



City of Maple Ridge

COUNCIL WORKSHOP AGENDA

October 24, 2023

11:00 AM

Virtual Online Meeting including Council Chambers

The purpose of the Council Workshop is to review and discuss policies and other items of interest to Council. Although resolutions may be passed at this meeting, the intent is to make a consensus decision to send an item to Council for debate and vote or refer the item back to staff for more information or clarification.

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

1. CALL TO ORDER

1.1 Territory Acknowledgement

The City of Maple Ridge carries out its business on the traditional and unceded territory of the Katzie (q̓íc̓əy) First Nation and the Kwantlen (q'w̓a:n̓λ'ən) First Nation.

2. APPROVAL OF THE AGENDA

3. MINUTES

3.1 Adoption of Minutes – October 10, 2023

4. PRESENTATIONS AT THE REQUEST OF COUNCIL

5. UNFINISHED AND NEW BUSINESS

5.1 City of Maple Ridge Heritage Plan 2024-2034

Comprehensive update to the 2013 Heritage Plan to provide the City with an effective plan for the next 10 years.

RECOMMENDATION:

THAT the City of Maple Ridge Heritage Plan 2024-2034 be endorsed.

- 5.2 North East Albion Land Use and Servicing Review – Scoping Report
Proposed targeted land use and servicing review of the southern portion of North East Albion Area to refresh the land use plan to reflect current market conditions and Council aspirations.

RECOMMENDATION:

THAT the land use review and public consultation process, as outlined in Section 2.2 of the report titled “North East Albion Land Use and Servicing Review– Scoping Report” and dated October 24, 2023, be endorsed.

- 5.3 2023-217-RZ, Public Hearing Waiver Procedures Bylaw No. 7954-2023
Staff presentation

- 5.4 Seasonal Curbside Patio Program and Guidelines
A Seasonal Curbside Patio Program has been developed to modernize and clarify requirements and guidelines for patios utilizing public right of way in the City of Maple Ridge.

RECOMMENDATION:

THAT Council endorse the Seasonal Curbside Patio Program and Guidelines for implementation in Spring 2024.

THAT Council direct Staff to issue notices for the removal of temporary curbside patios located in the public Right of Way (public parking areas) by November 10, 2023 in preparation for the new Seasonal Curbside Patio Program launch in Spring of 2024.

- 5.5 Community Emergency Preparedness Fund – Maple Ridge Climate-Related Multi-Hazard Risk Assessment

Requesting Council authorization to seek funding from the Union of BC Municipalities (UBCM) through their Community Emergency Preparedness Fund (CEPF) Disaster Risk Reduction - Climate Adaptation (ORR-CA) funding stream

RECOMMENDATION:

THAT the City of Maple Ridge be authorized to submit the application for “Maple Ridge Climate-Related Multi-Hazard Risk Assessment” to the UBCM Community Emergency Preparedness Fund, Disaster Risk Reduction – Climate Adaptation stream, and provide overall grant management, if awarded funding.

6. CORRESPONDENCE

7. BRIEFING ON OTHER ITEMS OF INTEREST / QUESTIONS FROM

COUNCIL

8. MATTERS DEEMED EXPEDIENT

9. ADJOURNMENT

City of Maple Ridge

COUNCIL WORKSHOP MINUTES

OCTOBER 10, 2023

The Minutes of the Council Workshop Meeting held virtually and hosted in the Council Chambers on October 10, 2023, at 11:00 am at City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

<i>PRESENT</i>	<i>Appointed Staff</i>
<i>Elected Officials</i>	S. Hartman, Chief Administrative Officer
Mayor D. Ruimy	S. Labonne, Deputy Chief Administrative Officer
Councillor K. Carreras	C. Mushata, Director of Legislative Services and Corporate Officer
Councillor O. Dozie	A. Nurvo, Deputy Corporate Officer
Councillor J. Dueck	
Councillor S. Schiller	
Councillor J. Tan	<i>Other Staff as Required</i>
Councillor A. Yousef	K. Anastasiadis, Manager of Intergovernmental Affairs (Online)
	C. Andre, Computer Support Specialist
<i>ABSENT</i>	C. Bevacqua, Clerk 3
	M. Best, Interim Director of Planning
	Z. Lifshiz, Director, Strategic Development, Communications and Public Engagement
	C. Munialo, User Support Assistant
	C. Nolan, Deputy Director of Finance
	D. Olivieri, Manager of Corporate Planning and Consultation
	V. Richmond, Director of Parks and Facilities
	F. Smith, Director of Engineering
	T. Westover, Director of Economic Development

Note: These Minutes and a video of the meeting are posted on the City's Web Site at <https://mapleridge.primegov.com/public/portal>

Note: Councillor Dozie participated in the meeting electronically.

1. **CALL TO ORDER** - 11:01 am
 - 1.1 Territorial Acknowledgement

The Mayor provided the territory acknowledgement.

2. **APPROVAL OF THE AGENDA**
 - 2.1 Approval of Agenda

R/2023-WS-056

Moved, seconded, and CARRIED

THAT the agenda of the October 10, 2023, Council Workshop Meeting be approved as circulated.

3. **MINUTES**

3.1 Adoption of Minutes

R/2023-WS-057

Moved, seconded, and CARRIED

THAT the minutes of the September 26, 2023, Council Workshop Meeting be adopted.

4. **PRESENTATIONS AT THE REQUEST OF COUNCIL** - Nil

5. **UNFINISHED AND NEW BUSINESS**

5.1 Strategic Plan Implementation Framework

Z. Lifshiz, Director, Strategic Development, Communications and Public Engagement, and D. Olivieri, Manager of Corporate Planning and Consultation, provided a presentation and staff responded to questions of Council.

Note: Councillor Dozie left the meeting at 12:17 pm and returned at 12:22 pm and was absent for the vote on this item.

R/2023-WS-058

Moved, seconded, and CARRIED

THAT Council approve the Key Results, listed in Attachment A of the Council report titled 'Strategic Plan Implementation Framework' dated October 10, 2023.

6. **CORRESPONDENCE** - Nil

7. **BRIEFING ON OTHER ITEMS OF INTEREST/QUESTIONS FROM COUNCIL** - Nil

8. **MATTERS DEEMED EXPEDIENT** - Nil

9. **ADJOURNMENT** - 12:22 pm

D. Ruimy, Mayor

Certified Correct

C. Mushata, Corporate Officer

TO: His Worship Mayor Dan Ruimy
and Members of Council
FROM: Chief Administrative Officer

MEETING DATE: October 24, 2023
FILE NO: 13-6850-01
MEETING: Workshop

SUBJECT: City of Maple Ridge Heritage Plan 2024-2034

EXECUTIVE SUMMARY:

The City of Maple Ridge Heritage Plan 2024-2034 (Appendix A) is a comprehensive update to the 2013 Heritage Plan to provide the City with an effective plan for the next 10 years. This Heritage Plan aligns with the *Official Community Plan* and outlines Goals and Actions to assist in managing, maintaining, and conserving valuable community heritage resources. The City of Maple Ridge has been stewards of heritage since 1979 and has already enabled many provincial tools to help conservation of heritage resources. This Plan builds on the many years of heritage stewardship and proposes to enhance the heritage program with new modern initiatives in order to broaden the types of heritage resources being conserved.

Since the development of the 2013 Heritage Plan, there have been shifts in heritage conservation planning theory and practice. As the global concept of what constitutes 'heritage' evolves, there has been recognition for a much broader and deeper understanding of heritage through the recognition of community values. This means that the conservation of heritage resources evolves with the community instead of being frozen in time because community values also evolve over time.

This place is fortunate to contain numerous layers of heritage: the built heritage we experience daily, the intangible heritage showcased in our communities through traditions and storytelling, the past that lies beneath us through known and unknown archaeological sites; and the parks and water systems that make up parts of our natural heritage.

The purpose of this report is to summarize and seek endorsement of the updated Heritage Plan that will guide the conservation of heritage resources within Maple Ridge for the next ten years. The Heritage Plan includes a refreshed Vision, five new overarching Goals, and fifty Actions. Conserving and celebrating a community's heritage allows it to retain and convey a sense of its history as well as provides enrichment and educational opportunities. Heritage conservation is also sustainable and supports initiatives such as landfill reduction and conservation of embodied energy as it reinvests in existing infrastructure.

As heritage stewardship is a shared responsibility, Actions identified in the Heritage Plan will be achieved over a ten-year period through the combined efforts of the City of Maple Ridge Council, various city staff in multiple departments, the CHC, Maple Ridge Historical Society, Maple Ridge Museum & Archives, local First Nations, key stakeholders, and community partnerships.

RECOMMENDATION:

That the City of Maple Ridge Heritage Plan 2024-2034 be endorsed.

1.0 BACKGROUND:

Traditionally, the area of Maple Ridge was known by its Halkomelem name 'Z'wa?acstan' which translates into 'place where the golden eagles are.' The cultural history of Maple Ridge reaches back millennia with the ancestors of the Kwantlen and Katzie Peoples. This area has changed significantly since the first European colonization in the 1850s and continues to become increasingly diverse with ongoing migration and development.

Heritage includes anything that is unique to or valued by a community that can be passed from generation to generation. It can be built, natural, cultural, or social. The heritage of Maple Ridge residents shapes the community's identity, establishes a distinct character, and contributes to the quality of life for its residents.

A "Heritage Plan" is a strategic plan that respects these cherished values and embeds them in its proposed Vision, Goals, and Actions. It aligns with the Official Community Plan (OCP) and outlines Goals and Actions that assist in managing, maintaining, and conserving valuable community heritage resources now and for the future.

1.1 History of Strategic Heritage Planning

Local governments can manage their heritage resources through the legislative tools provided by Provincial legislation, such as the Community Heritage Register, Heritage Designation Bylaws, and Heritage Revitalization Agreements. Provincial legislation also enables municipalities to better integrate heritage conservation into development and community planning processes through public art, protection of significant views, tax exemptions, and alternatives to BC Building Code.

The City's heritage initiatives date back to 1979 with the passing of a Heritage Designation Bylaw to protect Haney House. In 1989, Council established the Community Heritage Commission (CHC), which continues advising Council on matters relating to heritage conservation. In 1994, the CHC led the creation of the City's first Heritage Strategic Plan to advance the heritage management of resources in the City. Maple Ridge's first Heritage Strategy was endorsed by Council in 1995 and supported staff's and the CHC's workplan until 2013. From this Strategy, there were many key recommendations that created the foundation for Maple Ridge's Heritage Program. These key recommendations resulted in:

- Establishment of the Heritage Inventory (1998);
- Establishment of a Community Heritage Register (2004);
- Adoption of heritage policies in the Official Community Plan (2004);
- Creation and adoption of the Minimum Maintenance Standards for Heritage Buildings Bylaw No. 6710-2009;
- Adoption of the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (2009); and
- Creation and adoption of the Heritage Procedures Bylaw No. 6951-2012.

Since the establishment of the Maple Ridge Heritage Program, there have been significant shifts in heritage conservation planning theory and practice. The global concept of what constitutes 'heritage' has evolved from an architectural focus into a values-based system that recognizes values that are important to a community.

1.2 2013 Heritage Plan Completed Work

The City's current Heritage Plan was endorsed on December 12, 2013, and has provided the City with a strategic plan of action for the past 10 years. The 2013 Heritage Plan built on the success of the 1995 Heritage Plan and was developed through a community engagement process. The 2013 Heritage Plan included forty-four action items and below are some of the key action items that have been completed through the 2013 Heritage Plan:

- Celebration of Canada 150 (2017);
- Updating the Heritage Inventory (2018);
- Updating the Heritage Register (2019);
- Digitizing historic municipal minutes, bylaws, assessment rolls, and collector rolls (2020); and
- Undertaking a full review of available legislative tools to incentives heritage conservation (2021).

The update to the 2013 Heritage Plan is intended to:

- Provide an opportunity to assess aspects of the City's existing heritage program that are most successful;
- Determine what needs to be re-focused for maximum effectiveness;
- Identify areas where new approaches or programs may be considered; and
- Outline a series of actions that best utilize existing resources.

2.0 DISCUSSION:

The updated Heritage Plan grew from engagement with the broader community, and reflects a community values-based approach to cultural heritage resource management. The Heritage Plan has been based on an analysis of the existing challenges and opportunities through consultation with City staff, community stakeholders, heritage program participants, and the public.

This section provides a summary of the public engagement process and the updated Heritage Plan.

