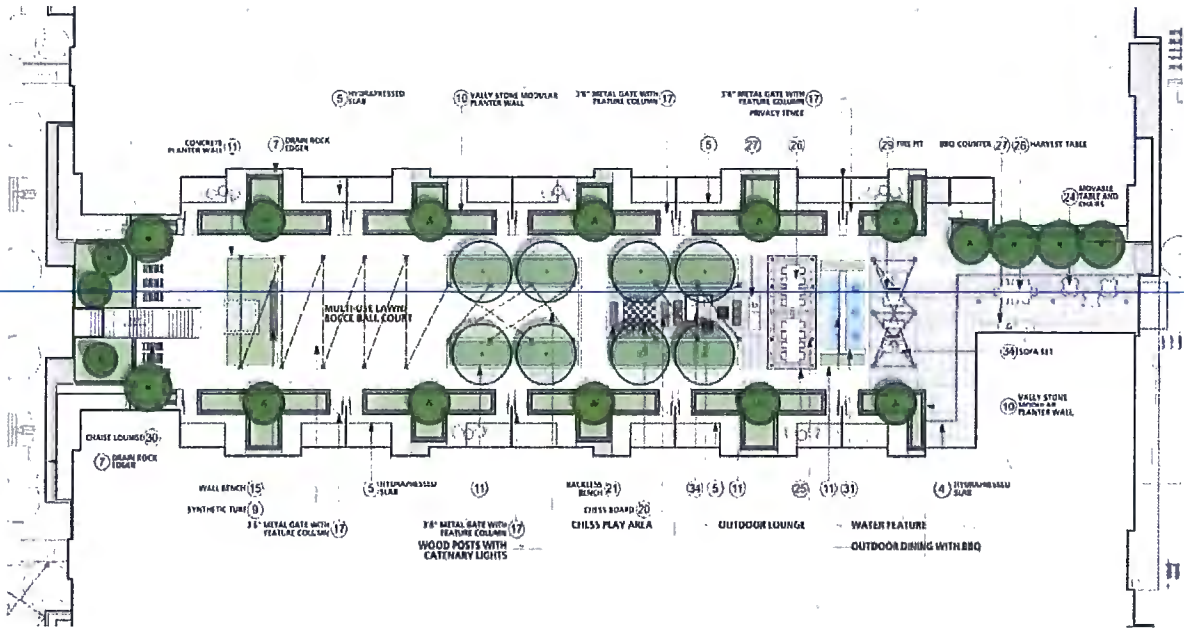
<https://townline.sharepoint.com/:f:/s/Development-Shared/EpzASSnw69lFgmwlfBwLBFwBh1APuEL8b-d3M12y6paL7Q?e=oRiClo>

Take care and enjoy the weekend!

Outdoor dog run area



Second Level Courtyard



ROSS MOORE

DEVELOPMENT MANAGER



VANCOUVER HEAD OFFICE

1212 - 450 SW MARINE DRIVE
VANCOUVER, BC V5X 0C3

T 604-327-8760 EXT. 858

E ROSS.MOORE@TOWNLINE.CA

TOWNLINE.CA



Townline is Down to Earth. Please consider the environment before printing this e-mail.

Email Response #2

From:

Sent: Wednesday, October 14, 2020 2:56 PM

To: Shauna Moore <Shauna.Moore@townline.ca>

Subject: Rezoning application L74462 and U101211

I reside at "-----", and am not directly impacted by this application, as the lot in question is directly behind Panorama to the west. However, I am very active in the city-owned area just a bit south of the lot, known as the InterGenerational Garden. This is a volunteer organization providing garden plots and teaching to school children at two schools immediately east of the lot in question.

The other Edge apartments have already had a great impact on street parking in the area, to the extent that many persons try to park in the IGG's very limited four parking spaces.

To allow a variance of the parking requirements for the proposed buildings, i.e. fewer parking spaces, is only going to raise the pressure on the already very limited parking on streets that already contain a number of Edge on Edge condos, not to mention the proposed ones. And these streets teem with parents trying to find parking while they wait for their kids after school, resulting in their often infringing on IGG'S designated few spaces.

I have no problem with the request for variance on the set-back.

Maple Ridge.

From: Ross Moore <Ross.Moore@townline.ca>

Sent: Monday, October 19, 2020 12:55 PM

To:

Subject: Rezoning application L74462 and U101211

Hello

Appreciate your feedback and the information on the InterGenerational Garden!

We were excited to see your garden on our first visit to the neighborhood.

Our proposal calls for a few garden plots for residents on the south east corner of the property so hopefully in a couple years there will be a few more gardeners in the community.

With regards to the request for the parking variance we are seeking the reduction in parking stalls as we do not believe the 356 stalls required under the off-street parking bylaw for a site zoned RM-2 (outside of the Central Business District) are needed to service the 209 homes we are proposing. Our decision to seek the variance comes in part due to our own experience as owners and operators of other apartment

buildings in the lower mainland where we have been required to build expansive parkade space in accordance with prescribed parking ratios, only to see large portions of the built parkade sit vacant following occupancy.