2.1 Engagement Process for Developing a Refreshed Heritage Plan

To refresh the Heritage Plan, a public engagement process was launched in Fall 2021. The public engagement process was to help determine the current collective community heritage values and to understand broad perspectives and aspirations related to heritage in Maple Ridge. The public engagement process included:

- A virtual Open House with a presentation introducing the project and community dialogue on October 6, 2021;
- An online public survey that was open from October 6, 2021 – November 21, 2021, to prompt general community comments and expectations;
- Two meetings with Kwantlen First Nation were held in late 2021 / early 2022;
- Meetings with stakeholders, such as the Museum and Archives staff; and
- Meetings with the Community Heritage Commission.

Summary of Engagement Results

The engagement process launched on October 6th, 2021, with a Virtual Open House where seven members of the public attended and provided feedback on aspirations for the next iteration of the Heritage Plan. Dialogue mainly focused on broadening the stories that are told, including telling difficult histories, and starting on the path of truth and reconciliation with our Indigenous neighbours.

The survey opened the same day on October 6th and was open until November 21, 2021. A total of 51 people filled in the survey. A summary of survey results can be found in Appendix B. The top cultural heritage attributes most important to the community are as follows:

1. Built heritage (70% of respondents)
2. Archival Material, historic documents, objects (70% of respondents)
3. Archaeological sites and artifacts (66% of respondents)
4. Significant Events (65% of respondents)
5. Cultural Landscapes (57% of respondents)
6. Stories and Folklore (55% of respondents)

The survey also asked questions about existing action items that had not been completed and potential new action items to help staff better understand residents' priorities. Overall, three themes emerged from the feedback:

- Recognize truths of the past and the diverse history of Maple Ridge;
- Improve the management of heritage resources, such as properly storing archival material; and
- Support the community that is conserving heritage resources.

The feedback heard during the engagement process was essential to preparing the draft plan. Once the updated Heritage Plan was drafted, the draft was recirculated to stakeholders, including Museum and Archives staff, Katzie First Nation, Kwantlen First Nation, and the Community Heritage Commission (CHC). The CHC provided feedback at the September 14, 2023, meeting, and later endorsed the draft Heritage Plan after minor amendments on October 6, 2023.

Additionally, the following committees received a high-level presentation on the draft Heritage Plan, which included highlights of draft Actions that would be of most interest to the committee, and feedback was sought on the proposed draft plan and action items:

- Mayor’s Task Force on Climate Action – September 11, 2023
- Economic Development Advisory Committee – September 14, 2023
- Parks, Recreation and Culture Advisory Committee – September 27, 2023

2.2 Summary of the Updated Heritage Plan





The community values that emerged from the community engagement formed the foundation of the Heritage Plan’s refreshed Vision, five Goals, and fifty Actions. As heritage stewardship is a shared responsibility, Actions identified in the Plan will be achieved over a ten-year period through the combined efforts of the City of Maple Ridge Council and Staff, the CHC, Maple Ridge Historical Society, Maple Ridge Museum & Archives, local First Nations, key stakeholders, and community partnerships.

The following Vision will guide the conservation of heritage resources in Maple Ridge until 2034.

As we plan for the future, we will respect our past by recognizing and celebrating all aspects of our rich legacy including: indigenous presence; historic communities; rural lands; natural and cultural landscapes; our unique cultural diversity and our memories and traditions.

Our Heritage Program will support the sustainable development of our urban structure and our rural areas and assist in the development of a complete and healthy community. Our past, present and future will be connected through community and cultural celebrations, partnerships and heritage activities that will preserve our tangible and intangible heritage resources, provide educational opportunities and enrich the lives of our citizens and visitors.

The five new overarching Goals within Heritage Plan are supported by policies within the Official Community Plan (OCP). Within each Goal are Actions that have an associated timeframe for implementation ranging from ongoing to long term (6-10 years). Below are the timeframes for implementation:

-  Ongoing Actions: underway and continuing (2024-2034)
-  Short Term Actions: up to 3 years (2024-2026)
-  Medium Term Actions: 4-5 years (2026-2028)
-  Long Term Actions: 6-10 years (2028-2034)

Goal #1: Advance Reconciliation

The first Goal of the Heritage Plan is “Advance Reconciliation” and the intent of this goal is to work with local Indigenous communities to help ensure the conservation of significant Indigenous heritage resources. Within this Goal, there is only one ongoing Action that speaks to valuing and fostering relationships as the City works towards truth and reconciliation. The Action identifies some of the ways in which the City can work with our Indigenous neighbours to conserve Indigenous heritage resources, such as digitization projects and mapping of significant archaeological sites.

Goal #2: Celebrate the City’s Diverse Heritage

The second Goal of the Heritage Plan is to “Celebrate the City’s Diverse Heritage” and the intent of this goal is to collaborate with various groups and organizations to document and conserve heritage resources of all

types (built, natural, social, cultural) and to develop specific programs to increase public awareness. Within this Goal there are seven ongoing Actions and two short-term actions. Some of the Actions included are:

- Continuing to digitize the City and Community Archives,
- Explore criteria to identify intangible heritage, and
- Explore ways for the public to nominate all types of heritage resources for the heritage inventory.

Goal #3: Enhance Heritage Management

The third Goal of the Heritage Plan is to “Enhance Heritage Management” and the intent of this Goal is to better enable tools under Provincial legislation to more effectively strengthen the conservation of heritage resources in Maple Ridge. This Goal has the most Actions with nine ongoing Actions, eight short-term Actions, six medium term Actions, and one long-term Action. Some of the Actions included are:

- Explore recycling and salvage requirements for the demolition of properties on the Heritage Register;
- In collaboration with local First Nations, support the City’s exploration of ways to implement applicable Calls to Action from the Truth and Reconciliation Commission of Canada;
- Migrate all properties from the Heritage Inventory to the Heritage Register with the consent of property owners; and
- Undertake an Archival Records Strategy to coordinate the conservation of records between the City and the Maple Ridge Museum and Archives.

Goal #4: Support Community Conservation

The fourth Goal of the Heritage Plan is to “Support Community Conservation” and the intent is to assist groups, organizations, and individuals that are conserving heritage resources. Within this Goal there is one ongoing Action and four short-term Actions. Some of the Actions included are:

- Continue to support the services and programs of the Maple Ridge Museum & Archives regarding heritage and archaeological resource interpretation, conservation, promotion, and celebration; and
- Implement a financial heritage grant for private homeowners.

Goal #5: Support Heritage Education and Awareness

The fifth Goal of the Heritage Plan is to “Support Heritage Education and Awareness” and the intent of this Goal is to increase public support and interest in heritage conservation activities. Within this Goal there are four ongoing Actions, four short-term Actions, and three medium-term Actions. Some of the Actions included are:

- Explore developing a heritage centre as a focus of community heritage activities;
- Explore the develop oral history projects; and
- Explore landscape design options in public spaces that support plants, shrubs, and trees used in period landscapes, such as Edwardian style gardens, that are also resilient to climate change.

3.0 TIMELINE & NEXT STEPS

Figure 1 outlines the process to developing the Heritage Plan 2024-2034. Should Council endorse the updated Heritage Plan, Actions identified in the Plan will be achieved over a ten-year period, between 2024 and 2034, through the combined efforts of the City of Maple Ridge Council and Staff, the Community Heritage Commission, Maple Ridge Historical Society, Maple Ridge Museum & Archives, local First Nations, key stakeholders, and community partnerships.

Figure 1: Developing Updated Heritage Plan Process



4.0 STRATEGIC ALIGNMENT:

The proposed Heritage Plan 2024-2034 aligns with four of the five pillars of the 2023-2026 City of Maple Ridge Strategic Plan.

- Updating the Heritage Plan aligns with the Engaged, Healthy Community priority as the Plan supports fostering a sense of belonging and building community pride through actions such as, developing criteria to support the conservation of intangible heritage and updating the Street Naming policy.
- Updating the Heritage Plan aligns with the Climate Leadership & Environmental Stewardship priority as the Plan proposes actions to mitigate impacts of climate change through actions such as developing recycling requirements for demolished heritage resources and developing information handouts for Heritage Revitalization Agreements to encourage the retention of existing built heritage.
- Updating the Heritage Plan aligns with the Diversified, Thriving Economy priority as the Plan proposes actions to maximize tourism through actions such as, exploring the development of a heritage centre and improving wayfinding to cultural places.

The Heritage Plan 2024-2034 will replace the 2013 Heritage Plan and support other existing strategies such as the Walking Together Culture Plan, Tourism Strategy, and the Parks, Recreation, & Culture Master Plan.

5.0 DEPARTMENTAL IMPLICATIONS:

Staff will continue to work collaboratively with various departments, including Parks, Recreation & Culture, Economic Development, Engineering, Building, and Information Technology to implement the Heritage Plan.

6.0 FINANCIAL IMPLICATIONS

Following endorsement of the Heritage Plan 2024-2034, actions and initiatives will be brought forward through the regular Business Planning process over the next ten years to support implementation. Many of the Actions identified in the Heritage Plan are actionable through departmental workplans and others will be brought forward through incremental packages.

CONCLUSION:

The City of Maple Ridge Heritage Plan 2024-2034 (Appendix A) is a comprehensive update to the 2013 Heritage Plan to provide the City with an effective plan for the next 10 years. The community values that emerged from the community engagement (Appendix B) formed the foundation of the Heritage Plan's refreshed Vision, five Goals, and fifty Actions.

This report summarizes and seeks endorsement of the updated Heritage Plan that will assist in managing, maintaining, and conserving valuable community heritage resources within Maple Ridge. Endorsement of the Heritage Plan has no immediate financial implications. Implementation will be brought forward through the Business Planning process over the next ten years through departmental workplans and incremental packages.

As heritage stewardship is a shared responsibility, Actions identified in the Heritage Plan will be achieved over a ten-year period through the combined efforts of the City of Maple Ridge Council, various city staff in multiple departments, the CHC, Maple Ridge Historical Society, Maple Ridge Museum & Archives, local First Nations, key stakeholders, and community partnerships.

The City of Maple Ridge has been stewards of heritage since 1979 and has already enabled many provincial tools to help conservation of heritage resources. This Plan builds on the many years of heritage stewardship and proposes to enhance the heritage program with new modern initiatives in order to broaden the types of heritage resources being conserved.

Conserving and celebrating a community's heritage allows it to retain and convey a sense of its history as well as provides enrichment and educational opportunities. Heritage conservation is also sustainable and supports initiatives such as landfill reduction and conservation of embodied energy as it reinvests in existing infrastructure.

"Original Signed by Krista Gowan"

Prepared by: **Krista Gowan, CAHP
Planner 2**

"Original Signed by Marlene Best"

Reviewed by: **Marlene Best, RPP, MBA
Interim Director of Planning**

"Original Signed by Scott Hartman"

Concurrence: **Scott Hartman
Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A – City of Maple Ridge Heritage Plan 2024-2034
- Appendix B – Summary of Community Survey Results

MAPLE RIDGE HERITAGE

STRATEGIC PLAN
2024 - 2034



THE PLAN

Managing,
maintaining,
and
conserving
valuable
community
heritage
resources
now and for
the future.

2022



1982



1929



CONTENTS PREPARED BY

**DONALD LUXTON
AND ASSOCIATES INC**



Incorporated in 1874, Maple Ridge became the fifth-oldest municipality in British Columbia.

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EXECUTIVE SUMMARY

The City of Maple Ridge Heritage Plan 2024-2034 is a comprehensive update of the 2013 Heritage Plan that has provided the City with an effective, sustainable, and realistic strategic plan of action for the past ten years. The City has had a Heritage Plan that has guided the conservation of its heritage resources since 1995.

This Heritage Plan is a strategic plan of action that aligns with the Official Community Plan and outlines goals and actions that assist in managing, maintaining, and conserving valuable community heritage resources now and for the future. To continue to conserve our community's heritage as effectively as possible, the City's heritage initiatives were reviewed, refocused, and reprioritized based on community input, local best practices, and other significant guiding documents. Throughout this process, direction has also been taken from the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) and the Truth and Reconciliation (TRC) Findings and Calls to Actions.

Traditionally, the area of Maple Ridge was known by its Halkomelem name 'Z'wa?acstan' which translates into 'place where the golden eagles are.' The cultural history of Maple Ridge reaches back millennia with the ancestors of the Kwantlen and Katzie Peoples. The cultural history of this area has changed significantly since the first European colonization in the 1850s and continues to become increasingly diverse with ongoing migration and development. The City is committed to working towards Reconciliation with our Indigenous neighbours and nurturing a relationship through partnerships and joint initiatives.

This place is fortunate to contain numerous layers of heritage: the built heritage we experience daily, the intangible heritage showcased in our communities through traditions and storytelling, the past that lies beneath us through known and unknown archaeological sites; and the parks and water systems that make up parts of our natural heritage. Conserving and celebrating a community's heritage allows it to retain and convey a sense of its history as well as provides enrichment and educational opportunities. Heritage conservation is also sustainable and supports initiatives such as landfill reduction and conservation of embodied energy as it reinvests in existing infrastructure.