As much as we do want to avoid building parking stalls that will go unused, we do very much so appreciate your concerns with regards to residents of our proposed development having to rely on street parking as an alternative means. In the instance of the 12155 Edge property we enlisted the help of Bunt & Associates who are transportation planning professionals, to review the local area and provide an estimate on the demand for parking stalls in the proposed development. What their review recommended was for our site to follow the stipulations listed for parking within Maple Ridge's "Central Business District" which the 12155 property sits 80 meters north of. Under the Central Business District designation we are required to provide 209 private parking stalls (1.0 space/home) in addition to 21 parking stalls for visitor usage. At 209 private parking stalls suggested, the traffic engineer notes the demand for private parking as being "materially below" the proposed 209 private parking spaces. As we intend to own and operate the complex upon completion I can assure you that it is in our best interest that the parking needs of our future residents are fully met with the parking provided within the onsite parkade space.

As part of our proposal our intention is to ensure that all of our parking stalls will accommodate the charging needs for owners with electric vehicles. We are also intending to provide a minimum of 1 bike storage locker per home which is 166 more stalls than is required under the off street parking bylaw, as well as a bike repair room at the main level. What we are pushing for with this proposal is a building that satisfies a variety of transportation modes and lifestyles.

We appreciate your comment on the setback relaxation. Our push with regards to the relaxation for the parkade entry structure was to keep it as far south and away from the school's frontage as possible.

Linked to below are the materials we submitted to the City of Maple Ridge as part of our rezoning and development permit submission. Feel free to take a look through and follow up with any additional questions for comments.

I have also attached for your reference the traffic study completed by Bunt & Associates.

<https://townline.sharepoint.com/:f:/s/Development-Shared/EpzASSnw69IfgmwlfBwLBFwBh1APuEL8b-d3M12y6paL7Q?e=Yhzlwy>

Best Regards,

Ross Moore

ROSS MOORE

DEVELOPMENT MANAGER



TOWNLINE

1980-2020

VANCOUVER HEAD OFFICE

1212 - 450 SW MARINE DRIVE

VANCOUVER, BC V5X 0C3

T 604-327-8760 EXT. 858

E ROSS.MOORE@TOWNLINE.CA

TOWNLINE.CA





TOWNLINE

P+A
Landscape Architecture
Site Planning



Integra ARCHITECTURE INC.

That application No. 2019-244-DP be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

12155 Edge Street: ADP COMMENTS		Townline Replies
Architectural Comments:		
	<ul style="list-style-type: none"> Consider working on the articulation on the south elevation of Building 1 and the north elevation of Building 2 to reduce the length of the elevation. 	We have reworked the north and south rooflines to jog in & out, in alignment with the lower balcony projections. The change improves the vertical expression along the north and south building facades, and aids in breaking up the horizontal expanse of the buildings. The consistent use of woodtone cementitious soffit in vertical alignment on the underside of roof and balconies will further the impact of the vertically aligned projections.
	<ul style="list-style-type: none"> Consider adding variation to the roofline on the south elevation of Building 1 and the north elevation of Building 2. 	This has been done as per above comment.
	<ul style="list-style-type: none"> Consider adding a variation of textures and colours on the south elevation of Building 1 and the north elevation of Building 2 to reduce the length of the elevation. 	We would like to maintain the previously proposed colour palette which utilizes softer tone whites, greys as a backdrop for the woodtone soffit and portal features. Admittedly the elevations shown on A4.1 & 4.2 do appear sparse as the soffit features are not visible in this view. When viewed in 3 dimensions, specifically from grade, the building colours and textures will appear much more varied.
	<ul style="list-style-type: none"> Provide more light access through the south elevation. 	Given the site dimensions we found no way to position the buildings to provide a meaningful improvement in light access. The current design will receive more than adequate natural light through the daytime, as both east and west courtyard ends remain open.
	<ul style="list-style-type: none"> Add more prominence to the lobby entrances for Building 2 and improve visibility. 	We have reconfigured the entry sequencing of the building by way of introducing a more prominent shared main entry lobby at podium level to act as the main focal entry to the building. The building manager office and mail/amazon locker services will be located off of this main lobby space as it is intended as the main point of interaction and congregation for the development. The north and south elevator lobbies will remain for use by building residents. The exterior architecture around the elevator lobbies has been understated to mesh with the rest of the exterior building facade in recognition of the private nature of these secondary lobbies.
Landscape Comments:		
	<ul style="list-style-type: none"> Review fence and patio wall at public walkway to determine if an alternate material or additional plantings can be added to the walkway at ground level. 	Along the north walkway we have reduced the landscape wall height to a typical 3ft. With the pulling back of the parkade below we have gained planting depth which has allowed us to double the number of trees (Maple and Dogwood) shown in behind the planter bed (was 8 now showing 16). Along the west of the pathway where previously a 6ft high landscape wall was required we have managed to scale the wall down to 4ft with the parkade redesign.
	<ul style="list-style-type: none"> Keep materials for all planters consistent around the entire perimeter. 	This has been done, wood cribbing removed from all landscape walls.
	<ul style="list-style-type: none"> Consider supplementing landscaping along the south property line to provide separation between dog park and fence. 	We have added a cedar hedge between the dog run area and the future park space south.
	<ul style="list-style-type: none"> Consider deleting the 4 foot tall picket fence and 6 foot tall metal gates along the Edge Street frontage. 	We have chosen to utilize a picket rail at top the landscape wall at grade to act as means of eliminating the need for full height fencing along Edge St frontage, while maintaining a barrier between public and private. The landscape wall height varies from approx 2'-0" to 4'-0" with a picket atop at 1'-10" height. We like this alternative as it provides the buffering we would like to maintain from the sidewalk, while ensuring a pleasant pedestrian experience from grade with planting beds in full view.
	<ul style="list-style-type: none"> Ensure sufficient bicycle parking. 	We have included bicycle parking exterior to the main entry lobby and adjacent to both secondary elevator lobbies.
	<ul style="list-style-type: none"> Provide more natural light to the courtyard. 	Given the site dimensions we found no way to position the buildings to provide a meaningful improvement in light access. The current design will receive more than adequate natural light through the daytime, as both east and west courtyard ends remain open.
	<ul style="list-style-type: none"> Review the use of sod lawn in 2nd floor amenity area based on available light levels. 	We have replaced the sod lawn with artificial turf.
	<ul style="list-style-type: none"> Consider relocation of yoga deck to an area with more privacy. 	The current location of the yoga deck is the only outdoor location directly adjacent to the fitness facility which it serves. The area is surrounded by planting beds which, once mature, will provide a significant buffer between the deck space and the public realm.
	<ul style="list-style-type: none"> Consider providing direct access from the business centre to the sidewalk. 	This has been provided.
	<ul style="list-style-type: none"> Consider the addition of a coffee shop or small retail beside the business centre. 	The current community plan does not contemplate commercial usage on this particular lot. That being said we have made an effort to ensure the at-grade amenity spaces read as slightly more urban/commercial in nature, in contrast to the homes above.
	<ul style="list-style-type: none"> Consider direct access to park from the development. 	This has been added along the south property line.



Seal

Shamus F Sachs
Architect, AIBC, AAA, AANB, MRAIC Registered Architect (WA) LEED AP
Principal | Integra Architecture



Seal

Michael Patterson
Landscape Architect, BCLSA, CSLA
Principal | Perry & Associates



Integra

ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

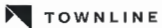
COPYRIGHT RESERVED: THIS DRAWING AND DESIGN IS
AND OF ALL RIGHTS REMAINS THE EXCLUSIVE PROPERTY
OF INTEGRAL ARCHITECTURE INC. AND CANNOT
BE USED WITHOUT THE ARCHITECT'S CONSENT.



(PROJECT TEAM)

(ARCHITECT SEAL)

(CLIENT)



(PROJECT)

12155 EDGE STREET

12155 Edge Street,
Maple Ridge, BC

(TITLE)

SITE PLAN

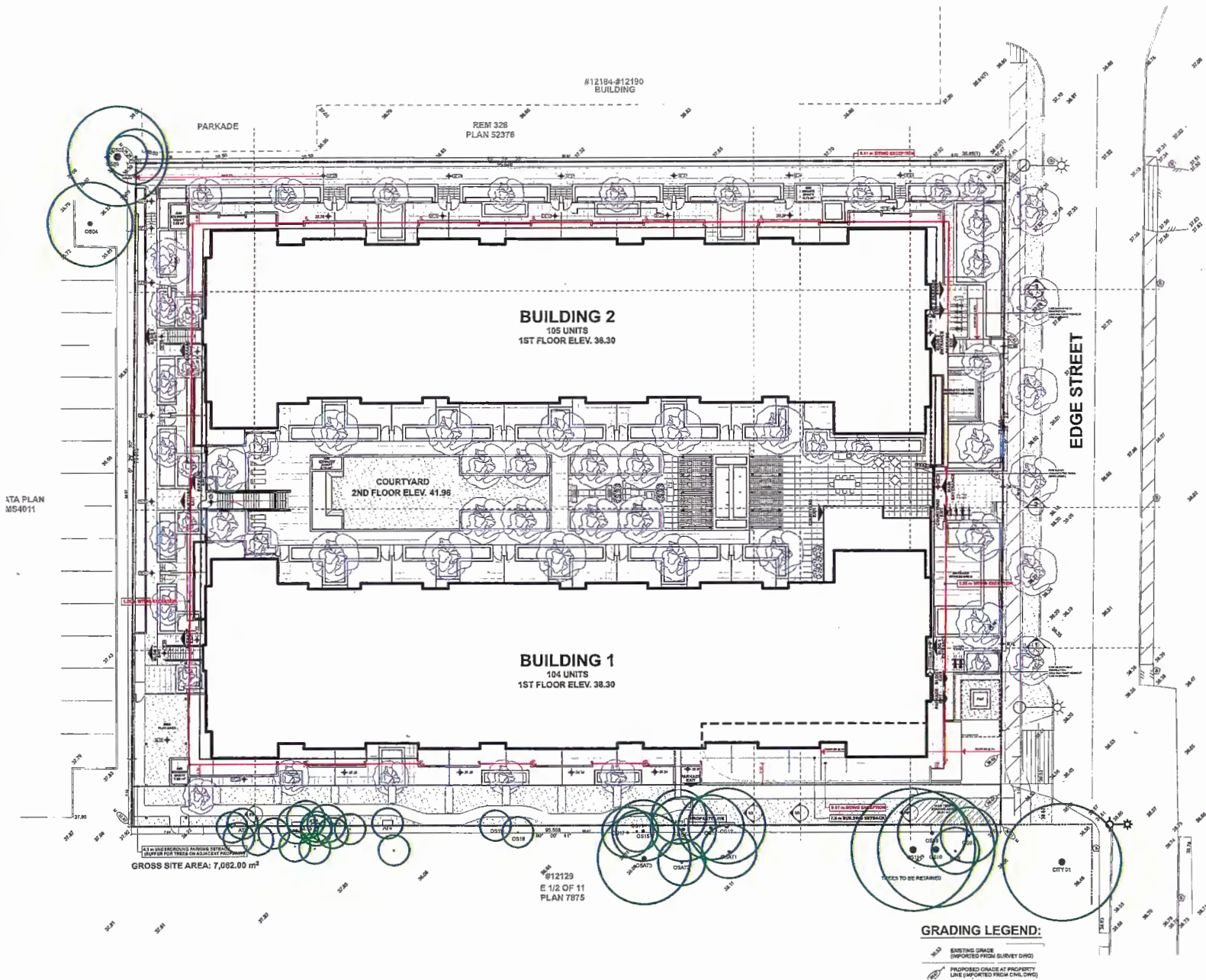
484 (PROJECT)