The City of Maple Ridge Heritage Plan 2024-2034 contains a Vision that promotes conserving a broad range of heritage resources and the following five overarching goals:

- **GOAL #1: ADVANCE RECONCILIATION**
- **GOAL #2: CELEBRATE THE CITY'S DIVERSE HERITAGE**
- **GOAL #3: ENHANCE HERITAGE MANAGEMENT**
- **GOAL #4: SUPPORT COMMUNITY CONSERVATION**
- **GOAL #5: SUPPORT HERITAGE EDUCATION AND AWARENESS**

Flowing from the Vision and Goals are 50 Implementation Actions to provide direction for the Heritage Program for the next 10 years.

INTRO



1

The City of Maple Ridge is located on the traditional, unceded territory of the Katzie First Nation and Kwantlen First Nation. Archeological data shows that Indigenous ancestors have been stewards of this land and its heritage for at least 10,000 years. Traditionally, the area of Maple Ridge was known by its Halkomelem name 'Z'wa?acstan' which translates into 'place where the golden eagles are.'

The cultural history of this area has changed significantly since the first European colonization. Colonial settlers began to arrive in the 1850s, establishing small communities, such as Port Hammond, Port Haney, Whonnock, and Ruskin. When these communities came together and incorporated in 1874, Maple Ridge became the fifth-oldest municipality in British Columbia. Today, Maple Ridge continues to become increasingly diverse with ongoing migration and development.

The City's heritage initiatives date back to 1979, with the municipal designation of Haney House. The Community Heritage Commission was established in 1989 and continues advising Municipal Council on matters relating to heritage conservation. Other key initiatives have been undertaken, including the establishment of a Community Heritage Register and the adoption of heritage policies in the Official Community Plan.

Since the establishment of the Maple Ridge Heritage Program, there have been significant shifts in heritage conservation planning theory and practice. The global concept of what constitutes 'heritage' has evolved from an architectural focus into a values-based system that recognizes a much broader and deeper understanding of cultural heritage and the importance of intangible heritage values.

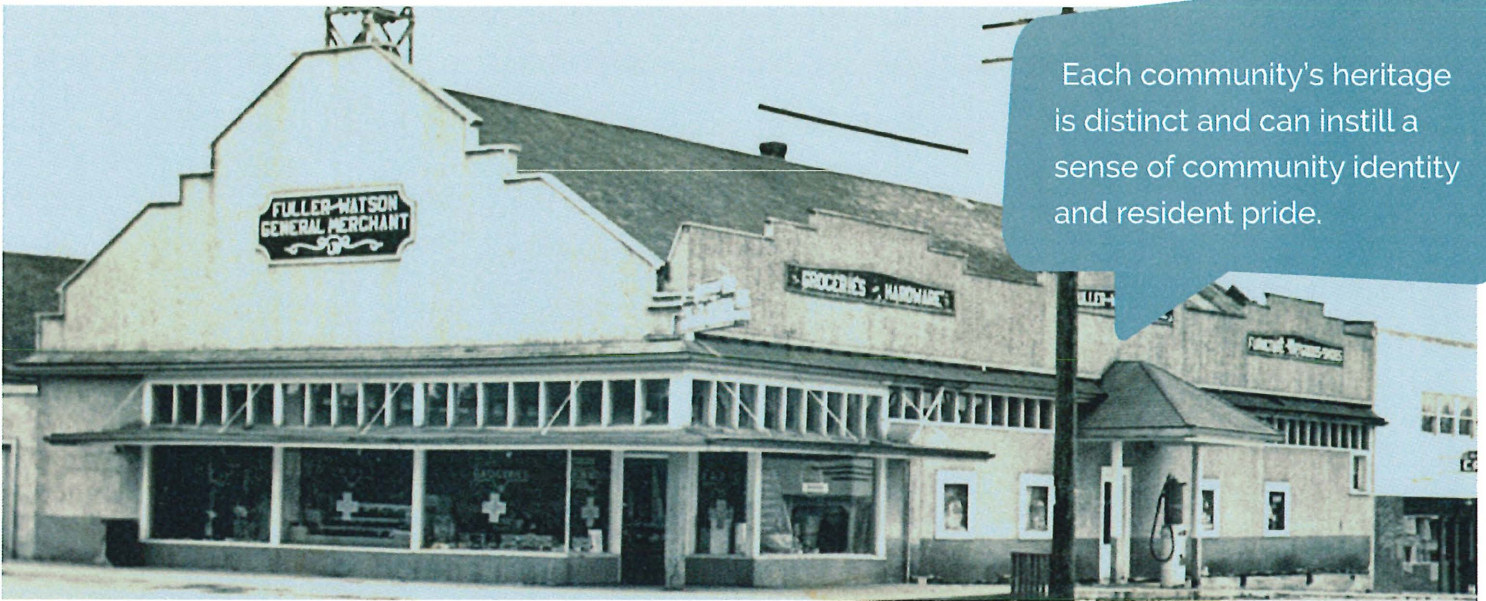
Heritage includes anything that is unique to or valued by a community. It can be anything built, natural, cultural, or social that can be passed from generation to generation. Oral histories, language, buildings, and landscapes are just some examples that contribute to Maple Ridge's heritage.

The City of Maple Ridge Heritage Plan 2024-2034 is a comprehensive update of the Maple Ridge Community Heritage Commission Heritage Plan 2013 that has served as a strategic plan of action over a ten-year period.

The update process provided an opportunity to:

- have dialogue with the community and foster relationships,
- assess those aspects of the heritage program that are most successful,
- determine what needs to be re-focused for maximum effectiveness, and
- outline a series of actions that best utilize resources.

This Heritage Plan for the next ten years builds on the City's program of long-term stewardship and intends to continue fostering and promoting the retention of unique aspects of local heritage character and value, including historic buildings and structures, cultural landscapes, and intangible resources.



Each community's heritage is distinct and can instill a sense of community identity and resident pride.

The "new" Fuller Watson building located at 224th Street and Lougheed Highway taken in late 1942 just after the air raid siren was mounted on the roof. The store's original location was down the hill next door to the Bank of Montreal. - Maple Ridge Museum & Archives, P09037

BENEFITS OF HERITAGE

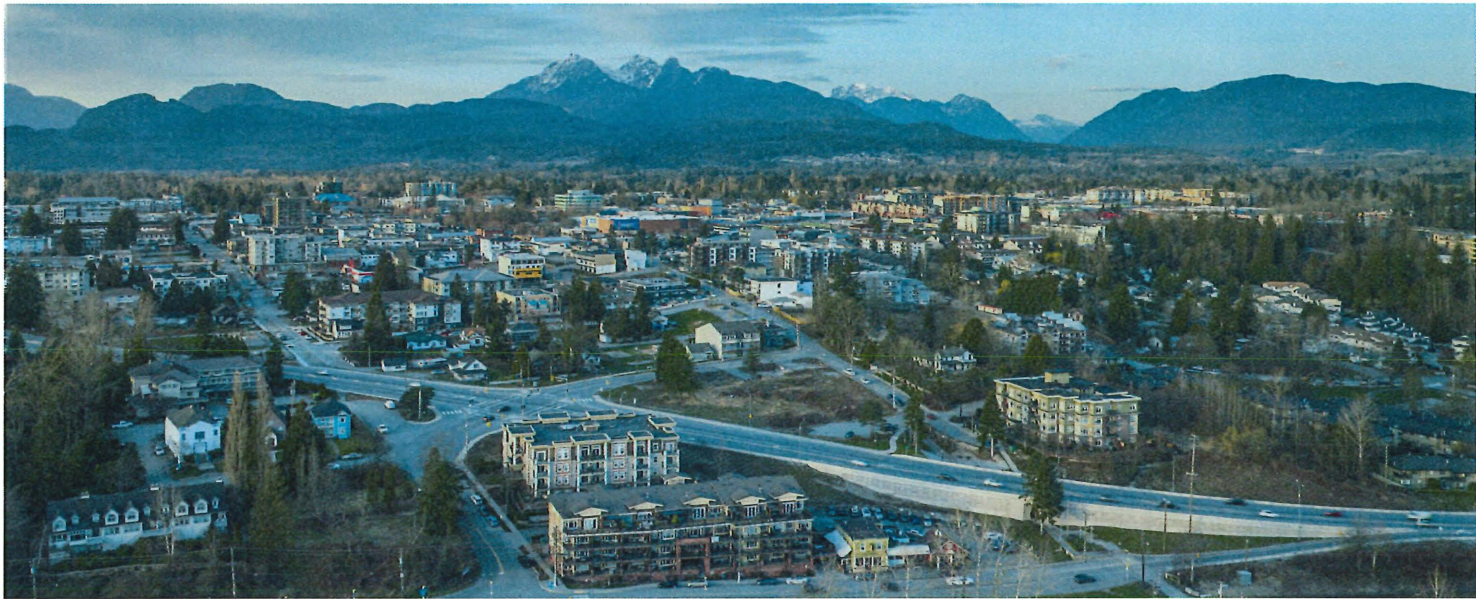


2

Heritage conservation has many potential cultural, social and economic benefits. Each community's heritage is distinct and can instill a sense of community identity and resident pride. Conserving and celebrating a community's heritage helps us understand where we have come from so that we can appreciate the continuity in our community from past to present to future. Historic sites become physical landmarks and touchstones, and many other intangible heritage features - such as traditions, events and personal histories - add to the City's vibrancy and character. A broad range of heritage resources represents a legacy that weaves a rich and unique community tapestry. Heritage conservation also provides business, tourism, and conscious development opportunities.

The idea of conserving heritage to support sustainable initiatives is not new. Heritage conservation has become connected with sustainability goals in which economic, environmental, social, or cultural interests coincide to support common community goals. Conserving heritage values supports initiatives such as landfill reduction and conservation of embodied energy. It reinvests in existing infrastructure and promotes reduction of Green House Gas emissions.

Heritage is also valuable for the City's economic environment and business. Heritage conservation provides the opportunity for creative infill buildings and sympathetic additions that can support cultural tourism. Though provincial tools, businesses can revitalize older buildings by turning them into restaurants and shops while retaining the unique local context. These businesses in return, draw residents and travelers, who look for "unique" or "local" experiences when picking a destination. Investment in heritage conservation provides economic stimulus that results in enhanced tax assessments, vibrant urban environments, and education activities.



Aerial view, City of Maple Ridge 2019. - Archive

MAPLE RIDGE
HERITAGE

PROGRAM



3

The Official Community Plan (OCP Bylaw No. 7060-2014) outlines the long-term vision for growth and development in Maple Ridge. Policies that guide the recognition, management, and education related to heritage can be found in Section 4.1 of the Official Community Plan and also in more neighbourhood focused Area Plans. Guided by the Official Community Plan, the City's heritage planning initiatives are enabled under the following framework.

3.1 HERITAGE BYLAWS

The following Bylaws have been enacted to support the Heritage Program:

- **Heritage Procedures Bylaw No. 6951-2012:** provides a comprehensive framework that establishes application procedures in respect of heritage conservation bylaws, permits and agreements and to delegate Council powers to facilitate conservation.
- **Minimum Maintenance Standards for Heritage Buildings Bylaw No. 6710-2009:** communicates the minimum expectations regarding the maintenance of a legally protected heritage property and ensures that designated heritage sites are maintained and do not deteriorate through neglect.
- **Designation and Heritage Revitalizations Bylaws:** provides legal protection through a Municipal Heritage Designation Bylaw or a Heritage Revitalization Agreement Bylaw, which are intended to provide long-term protection to heritage property enabled through the Local Government Act. A number of heritage properties in Maple Ridge are protected by bylaw.
- **Maple Ridge Community Heritage Commission Bylaw No. 7588-2019:** established the Community Heritage Commission to advise Council on matters relating to heritage conservation.

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3.2 HERITAGE IDENTIFICATION

Since the 1980s, there have been ongoing initiatives to identify and evaluate the heritage resources of Maple Ridge, and to conserve, commemorate and celebrate the city's history.