1:200 (SCALE)

7/13/20 (DATE)

2 (SHEET)

APPENDIX F





Integra

ARCHITECTURE INC.

2330-200 Grenville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

Copyright reserved. This drawing and details are not to be used without the written consent of Integra Architecture Inc. and cannot be used without the architect's approval.

(PERS./1:200 SCALE)

(ARCHITECT'S SEAL)

(CLIENT)



(PROJECT)

12155 EDGE STREET

12155 Edge Street,
Maple Ridge, BC

(TITLE)

PERSPECTIVE

454

(PROJECT)

Not To Scale

(REVISION)

7/31/20

(DATE)

2

(SHEET)

(DRAWING)

A-0.200

APPENDIX G



Integra

ARCHITECTURE INC.

2330-200 Grenville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 888 4220

CONCEPT RENDERING. THIS SKETCH AND DESIGN IS NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN PERMISSION OF INTEGRITY ARCHITECTURE INC. AND SHALL BE KEPT UNDER THE ARCHITECT'S CUSTODY.

(PROJECT TEAM)

(ARCHITECT NAME)

(CLIENT)

TOWNLINE

(PROJECT)

12155 EDGE STREET

12155 Edge Street,
Maple Ridge, BC

(TITLE)

PERSPECTIVE

484 (PROJECT)

Not To Scale (SCALE)

7/31/20 (DATE)

2 (SHEET)

(DRAWING)

A-0.220

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **Second Reading**
Zone Amending Bylaw No. 7495-2018;
12581 243 Street

MEETING DATE: November 3, 2020
FILE NO: 2018-325-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 12581 243 Street, from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential), to permit a future subdivision of two lots with first reading being granted to Zone Amending Bylaw No. 7495-2018 on February 12, 2019. The minimum lot size for the proposed RS-2 (One Family Suburban Residential) zone is 0.4 hectare/1 acre, and the subject property is 0.82 hectare/2 acres in area.

This application is in compliance with the Official Community Plan.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$5,100.00 per single family lot, where the original lot is exempt if fewer than 3 lots are proposed, for an estimated amount of \$5,100.00.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7495-2018 be given second reading, and be forwarded to Public Hearing;
- 2) That the following terms and conditions be met prior to final reading:
 - i) Road dedication on 243 Street as required;
 - ii) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
 - iii) Registration of a Restrictive Covenant for No Build/No Disturb for the protection of the Geotechnical Sensitive areas on the subject property;
 - iv) Registration of a Restrictive Covenant for the sanitary pump in the basement;
 - v) Registration of a Restrictive Covenant for Stormwater Management;
 - vi) Registration of a Restrictive Covenant detailing building design and landscaping requirement ensuring Wildfire protection of life and property within the Wildfire Development Permit Area;

- vii) If the Director of Waste Management from the Ministry of Environment determines that a site investigation is required based on the submitted Site Profile, a rezoning, development, or development variance permit cannot be approved until a release is obtained for the subject property;
- 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: Hugh Burke
 Owner: Hugh Burke and Eva A Boyd

Legal Description: Lot 66 Section 22 Township 12 New Westminster District Plan 43885

OCP:
 Existing: Estate Suburban Residential
 Proposed: Estate Suburban Residential

Zoning:
 Existing: RS-3 (One Family Rural Residential)
 Proposed: RS-2 (One Family Suburban Residential)

Surrounding Uses:

North:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Estate Suburban Residential
South:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Estate Suburban Residential
East:	Use:	Single Family Residential
	Zone:	RS-2 (One Family Suburban Residential)
	Designation:	Estate Suburban Residential
West:	Use:	Single Family Residential
	Zone:	RG-2 (Suburban Residential Strata Zone)
	Designation:	Estate Suburban Residential

Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential
Site Area:	0.82 ha (2 acres)
Access:	243 Street
Servicing: Urban or Rural Standard	Rural Standard

2) Project Description:

The subject property, located at 12581 243 Street, is generally flat, with single family development to the north, south, and east, and a bare land strata to the west, with the lands sloping down towards the South Alouette River to the north (see Appendices A and B). The applicant is proposing to rezone the subject property from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit a future subdivision into two lots.