- **Community Heritage Register:** here are currently 28 sites identified as having heritage value that are listed on the Maple Ridge Community Heritage Register. The City has had a Register since 1999. Listing on the Register provides access to incentives enabled under provincial legislation, such as the BC Building Code, Energy Efficiency Act and the Homeowner Protection Act.
- **Heritage Inventory:** Listing a property, natural feature, landscape, etc. on the Heritage Inventory does not provide any legal protection for the heritage resource. However, the Heritage Inventory does provide a valuable planning tool that helps identify candidates for more formal listings, protection, or recognition. In 1998, the Community Heritage Commission (then the Heritage Advisory Committee) published a comprehensive heritage inventory entitled The Heritage Resources of Maple Ridge. In 2018, The Heritage Resources of Maple Ridge was updated and now lists 125 sites, 27 cultural landscapes and 5 historic features. The Inventory provides an identification of sites that may be of heritage value and includes sites that are already protected or have identified heritage value.
- **City-Owned Heritage Sites:** The City of Maple Ridge owns a number of sites identified as possessing heritage value or having potential heritage value, including Haney House Museum.
- **Maple Ridge Museum and Archives:** Museum staff and volunteers collect, preserve, and share the material culture and stories of Maple Ridge. Members of the public are able to visit the museum and research various archival collections.

3.3 HERITAGE POLICIES AND TOOLS

The following policies and tools support the City's Heritage Program:

- **Tax Exemption - Heritage Sites Policy 5.23:** Since 2010, five-year Tax Exemption Agreements have been allowed for several sites under Section 225 (2) (b) of the Community Charter.
- **Heritage Plaque Policy 6.07:** The objective of the Heritage Plaque program is to recognize the heritage value or heritage character of structures, sites, or landscape features in Maple Ridge by installing heritage plaques on or nearby these items.
- **Standards and Guidelines:** The Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada were adopted in 2009 to guide the conservation of protected heritage sites in Maple Ridge.



Cemeteries have become much more than just a final resting spot. Providing family history and genealogy, cemeteries, reflect community memory in a tangible way

Maple Ridge Cemetery on a misty morning in 2019- Geoff Mallory

3

3.4

STRATEGIC PLANS AND PROGRAMS

In addition to the Heritage Plan, the City has a number of other strategic plans that reference heritage resources, and more broadly cultural heritage resources.

- **City of Maple Ridge Park, Recreation, and Culture Master Plan, 2023:** contains statements regarding the importance of community heritage conservation and includes strategies to support heritage preservation and education.
- **Walking Together: Maple Ridge Culture Plan, 2018:** outlines the strategic directions for advancing and investing in the community's cultural development, including arts services; festivals and events; programs; and facilities.
- **Maple Ridge Cemetery Master Plan, 2008:** outlines recommendations and implementation plan action items regarding the maintenance and upkeep of municipal cemeteries. Cemeteries have become much more than just a final resting spot. They are seen as spaces for the living as well, with community events being held on their grounds (even weddings in some cases), and as park space for passive recreation. Not only a part of family history and genealogy, cemeteries, reflect community memory in a tangible way.



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4.1 RECONCILIATION

The United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP), which outlines the basic rights and fundamental freedoms of the world's Indigenous Peoples, was adopted by the UN General Assembly in 2007 and endorsed by the Government of Canada in 2016. The Declaration was the result of decades of indigenous activism and growing momentum in the global reconciliation movement. UNDRIP prohibits discrimination against indigenous peoples and promotes full and effective participation in all matters that concern indigenous peoples and their right to remain distinct and to pursue their own visions of economic and social development.

In Canada, the Truth and Reconciliation Commission of Canada (TRC) was active from 2008 to 2015, organized by parties of the Indian Residential Schools (IRS) Settlement Agreement. The TRC was established with the purpose of documenting the history and lasting impacts of IRS on Indigenous students and their families as well as provide residential school survivors an opportunity to share their experiences during public and private meetings held across the country. In June 2015, the TRC released a summary report of its findings and 94 Calls to Action to redress the legacy of residential schools and advance the process of Canadian reconciliation. The Calls to Action were divided into two categories: 'Legacy' and 'Reconciliation.' The 'Legacy' section focused on redressing the harms resulting from the IRS; the 'Reconciliation' section focused on creating better relations between the federal and provincial governments of Canada and Indigenous nations, with an emphasis on creating a reconciled relationship. In its final report, the TRC noted that meaningful engagement among Indigenous Peoples and non-Indigenous Canadians would be key in advancing reconciliation.

In 2019, the Province of British Columbia passed the Declaration on the Rights of Indigenous Peoples Act (Declaration Act). The Declaration Act established UNDRIP as the Province's framework for reconciliation, as called for by the TRC's Calls to Action, and proclaimed UNDRIP as a standard of achievement to be pursued in a spirit of partnership and mutual respect. Further support for Reconciliation is provided by the initiatives of the Indigenous Heritage Circle, founded in 2016, and the ten standards and calls to action in Heritage BC's *Setting the Bar: A Guide to Achieve New Standards for Reconciliation within the Heritage Sector*, 2021.

Recognition and protection of an expanded range of heritage begins at the local level. For example, on October 25, 2022, the City of Vancouver passed the UNDRIP Strategy, which provides a framework for implementation under the BC Declaration Act.

The City of Maple Ridge is committed to moving forward on a path of Truth and Reconciliation with our Indigenous neighbours.



Truth and Reconciliation Day - Memorial Peace Park Maple Ridge

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4.2 FEDERAL POLICY

The federal government, in collaboration with provinces, territories and municipalities, has played a role in the development of a national framework for conservation practice. The Historic Places Initiative (HPI) is a pan-Canadian partnership consisting of a number of interrelated elements. This includes a national heritage register called the Canadian Register of Historic Places (CRHP), a comprehensive conservation guide titled the Standards and Guidelines for Heritage Conservation in Canada, a standardized format for Statements of Significance, and a certification process for project approval designed to ensure that any work that is undertaken in exchange for federal incentives complies with approved standards.

The CRHP is a searchable database containing listings of historic places of local, provincial, territorial and national significance. The purpose of the CRHP is to identify, promote and celebrate historic places. It also provides a valuable source of easily accessible and accurate information for government authorities, land use planners, developers, the tourism industry, educators, researchers, heritage professionals and the public.

The proliferation and development of municipalities Community Heritage Registers across the country has had a significant impact in supporting the identification and management of heritage assets locally, provincially and nationally. Maple Ridge has participated in local HPI implementation through the establishment of a Community Heritage Register, the preparation of Statements of Significance, and Council endorsement of the Standards and Guidelines in 2009 as the guide for conservation of designated heritage in Maple Ridge.



*The Whitehead Property is an outstanding example of conservation to an early Craftsman bungalow in Hammond, Maple Ridge.
-photo provided by property owners*

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4.3

PROVINCIAL LEGISLATION

Local governments can manage their heritage resources through the legislative tools provided by provincial legislation, such as the **Community Heritage Register**, **Heritage Designation** and **Heritage Revitalization Agreements**. These are some of the most significant conservation tools that are available at the local level for the management of heritage resources. Provincial legislation enables municipalities to better integrate heritage conservation activities into the mainstream of development and community planning.

4.3.1 LOCAL GOVERNMENT ACT

The Local Government Act (LGA) provides authority and legal framework and for local governments to make decisions regarding land use for their community. The City of Maple Ridge regulates land development through zoning, subdivision control, building bylaws, and other regulatory mechanisms enabled under the LGA. Heritage incentives can be provided through mechanisms including negotiated Heritage Revitalization Agreements. Heritage designation bylaws and most of the tools that Maple Ridge will use to provide incentives and regulations for the heritage program are enabled under Part 15: Heritage Conservation.

One of the tools that provides a basis for Maple Ridge's heritage program is a **Community Heritage Register**, which is an official listing of properties having heritage value passed by resolution of local government. Inclusion on a Register does not confer any other form of permanent heritage protection, is not listed on the Land Title, and does not create any financial liability for the local government. The Register may, however, be used to identify properties for possible future protection and does enable a local government to withhold approval and/or a demolition permit for a limited amount of time.

In addition to the tracking and regulatory powers implied by a Register listing, there are also important incentives that can be offered to assist owners with conservation. Properties on a Register are eligible for special provisions, including acceptable alternate solutions under the B.C. Building Code, alternative compliance under the Energy Efficiency Requirements and exemptions from the Homeowner Protection Act. Maple Ridge has already established a Heritage Register that lists a variety of historically significant sites and has also enacted legal protection on ten heritage sites.



Kunio and Hiroshi (Jim) Yoshizawa and Roy Tsuyuki (L) inside the Tsuyuki greenhouse surrounded by young tomato plants, 1937. Maple Ridge Museum and Community Archives, P03365

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4.3.2 HERITAGE CONSERVATION ACT

The purpose of the Heritage Conservation Act (HCA) is to encourage and facilitate the protection and conservation of heritage property in British Columbia. The Act provides tools to maintain the heritage register for the currently known archaeological heritage sites in the Province, as well as authorizing inspections and alterations of archaeological heritage sites.

The Province is committed to advancing its reconciliation mandate and upholding its obligations set out in the Declaration on the Rights of Indigenous Peoples Act (Declaration Act) through aligning provincial laws with the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP). In 2021, the Province launched the Heritage Conservation Act Transformation Project, which includes broad engagement with Modern Treaty Nations, First Nations, and key stakeholders on the HCA and its administration. This project is anticipated to bring alignment between the HCA and the Declaration on the Rights of Indigenous Peoples Act in order to transform the Act to better meet the needs of all British Columbians.

4.3.3 COMMUNITY CHARTER

The Community Charter provides municipalities with a framework for local activities and services. This legislation applies to all municipalities whose core powers were previously found in the Local Government Act and gives municipalities broad powers to regulate activities within their communities.

The Permissive Tax Exemptions provisions in the Community Charter, that can be used for facade improvement and heritage conservation projects, are listed below:

- **Section 225:** Permissive tax exemptions can be offered to "eligible property", as defined by heritage protection. A rebate on municipal and provincial taxes can be provided. There is no specified time limit to the exemption that can be negotiated.
- **Section 226:** Permissive tax exemptions can be offered to revitalization projects. A rebate can only be provided on municipal taxes and can be offered to any property. There is a 10-year time limit to this exemption.



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Heritage stewardship is a shared responsibility, and the comprehensive framework for focusing heritage efforts for the next decade will provide long-term direction for Council, Staff, and the Community Heritage Commission.

The natural, cultural, tangible, and intangible cultural heritage of Maple Ridge continues to shape the community's identity, establish a distinct character, and contribute to the quality of life for its residents. The Heritage Plan respects these cherished values and embeds them in its recommendations.

The Plan has been derived from consultation with the broader community, and reflects a community values-based approach to cultural heritage resource management. The Plan has been based on an analysis of the existing challenges and opportunities through consultation with City staff, community stakeholders, heritage program participants and the public. Significant community values emerged from the program of community consultation that forms the foundation of the Plan's recommendations. The Vision, Goals and Actions of the Heritage Plan have been developed to recognize the current challenges regarding heritage conservation and take advantage of available opportunities.

5.1 VISION

The following Vision was developed through community consultation, and summarizes the further review undertaken during the engagement process of the Heritage Plan.

A VISION FOR MAPLE RIDGE'S HERITAGE TO 2034 AND BEYOND

As we plan for the future, we will respect our past by recognizing and celebrating all aspects of our rich legacy including: indigenous presence; historic communities; rural lands; natural and cultural landscapes; our unique cultural diversity and our memories and traditions.

Our Heritage Program will support the sustainable development of our urban structure and our rural areas and assist in the development of a complete and healthy community. Our past, present and future will be connected through community and cultural celebrations, partnerships and heritage activities that will preserve our tangible and intangible heritage resources, provide educational opportunities and enrich the lives of our citizens and visitors.

5.2 GOALS

The following Goals provide a renewed focus for the City of Maple Ridge Heritage Program, and invite the ongoing community participation in heritage initiatives:

GOAL #1: ADVANCE RECONCILIATION

GOAL #2: CELEBRATE THE CITY'S DIVERSE HERITAGE

GOAL #3: ENHANCE HERITAGE MANAGEMENT

GOAL #4: SUPPORT COMMUNITY CONSERVATION

GOAL #5: SUPPORT HERITAGE EDUCATION AND AWARENESS



Our Heritage Program will support the sustainable development of our urban structure and our rural areas and assist in the development of a complete and healthy community.

Tsuyuki park located 241A and 112St. Maple Ridge. Original location of Tsuyuki family farm purchased in 1919. Honouring the legacy of the the Tsuyuki family and the presence of the pioneering Japanese community in Maple Ridge.

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5.3

ACTION PLAN FOR IMPLEMENTATION

The City of Maple Ridge is primarily responsible for the implementation of the Heritage Program through various departments including Planning and Parks, Recreation, and Culture. The Community Heritage Commission performs an active role in many aspects of the Heritage Program, including advising Council and engaging with the community through heritage information, education, and awareness. City Council, through its ongoing support and approval of budgets and policies, provides the overall direction and authorization for the implementation of the Plan. On an ongoing basis, community members have been active participants or partners in the Heritage Program through involvement in heritage projects, activities and events, and continue to demonstrate their support of heritage initiatives.

The Action Plan flows from the Vision and Goals of the Heritage Plan, which were determined through a consensus-based consultative process. Action Items identified in the Plan will be achieved over a ten-year period, between 2024 and 2034, through the combined efforts of the City of Maple Ridge Council and Staff, the Community Heritage Commission, Maple Ridge Historical Society, Maple Ridge Museum & Archives, local First Nations, key stakeholders, individuals, and community partnerships. Implementation of the Plan would benefit from a coordinated community effort to advance the goals of heritage conservation. Each Action Item is also paired with a desired outcome to assist with evaluating the success of each action item. However, it should be noted that there are some Action Items that are impossible to measure, such as relationship building. The following Action Plan provides a road map for how the goals of the Heritage Plan can be prioritized.

ACTION PLAN FOR IMPLEMENTATION

TIMEFRAME FOR IMPLEMENTATION:

- Ongoing Actions: underway and continuing (2024-2034)
- Short Term Actions: up to 3 years (2024-2026)
- Medium Term Actions: 4-5 years (2026-2028)
- Long Term Actions: 6-10 years (2028-2034)


Ongoing


Short term


Medium


Long term




We commit to nurturing a strong relationship with First Nations neighbours through partnerships and joint initiatives.

This public art piece, created by Kwantlen artist Phylis Atkins, is located at the heart of Telusky Stadium. This artwork, and others on the site, serves as an important reminder of the history of this place and our first people's stewardship of these shared lands. - Photo by: Oliver Rathonyi-Reusz, 2020.

GOAL 1: ADVANCE RECONCILIATION

OCP Policy 4 - 39
 Maple Ridge will work with local First Nations communities to help ensure the conservation of significant First Nations heritage resources.

Action	Time	Outcome
1.1 The City of Maple Ridge recognizes that its municipal boundaries overlap with the shared, traditional, and unceded territories of the Katzie First Nation and Kwantlen First Nation. We value and foster these relationships as we are working towards Reconciliation with our Indigenous partners. We commit to nurturing a strong relationship with First Nations neighbours through partnerships and joint initiatives, such as digitization of tangible and intangible heritage resources, inclusive wayfinding language, and mapping of significant archaeological sites.	Ongoing 	Improved understanding and relationships through mutual and respectful dialogue. Enhanced understanding of Indigenous cultural heritage issues and values. Better public education and awareness about the broader spectrum of Maple Ridge history.







GOAL 2: CELEBRATE THE CITY'S DIVERSE HERITAGE

OCP Policy 4 - 46

Maple Ridge will collaborate with the Community Heritage Commission, other local organizations, and the general public in order to develop specific programs and to increase public support and interest in heritage conservation activities.

OCP Policy 4 - 38

Maple Ridge will work cooperatively with the Community Heritage Commission and other relevant groups and organizations to establish an information database of all types of built, natural and cultural heritage resources within the District, including evaluation criteria for each type. This inventory would be updated on an ongoing basis evolving and responding to theoretical and practical changes in the heritage arena.






Action 		Time	Outcome
2.1	Continue to expand the scope and definition of the heritage context of Maple Ridge as broad, diverse, and inclusive by identifying tangible sites and intangible heritage that will represent a broader diversity and include other categories of potential heritage resources.	Ongoing 	Increased understanding of the community's cultural heritage, and values. Increased public education and awareness about the broader spectrum of Maple Ridge history.
2.2	Develop, review and update Statements of Significance with the community, where applicable.	Ongoing 	Enhanced recognition of significant people, places, and events throughout the entire City that improve public education and awareness.
2.3	Continue to digitize the City and Community Archives and make the information accessible for everyone.	Ongoing 	Improved accessibility to heritage information for residents and researchers.
2.4	Celebrate and commemorate the City's diverse heritage cultures, traditions, and history.	Ongoing 	Increased cultural tourism and heightened awareness of Maple Ridge's unique places. Encouragement of cultural attractions that will enhance tourism opportunities and economic development.
2.5	Celebrate major community milestones, centennials, events, and anniversaries.	Ongoing 	Enhanced public education, awareness, and community outreach.

Explore new ways and traditions of conservation.



Continue to digitize the City and community archives and make the information accessible for everyone.

Port Hammond CPR station c 1912.. - Maple Ridge Museum & Archive, P07886

Action 		Time	Outcome
2.6	Support opportunities for cultural and natural heritage connection and documentation that increases understanding between people, communities, and places.	Ongoing 	Improved educational and interpretive programs that engage the community in local history.
2.7	Continue to support the conservation and maintenance of municipal cemeteries.	Ongoing 	Improved appearance of municipal cemetery grounds.
2.8	Explore development of criteria to identify intangible heritage and systems to support the continuation of living heritage.	Short 	Improved identification and conservation of heritage resources valued by residents.
2.9	Explore ways for the public to nominate tangible and intangible heritage resources to the Heritage Inventory and/or Register.	Short 	Greater engagement from residents to nominate their own property. Conservation of broader range of heritage resources, natural sites and cultural landscapes for planning purposes.

GOAL 3: ENHANCE HERITAGE MANAGEMENT

OCP Policy 4 - 44








Maple Ridge will endeavour to use tools available under Provincial legislation more effectively to strengthen heritage conservation in the District. Other planning tools will also be utilized where appropriate to establish a comprehensive approach to heritage management in the District.

OCP Policy 4 - 40

Maple Ridge will encourage the conservation and designation of significant heritage structures, and natural and cultural landscape features in each neighbourhood.





OCP Policy 4 - 43










The development application review process will include an opportunity to evaluate the overall impact of proposed development on the heritage characteristics and context of each historic community or neighbourhood. Conservation guidelines and standards should be prepared to aid in this evaluation and provide a basis from which recommendations can be made to Council.







Action 		Time	Outcome
3.1	Continue to add properties to the Heritage Register.	Ongoing 	Improved base of heritage information.
3.2	Ensure that municipal staff and CHC members are fully trained on Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada and the document's application to building code and other regulations.	Ongoing 	Assurance that those involved in the governance and stewardship of heritage are well informed on matters of heritage conservation.
3.3	Continue to review and update OCP policies, development permit area guidelines, conservation and maintenance plans, as required.	Ongoing 	Improved protection and conservation of heritage resources, natural sites and cultural landscapes.
3.4	Continue neighbourhood planning process, with input from the CHC and community members, where applicable.	Ongoing 	Proactive identification of appropriate protection for heritage sites prior to development. Policy guidance for future infill development that will preserve and enhance historic character.
3.5	Strengthen links to broader municipal policies such as Sustainability, Culture and Economic Development.	Ongoing 	Integrated planning procedures that provide the best response to municipal expectations.
3.6	Continue to encourage retention of existing building stock where feasible by demonstrating flexibility in the assessment of adaptive re-use projects.	Ongoing 	Improved heritage conservation outcomes. Improved municipal response to heritage issues.



Award-winning cheese made on site is the highlight of a gourmet deli and bistro in Maple Ridge, run by one of the city's pioneering farming families. While Golden Ears Cheesecrafters only opened in 2011, the Davison family has been in Maple Ridge since 1902, and their agricultural roots still show.

Action	»	Time	Outcome
3.7	Acquire, restore, and legally protect heritage sites and buildings, identifying public uses and incorporating interpretive programs, where appropriate.	Ongoing 	Enrichment of park system through the inclusion of elements relevant to the City's past. Retention of significant heritage resources.
3.8	Develop a Conservation Master Plan for municipally owned heritage resources that helps guide business plan forecasting for restoration and maintenance work required over the long-term.	Ongoing 	Demonstration of municipal leadership in Heritage conservation. Improved conservation of significant resources.
3.9	Continue to support innovative agri-business and agri-tourism initiatives for historic farms.	Ongoing 	Demonstration of municipal leadership in Heritage conservation. Improved conservation of significant resources.
3.10	Explore developing a policy to require photographic documentation prior to the demolition of a heritage resources.	Short 	Improved conservation of heritage resources.

Action 		Time	Outcome
3.11	In collaboration with local First Nations, support the City's exploration of ways to implement applicable principles from the Declaration on the Rights of Indigenous Peoples Act (DRIPA).	Short 	Provides a roadmap for the City of Maple Ridge and Indigenous peoples to work together to implement the Declaration based on lasting reconciliation, healing, and cooperative relations.
3.12	In collaboration with local First Nations, support the City's exploration of ways to implement applicable Calls to Action from the Truth and Reconciliation Commission of Canada..	Short 	Redress the legacy of residential schools and advance the process of reconciliation.
3.13	Explore options for incentivizing retention of heritage sites including stratification, density bonus, or area exemptions.	Short 	Clarification of the application and review processes for heritage projects. Effective processing of heritage permit applications.
3.14	Develop a Heritage Revitalization Agreement (HRA) information package to communicate the HRA application process, requirements, and other important information, such as benefits.	Short 	Clarification of the application and review processes for heritage projects. Effective processing of heritage permit applications.
3.15	Reduce fees for applications that conserve heritage resources, such as Heritage Alteration Permits and Heritage Revitalization Agreements.	Short 	An incentive for owners and developers to explore unique solutions to making older building stock economically viable. Minimized impact on landfill, energy consumption and reduced need for new building materials.
3.16	Update Heritage Plaque Policy 6.07 to reflect heritage plaque and interpretative signage best practices.	Short 	Improved educational and interpretive programs that engage the community in local history.
3.17	Migrate all properties from the Heritage Inventory to the Heritage Register with the consent of property owners.	Short 	Alignment with provincial legislation.
3.18	Review and update the Heritage Procedures Bylaw No. 6951-2012.	Medium 	Streamlined heritage processes and procedures.

Action		Time	Outcome
3.19	In collaboration with local First Nations, develop an Archaeological Management Plan that identifies archaeological potential and when an archaeological assessment is required.	Medium 	Improved understanding of Indigenous cultural heritage issues and values. Assist owners and developers in understanding their responsibilities surrounding provincially protected and potential archaeological sites when conducting land-altering activities.
3.20	Explore recycling and salvage requirements for the demolition of properties on the Heritage Register.	Medium 	Reduction of landfill waste and conservation of embodied energy.
3.21	Undertake an Archival Records Strategy to coordinate the conservation of records between the City and the Maple Ridge Museum and Archives.	Medium 	Improved conservation of municipal documentation and access to historical information.
3.22	Undertake a Historic Context Statement for Maple Ridge and its historic neighbourhoods.	Medium 	Updated information base for the Heritage Program. Improved understanding of the entire context of Maple Ridge's heritage. Enhanced framework for understanding and evaluating historic and cultural resources.
3.23	Review opportunities for increasing municipal heritage building physical accessibility while also preserving heritage character.	Medium 	Increased property accessibility and encourage building conservation.
3.24	Explore undertaking a study to identify Cultural Landscapes and potential opportunities for retaining heritage attributes.	Long 	Broader identification and conservation of heritage resources valued by residents.






"Culture embraces what defines us as a community and that begins with our unique sense of place and identity. Culture includes resources and assets like libraries, museums, natural and cultural heritage sites, activities, literary arts, the performing arts, film, craft and visual arts."

GOAL 4: SUPPORT COMMUNITY CONSERVATION

OCP Policy 4 - 45

Maple Ridge will assist the financial aspects of heritage resource management by:






- a) supporting the efforts of the Community Heritage Commission, which may include financial assistance requests from the Heritage Commission evaluated by Council on a program or project basis;
- b) working cooperatively with the Community Heritage Commission in fundraising efforts for the conservation of heritage resources;
- c) supporting and promoting effective marketing of heritage resources to potentially interested businesses;
- d) supporting heritage tourism efforts;
- e) encouraging local organizations, including the Community Heritage Commission to pool resources and develop partnerships to strengthen heritage conservation activities throughout the community.









Action		Time	Outcome
4.1	Continue to support the services and programs of the Maple Ridge Museum & Archives regarding heritage and archaeological resource interpretation, conservation, promotion, and celebration.	Ongoing 	Maintaining residents access to Maple Ridge's history.
4.2	Provide enhanced operating budget to the Maple Ridge Museum & Archives to support the growth of programs and services.	Short 	Enhanced educational and interpretive programs that engage the community in local history. Enhanced preservation of deterioration archival collection. Enhanced public access to the Community Archives.
4.3	Implement financial heritage grants for private homeowners.	Short 	Increase in the retention and revitalization of Maple Ridge's historic building stock. Greater community interest in participating in the heritage program. Improved tax base through the development of restored heritage sites.
4.4	Provide enhanced annual budgets for the Community Heritage Commission.	Short 	Kickstart local conservation activity to conserve Maple Ridge's heritage resources and to support Council. Increase community interest in conserving heritage properties.
4.5	Explore developing an annual Community Forum for heritage and cultural organizations, governments, and community members.	Short 	Improved community relationships and appreciation of local heritage. Retention of local celebrations and customs.