3) Planning Analysis:

i) Official Community Plan:

The subject property is designated *Estate Suburban Residential* in the Official Community Plan (OCP), which supports single detached and two-family residential housing. This land use designation permits 0.40 ha (1 acre) lots. The RS-2 (One Family Suburban Residential) zone is supported by this land use designation. On September 5, 2017, Council reaffirmed the Suburban Residential designation with the following resolution:

That no changes be made to the current policies in the Official Community Plan for Estate Suburban Residential and Suburban Residential Land Use Designations, as discussed in the Council report dated September 5, 2017.

On this basis, this proposal remains consistent with the Official Community Plan.

ii) Zoning Bylaw:

The current application proposes to rezone the subject property from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit future subdivision into two lots. The RS-2 (One Family Suburban Residential) zone requires a minimum lot area of 0.40 ha (1 acre), a minimum lot width of 36m (118 ft.) and a minimum lot depth of 60m (197 ft.). The proposed meets the minimum lot area requirement. Due to the irregular geometry of the property, a Development Variance Permit is required to reduce the minimum lot width for the RS-2 (One Family Suburban Residential) zone (see Appendix D).

iii) Proposed Variances:

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

- *Maple Ridge Zoning Bylaw No. 3510 -1985*, to reduce the minimum lot width requirement for the RS-2 (One Family Suburban Residential) zone, from 36m (118 ft.) to approximately 25m (82 ft.) for the lot with the existing home, and to 22m (72 ft.) for the newly created vacant lot.

These variances will be the subject of a future report to Council. The variances can be supported as the lot is pie-shaped and widens towards the back of lot.

iv) Development Permits:

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

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

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

After review of professional environmental reports/information, a separate Development Permit is not required for environmental purposes within this development.

The subject property is located within the Wildfire Development Permit Areas as identified on Map 1 in Section 8.1 of the Official Community Plan. Pursuant to Section 8.12 of the OCP, a Wildfire Development Permit application is required for development and subdivision activity identified in the wildfire risk areas. However, a two lot subdivision is exempt from a Wildfire Development Permit. The purpose of the Wildfire Development Permit is for the protection of life and property in designated areas that could be at risk for wildland fire. A Restrictive Covenant detailing building design and landscaping requirement will be required as a condition of rezoning.

v) Advisory Design Panel:

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

vi) Development Information Meeting:

In accordance with Council Policy 6.20, a Development Information Meeting was not required, as less than five units are proposed.

4) Interdepartmental Implications:

A geotechnical assessment was warranted for this two lot split, and registration of a Restrictive Covenant for the Geotechnical Report is required, which addresses the suitability of the subject property for the proposed development. Furthermore, registration of a Restrictive Covenant for No Build/No Disturb for the protection of the Geotechnical Sensitive areas on the subject property is a requirement for final approval of the proposed rezoning. Based on the proposed building elevations, the buildings will be serviced with sanitary pump systems. The detailed design is required to meet Fraser Health requirements and a sanitary pump restrictive covenant must be registered on Title after approval, as a condition of rezoning.

As a condition for rezoning, road dedication of 2.5m along the east property line is required to be registered with Land Title Office.

At subdivision stage, the registration of a subdivision servicing agreement will be a requirement for subdivision approval. City services, including water and sewer, are to be required as conditions under the subdivision approval. The existing water service will need to be disconnected and two new 38mm water service connections will need to be installed by the City at the applicant's cost. All works are to be done in accordance with the Watercourse Protection Bylaw.

An arborist report was submitted, indicating that approximately 19 trees are to be removed. A Tree Cutting Permit will be required for subdivision, and replacement trees may be required if there are

not sufficient trees retained on each lot. Tree protection fencing around retained trees within 10 metres of the building sites, a Bird Nesting Survey to ensure no active nests will be harmed, and a Tree Risk Assessment once clearing is complete, will be conditions on the Permit.

CONCLUSION:

It is recommended that second reading be given to Zone Amending Bylaw No. 7495-2018, and that application 2018-325-RZ be forwarded to Public Hearing.

"Original signed by Therese Melser"