GOAL 5: SUPPORT HERITAGE EDUCATION & AWARENESS

OCP Policy 4 - 46

Maple Ridge will collaborate with the Community Heritage Commission, other local organizations, and the general public in order to develop specific programs and to increase public support and interest in heritage conservation activities.

Action	Action 	Time	Outcome
5.1	Continue to make comprehensive information available on heritage sites and the heritage program on the City website.	Ongoing 	Clear and consistent communication on municipal policies and expectations.
5.2	Promote a flexible approach to Building Code and bylaw equivalencies and exemptions for Heritage Register properties enabled under provincial legislation (B.C. Building Code, Energy Efficiency Act and Homeowner Protection Act).	Ongoing 	<p>Improved staff and public awareness of the construction options available to owners and developers involved in conservation projects that support the retention of the character-defining elements of heritage buildings.</p> <p>An incentive for owners and developers to explore unique solutions to making older building stock economically viable.</p> <p>Minimized impact on landfill, energy consumption and the need for new building materials.</p>
5.3	Develop broader community partnerships with schools, governments, the private sector and community organizations.	Ongoing 	<p>Better coordination among groups with a heritage mandate.</p> <p>Shared stewardship for Maple Ridge's heritage resources.</p> <p>Provision of opportunities for partnering and cost-sharing initiatives of common interest.</p>
5.4	Continue to explore and implement a range of interpretation methods that can express Maple Ridge's heritage within the public realm, including public art, historic trails, signs, plaques, utility box wraps, etc.	Ongoing 	<p>Increased heritage awareness opportunities.</p> <p>Broader communication of heritage information in the public realm.</p>

Action 		Time	Outcome
5.5	Update the Maple Ridge Street Naming policy.	Short 	Broader identification of place names valued by residents.
5.6	Explore developing a heritage centre as a focus of community heritage activities.	Short 	Development of cultural facilities that engage the entire City, conserve and promote local history and heritage, help develop a healthy community and promote job retention strategies.
5.7	Explore social media and heritage interpretation projects with community partners, which could include utilizing social media or showcasing an area to draw in people with pictures or signage.	Short 	Opportunity to enhance public engagement in heritage to a broader audience. Support for educational and interpretive programs that engage the community in local history.
5.8	Improve wayfinding signage for heritage amenities and other cultural places.	Short 	Improved directions for residents and tourists sightseeing in Maple Ridge.
5.9	Improve applicable Heritage Register and Inventory information on the City's online mapping system and promote the web tool with the public.	Medium 	Improved information for residents and tourists on the City's local history and heritage website. Increased accessibility to heritage information that is provided in different formats.
5.10	Explore the develop oral history projects.	Medium 	Increased accessibility to heritage information that is provided in different formats. Comprehensive information for residents and tourists on the City's local history and heritage sites.
5.11	Explore landscape design options in public spaces that support plants, shrubs, and trees used in period landscapes, such as Edwardian style gardens, that are also resilient to climate change.	Medium 	Enrichment of green public spaces that is also sustainable and attractive.

5

5.4 MONITORING

Heritage management is an ongoing process. The Heritage Plan requires cyclical updating to continue proactive encouragement of the conservation and long-term viability of Maple Ridge's heritage resources. Once updated policies, procedures and regulations are established, it is necessary to monitor the Heritage Plan to ensure its ongoing effectiveness.

A cyclical re-examination of the Heritage Plan (including planning, implementation and evaluation) should be initiated, to review the results and effectiveness on a regular basis. This assessment could occur at the end of the Implementation cycles, with a review at the end of 3, 5 and 10 years, to ensure that the Heritage Plan remains relevant and useful by assessing the proposed and achieved outcomes of each action over time.

APPENDIX A: DEFINITIONS

Canadian Register of Historic Places: A listing of all historic sites of local, provincial and national significance. Sites are documented through a Statement of Significance. The Register is administered by the Government of Canada.

Conservation includes the identification, protection and promotion of places that are important to our culture and history. It involves three components that aid in the protection of the heritage value:

- **Preservation:** The process of maintaining and/or stabilizing the existing materials, form and integrity of a historic place.
- **Restoration:** The process of uncovering or revealing the state of a historic place or material as it appeared in a particular period in its history.
- **Rehabilitation:** The processing or action of making possible a continuing or compatible contemporary use of a historic place or individual material/component and restoration of these places to retain their historical and cultural significance.

Cultural Landscape: Any geographical area that has been modified, influenced, or given special cultural meaning by people [Standards & Guidelines].

Heritage Inventory: A list of sites evaluated as having potential heritage value.

Heritage Register: A list of sites that are officially recognized by resolution of Council as having heritage value.

Heritage Value: The aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present or future generations. The heritage value of a historic place is embodied in its character-defining materials, forms, location, spatial configurations, uses and cultural associations or meanings.

Historic or Cultural Significance: The historic, aesthetic, scientific, social or spiritual value of a place to past, present, or future generations.

Historic Place: A structure, building, group of buildings, district, landscape, archaeological site or other place in Canada that has been formally recognized for its heritage value.

Intangible Cultural Heritage: Practices, representations, expressions, knowledge and skills, as well as associated tools, objects, artifacts and cultural spaces that communities and groups recognize as part of their history and heritage. [UNESCO Convention for the Safeguarding of the Intangible Cultural Heritage].

Legal Protection: Continuing protection provided through a bylaw of Council including either municipal heritage designation or a Heritage Revitalization Agreement, or a Section 215 Covenant on Title.

Statement of Significance: A statement that identifies the description, heritage value, and character-defining elements of an historic place. A Statement of Significance is required for an historic place to be listed on the Provincial and Canadian Registers of Historic Places. The document is used at the local level as a planning tool for future conservation interventions.



The history of the museum begins with the Maple Ridge Historical Society. Formed in 1957, the Maple Ridge Historical Society has devoted fifty years to the protection, preservation and sharing of all forms of our community heritage. The Historical Society Board of Directors and the members of the Historical Society continue to support Maple Ridge's community heritage.

ACKNOWLEDGEMENTS

We gratefully acknowledge the contributions of:

Donald Luxton & Associates Inc

Donald Luxton, Principal;
Megan Faulkner, Heritage Planner; and
R.J. McCulloch, Heritage Planner

City of Maple Ridge Staff

Lisa Zosiak, Manager of Community Planning
Amanda Grochowich, Manager of Community Planning
Krista Gowan, Planner & the numerous other staff that have taken the time to review this plan

Kwantlen First Nation


Councillor Tumia Knott
Derrick Mitchell, Director of Operations at Kwantlen Lands, Resources and Stewardship
Drew Atkins, Manager of Special Projects and Resource Development
Ashley Doyle, Manager of Lands and Stewardship

Community Heritage Commission Members Past and Present

We are also indebted to the many people who participated in the community engagement process for this project.

DONALD LUXTON
AND ASSOCIATES INC 

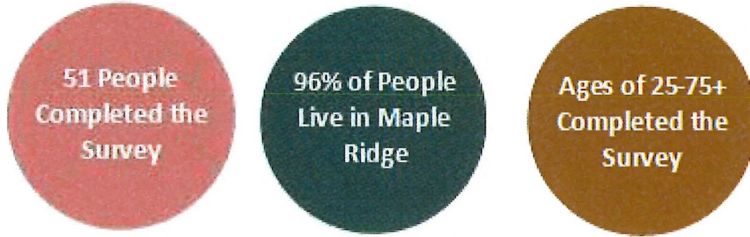


HERITAGE is our legacy from the past, what we live with today, and what we pass on to future generations. 

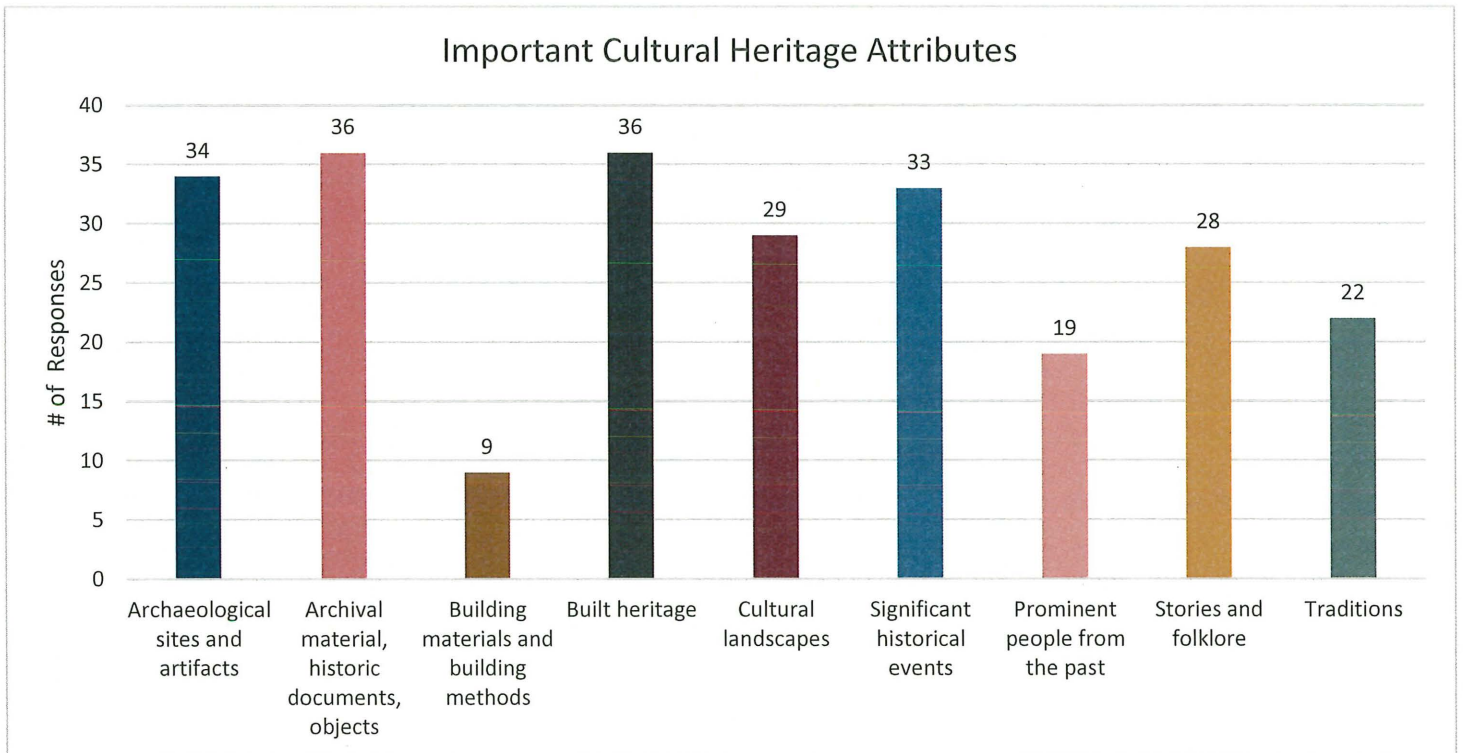
APPENDIX B

Summary of Heritage Plan Survey Responses

Who Completed in the Survey?

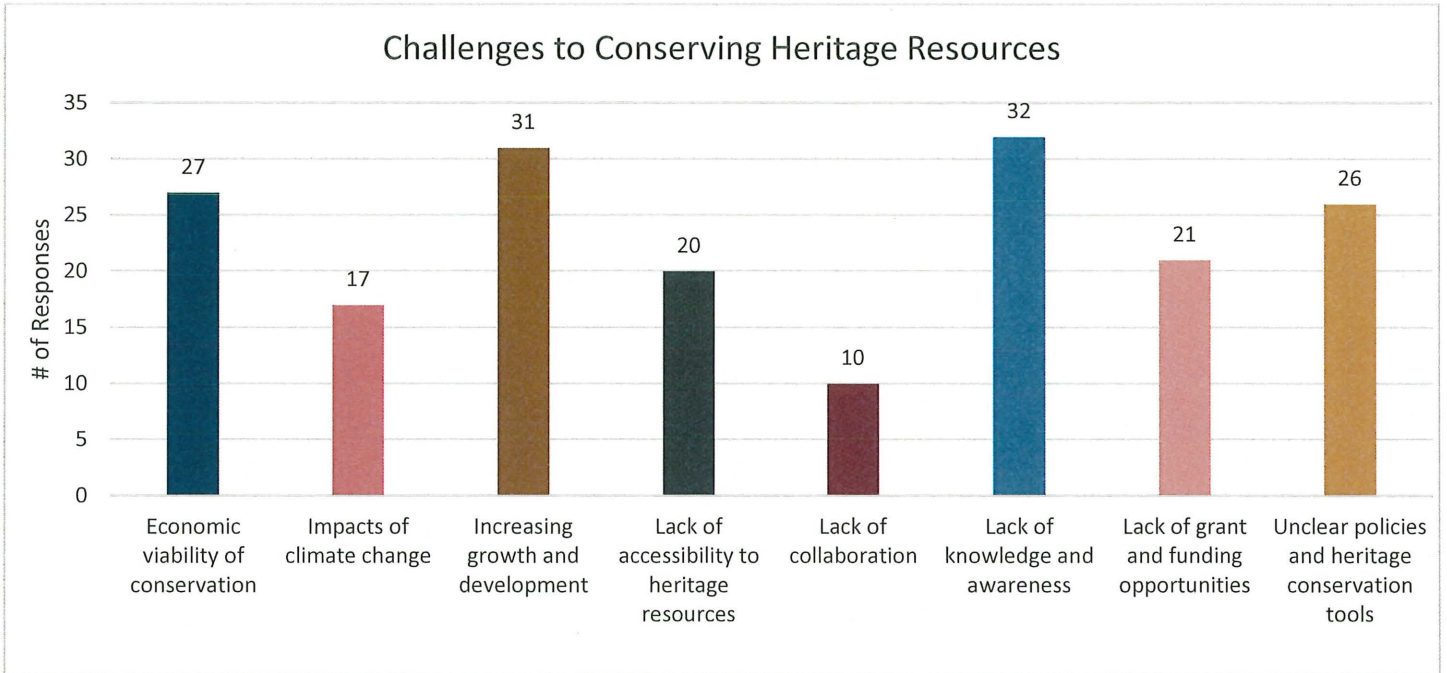


Below are some of Maple Ridge's cultural heritage attributes, please select the attributes that are most important to you. (select all that apply).

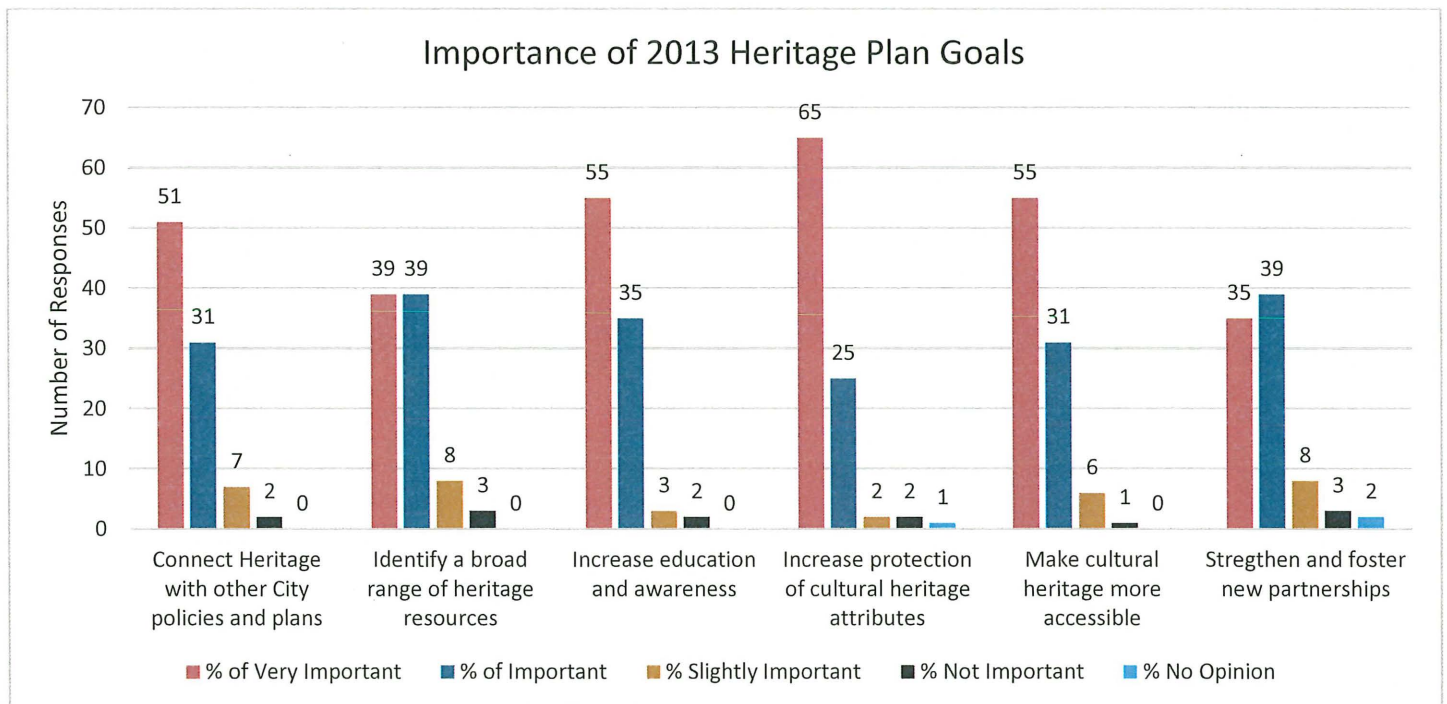


APPENDIX B

In your opinion, what do you think are the issues and challenges for conserving cultural heritage?
(select all that apply).

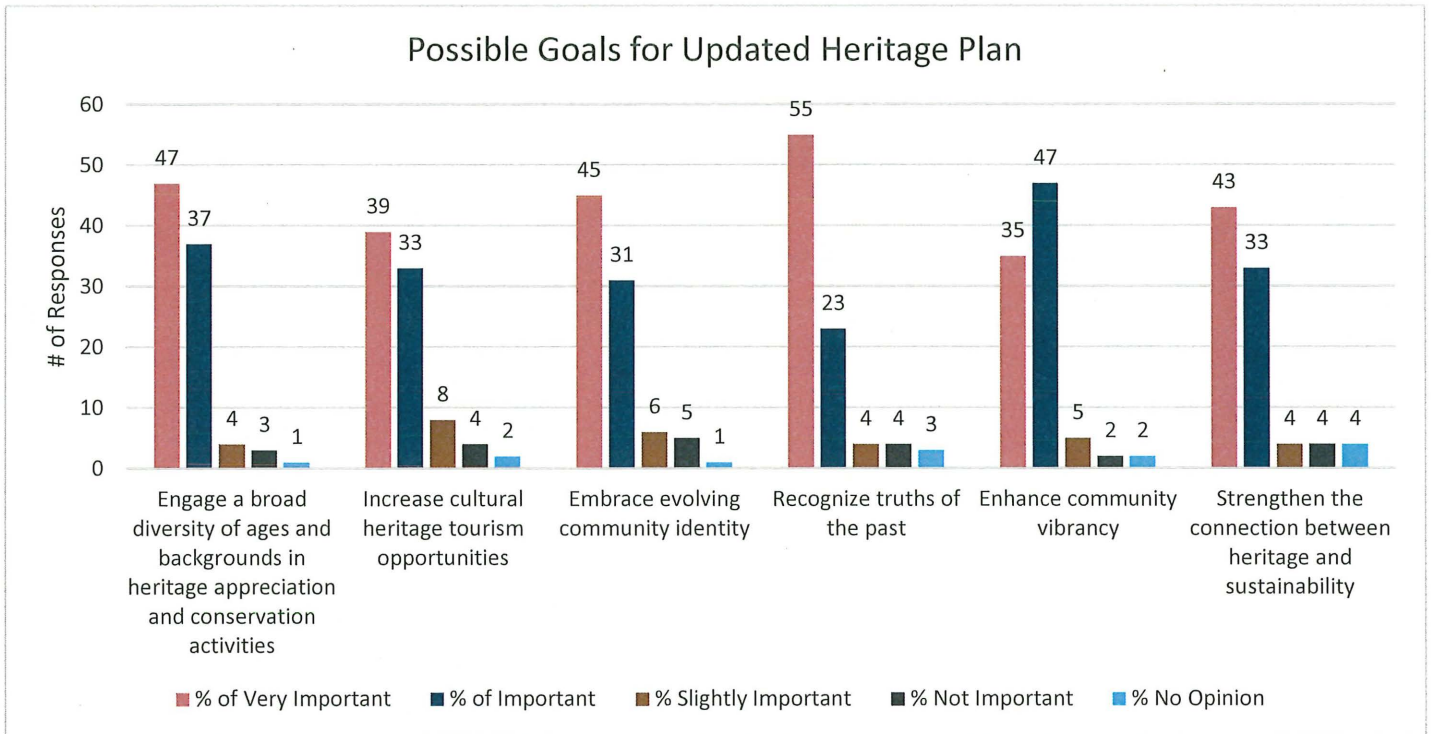


Below are the goals from the current Heritage Plan.
How important are the current Heritage Plan's goals to you?

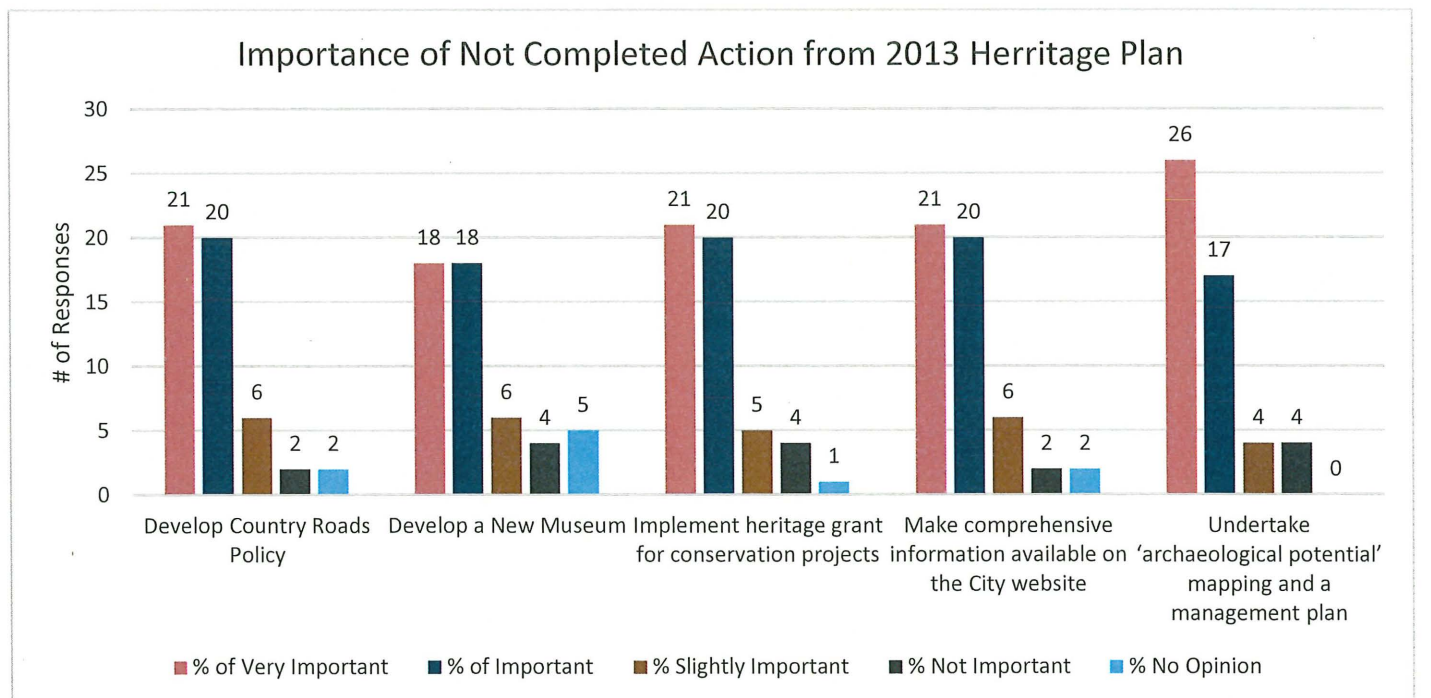


APPENDIX B

Below are some possible goals for the next Heritage Plan.
How important are the possible Heritage Plan's goals to you?