Prepared by: **Therese Melser**
Planning Technician

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

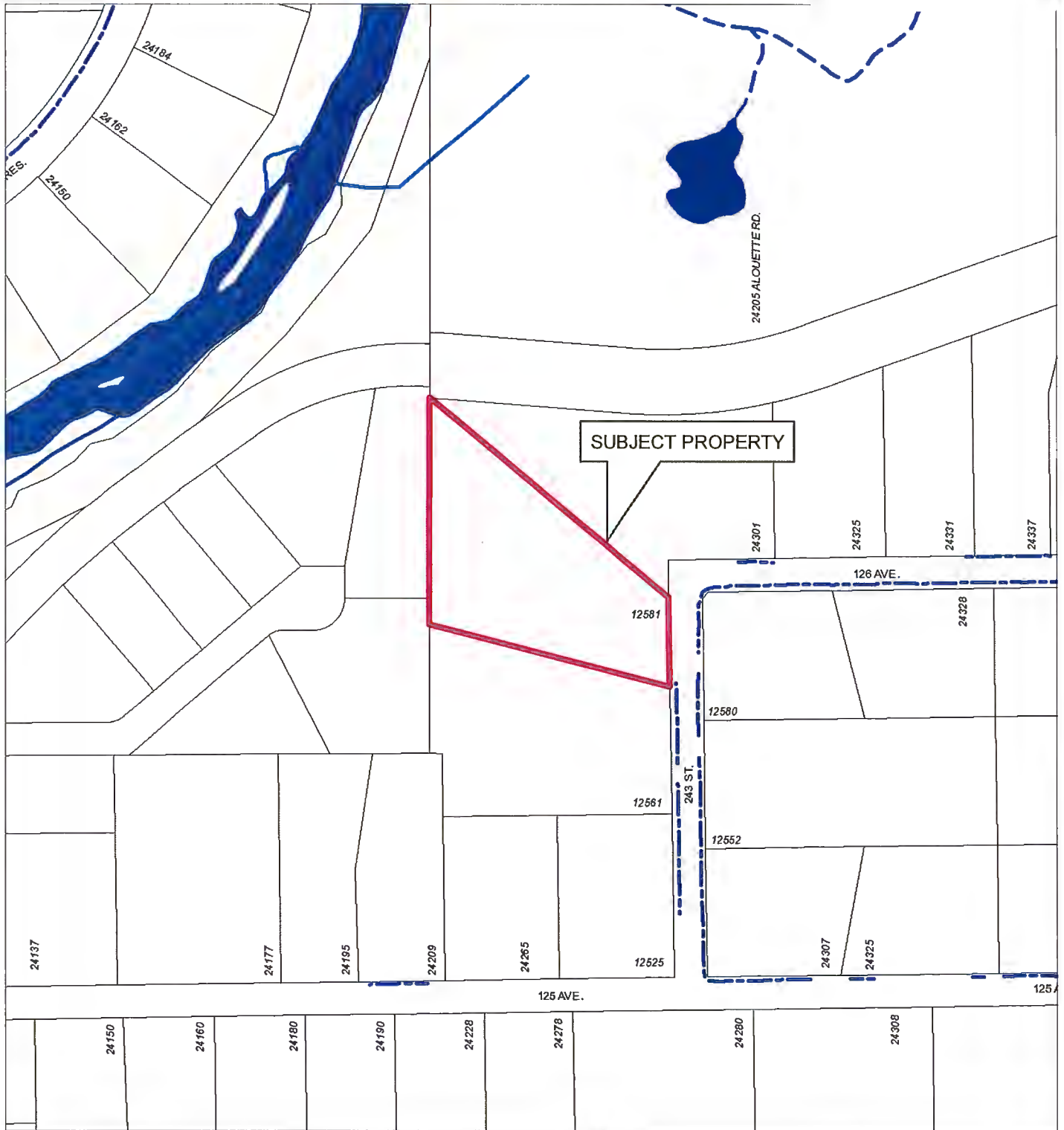
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7495-2018
Appendix D – Site Plan



Scale: 1:2,500

Legend

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

12581 243 STREET

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2018-325-RZ

DATE: Aug 14, 2018

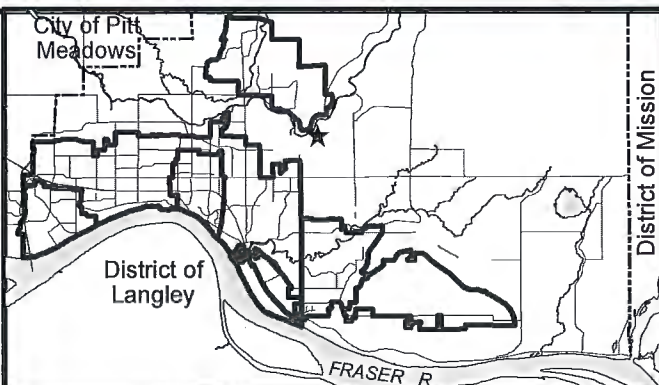
BY: LP



Aerial Imagery from the Spring of 2016



Scale: 1:2,500



12581 243 STREET
PID: 007-151-641

PLANNING DEPARTMENT



MAPLE RIDGE

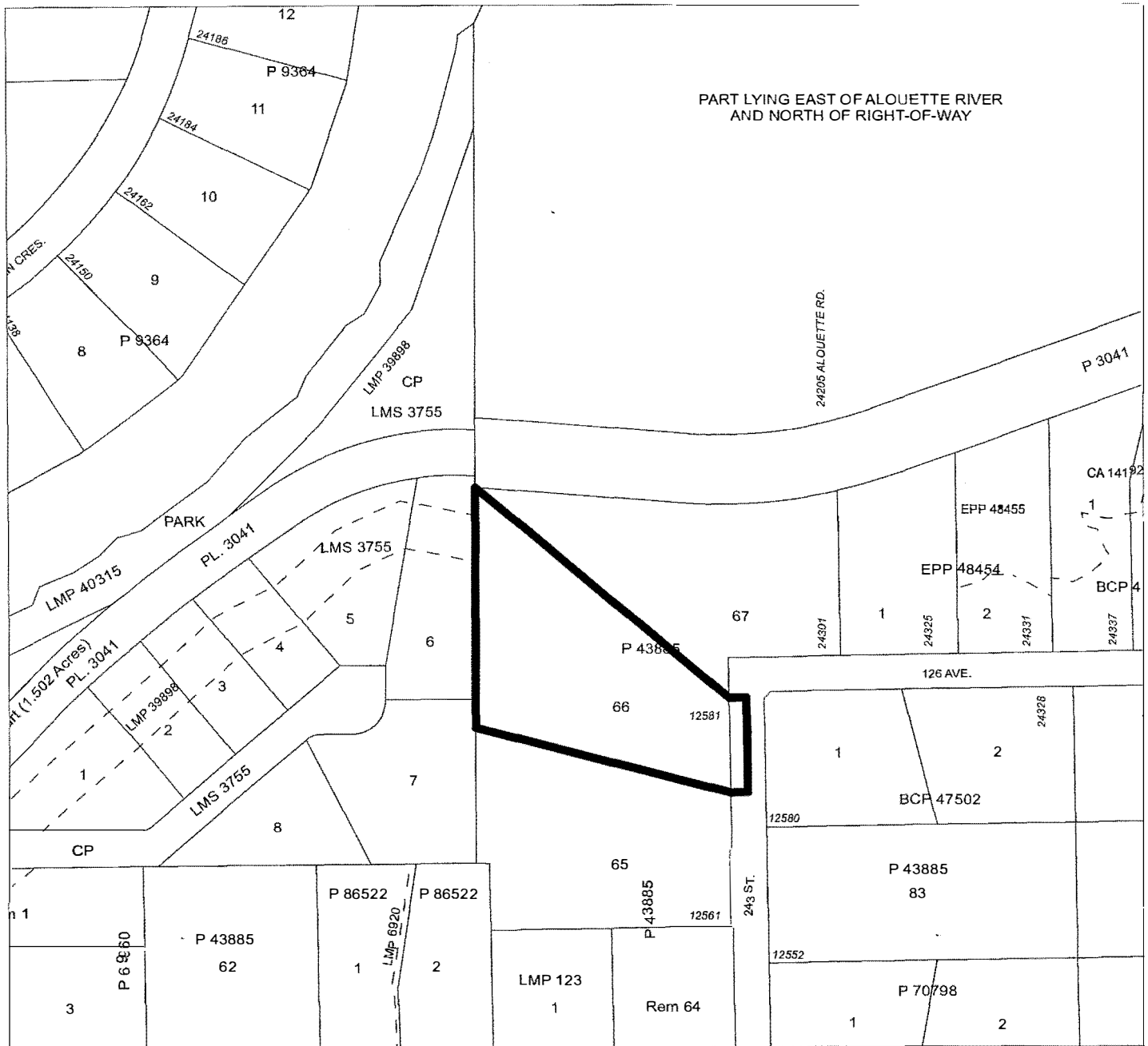
British Columbia

mapleridge.ca

FILE: 2018-325-VP DATE:
January 17, 2019

BY: LP

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7495-2018

Map No. 1773

From: RS-3 (One Family Rural Residential)

To: RS-2 (One Family Suburban Residential)



SCALE 1:2,533

DRAFT PLAN OF PROPOSED SUBDIVISION OF LOT 66 SECTION 22 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 43885

APPENDIX D

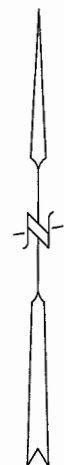
SCALE 1 : 750

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

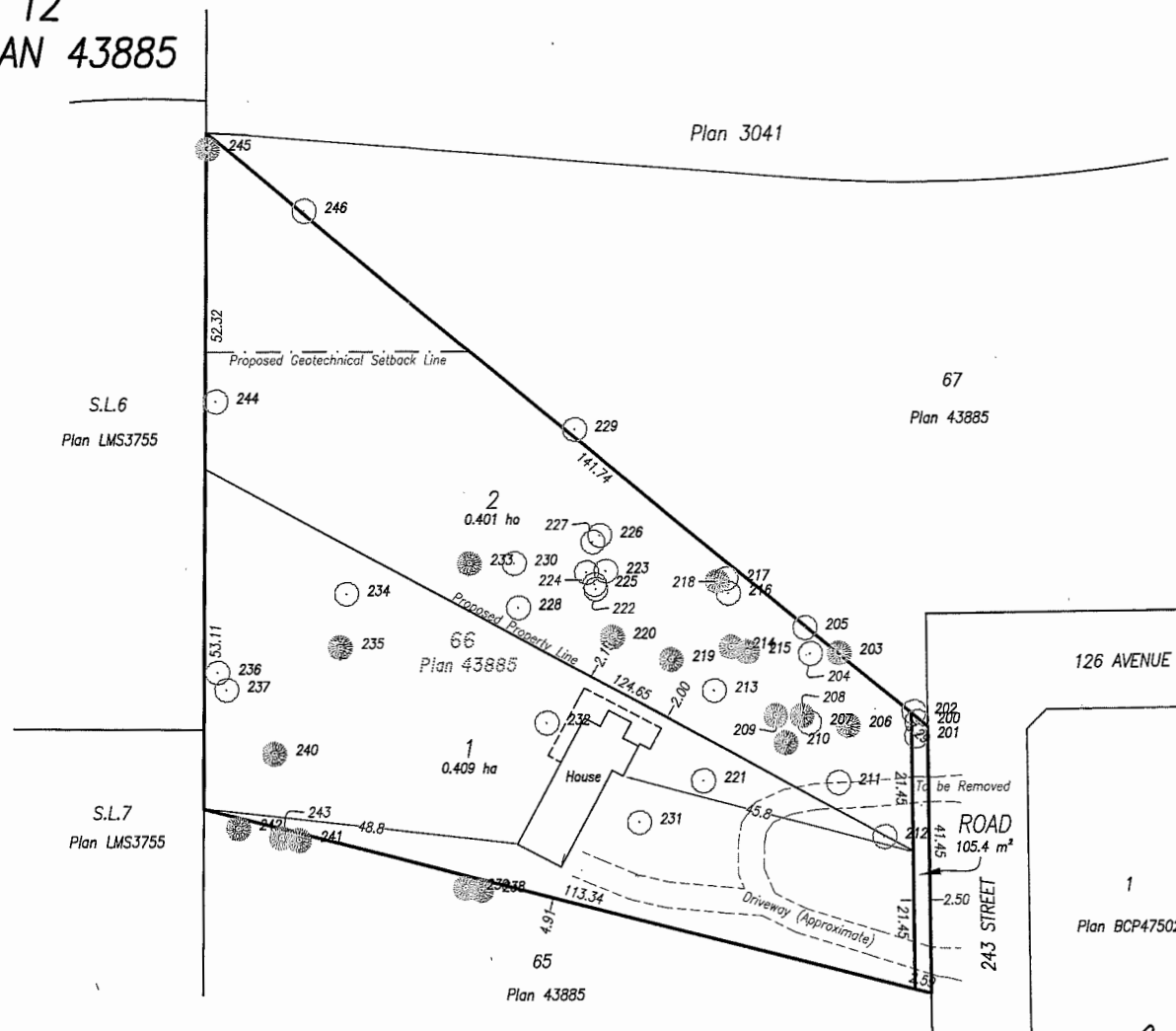


CIVIC ADDRESS: 12581 243RD STREET MAPLE RIDGE, BC

PARCEL IDENTIFIER: 007-151-641



Point Number	Elevation	Type	Tree Diameter	Tag Number
200	73.60	DECID	0.25	458
201	73.44	DECID	0.35	455
202	73.30	DECID	0.45	438
203	70.46	CONIF	1.00	456
204	70.24	DECID	0.35,0.35	457
205	70.23	DECID	0.4,0.4	439
206	71.45	CONIF	0.50	444
207	70.57	DECID	0.35	442
208	70.26	CONIF	0.20	443
209	70.41	CONIF	0.40	440
210	70.63	CONIF	0.60	441
211	73.81	DECID	0.75	437
212	74.67	DECID	0.50	436
213	71.16	DECID	0.2,0.2	452
214	69.57	CONIF	0.4,0.2	455
215	69.47	CONIF	0.20	446
216	69.33	DECID	0.25,0.2	447
217	69.37	DECID	0.6,0.3	448
218	69.10	CONIF	0.30	449
219	70.08	CONIF	0.60	453
220	69.19	CONIF	1.00	450
221	72.11	DECID	0.20	479
222	68.69	DECID	0.20	451
223	68.54	DECID	0.50	454
224	68.50	DECID	0.50	460
225	68.75	DECID	0.15	459
226	68.17	DECID	0.50	473
227	68.43	DECID	0.45,0.6	461
228	68.17	DECID	1.00	463
229	67.27	DECID	0.30	483
230	67.93	DECID	0.5,0.5	482
231	72.38	DECID	0.25	474
232	70.64	DECID	0.50	488
233	67.79	CONIF	0.70	480
234	67.01	DECID	0.20	464
235	67.10	CONIF	0.6,0.5	466
236	66.58	DECID	0.20	486
237	66.86	DECID	0.25	485
238	71.58	CONIF	0.40	472
239	71.45	CONIF	0.50	471
240	68.83	CONIF	0.80	457
241	69.81	CONIF	0.65	470
242	68.98	CONIF	0.70	468
243	69.33	CONIF	0.45	469
244	64.95	DECID	0.35	484
245	64.30	CONIF	2.00	482
246	65.16	DECID	0.90	481



WADE & ASSOCIATES LAND SURVEYING LTD.
BC LAND SURVEYORS
MISSION & MAPLE RIDGE
PHONE: (604) 826-9561 OR 463-4753
FILE: H3030-04

LOT DIMENSIONS DERIVED FROM
PLAN 43885

PREPARED FOR: BURKE

CHARGE(S) ON TITLE WITHOUT REFERENCE TO
SURVEY PLANS THAT MAY AFFECT IMPROVEMENTS:
J161735 RESTRICTIVE COVENANT

S.P. Wade
S.P. WADE, BCLS

DATE OF SURVEY: NOVEMBER 21, 2019