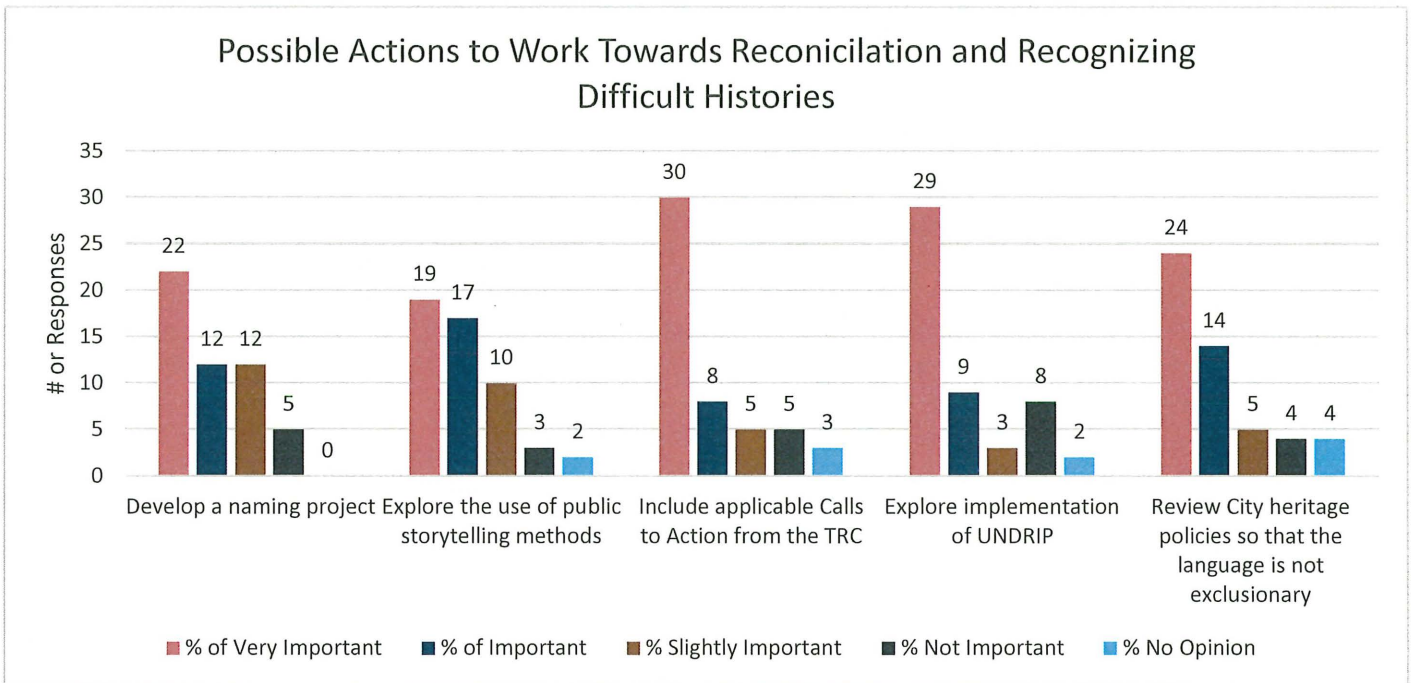
Some actions have not been completed from current Heritage Plan.
How important are the remaining action items from the current Heritage Plan to include in the next Heritage Plan?



APPENDIX B

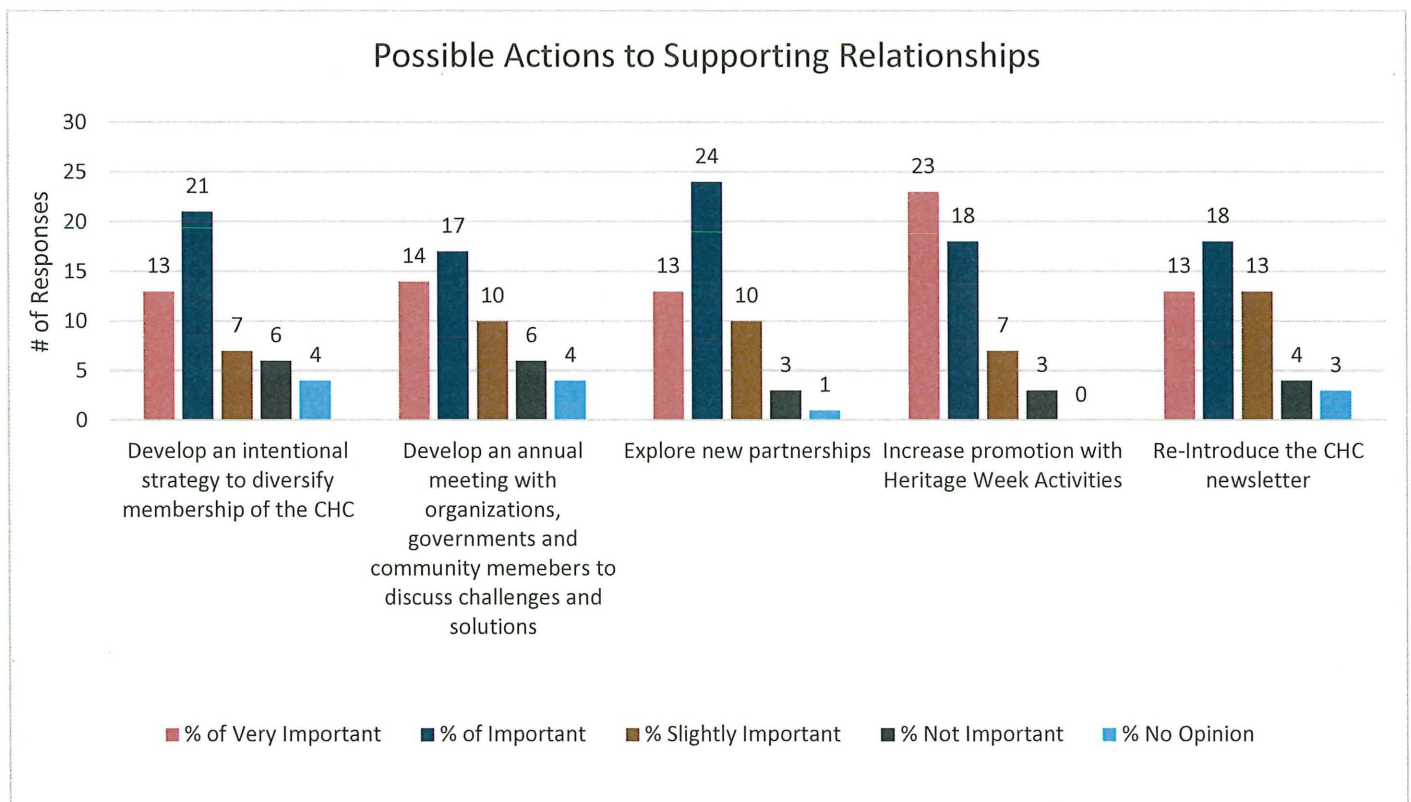
The following items have also been identified as possible actions to work towards reconciliation and recognizing difficult histories.

How important do you think the following action items are to include in the next Heritage Plan?



The following items have also been identified as possible actions for supporting relationships between the City and the community.

How important do you think the following action items are to include in the Heritage Plan?



APPENDIX B

What other goals should be included in the next Heritage Plan?

11 responses were received, and the two themes were identified as other potential other goals:



Let us know if you have any other thoughts or general comments!

10 responses were received, and the three themes were identified as general thoughts and comments:





mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Dan Ruimy
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: October 24, 2023
FILE NO: 13-6520-20
MEETING: Workshop
SUBJECT: North East Albion Land Use and Servicing Review – Scoping Report

EXECUTIVE SUMMARY:

On September 27, 2022, Council adopted the North East Albion Land Use Plan into the Albion Area Plan, of the City’s Official Community Plan. However, since the creation of the North East Albion Concept Plan, a number of fundamental shifts have occurred. In addition to the challenges and opportunities associated with on-going global events, the economic landscape within BC and Canada has shifted – experienced primarily through changing market interest rates and evolving preference demands – contributing to the housing shortage in BC.

Recognizing the evolving landscape, staff are proposing a targeted land use and servicing review of the southern portion of the North East Albion Area - generally considered to be the lands south of 110th Ave within the North East Albion Area (see Appendix A for full size map) – to refresh the plan to reflect current on-going market conditions related to the need to densify single family areas and Council aspirations for this area.

This report outlines and seeks endorsement of a proposed scope of work for staff to conduct a land use and servicing review, including public consultation process, for the lands considered as North East Albion (South).

RECOMMENDATION:

That the land use review and public consultation process, as outlined in Section 2.2 of the report titled “North East Albion Land Use and Servicing Review – Scoping Report” and dated October 24, 2023, be endorsed.

1.0 BACKGROUND:

In May 2018, Council received a development application (2018-217-RZ) from Epic Homes to rezone four properties located in the northeast section of the Albion Area Plan (North East Albion Area). The North East Albion Area had been identified in policy as an area requiring future land use and servicing assessments. Specifically, existing policies raised questions regarding the sequence of development and impacts to servicing systems, and identified the need for a renewed land use assessment to evaluate future residential, commercial, recreational, and servicing needs.

To address these issues, Council endorsed a planning process in January 2019, to be undertaken collaboratively with the applicant, to prepare a Land Use and Servicing Concept Plan for North East Albion. Once endorsed by Council, the Land Use Plan would then be used to guide the preparation and evaluation of development proposals in the North East Albion Area.

Since adoption of the North East Albion Land Use Plan, there is growing interest in increasing the multi-family forms of development within the area, indicating that it may be appropriate for a refresh of a portion of the plan to reflect current market conditions and the need to densify single family areas of the community.

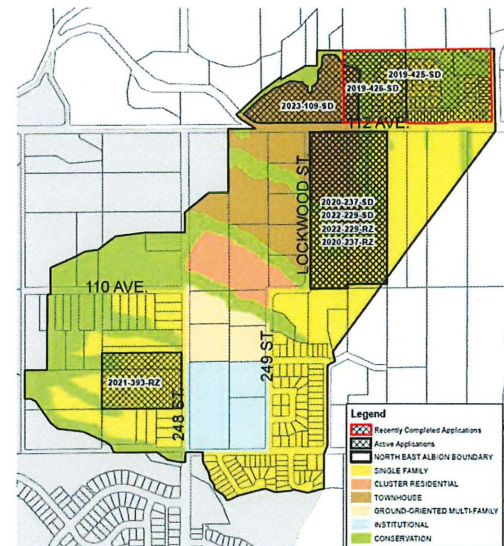
Please see Appendix C for a detailed description of the North East Albion Land Use Plan or visit the project webpage at www.mapleridge.ca/2214/

1.3 In-stream Development Applications

Since October 1, 2019 to present, there are four development applications in-stream within the North East Albion. These development applications include a range of single detached housing forms, multi-family developments, some community amenities and a commercial node and once approved, will bring the northern section of the Area Plan to life (please see Appendix D for a full sized map).

The applications are as follows:

- 2019-425-SD (under construction)
 - 84 Single Family Homes
- 2023-109-SD (under construction)
 - 165 Townhouses
- 2020-237-RZ
 - 37 Single Family Homes
 - 102 Townhouse Units
- 2021-393-RZ
 - 35 Single Family Homes



2.0 DISCUSSION:

This section will outline the proposed land use review and public consultation scope of work.

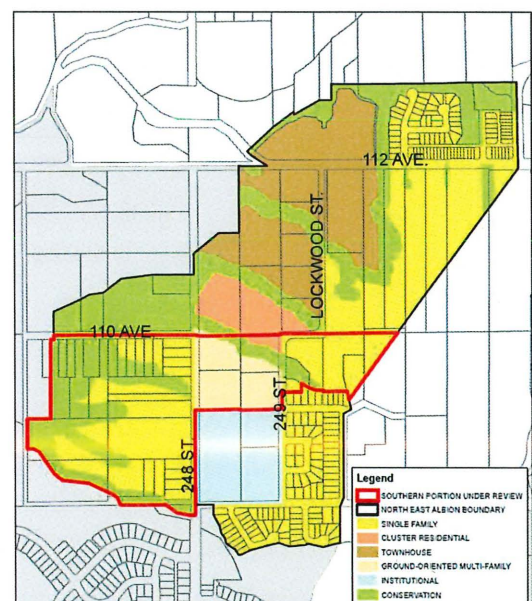
2.1 Changing landscape

Since the creation of the North East Albion Concept Plan, a number of fundamental shifts have occurred. In addition to the challenges and opportunities associated with on-going global events, the economic landscape within BC and Canada has shifted – experienced primarily through changing market interest rates and evolving preference demands. Furthermore, new regulations are anticipated from the Province of BC regarding housing choice and housing diversity. The City has also brought in new policies and strategies that influence how people will live, work and play within Maple Ridge.

2.2 Proposed Scope of Work

In recognition of the evolving landscape, staff are proposing a targeted land use and servicing review of the southern portion of the North East Albion Area. Generally considered to be the lands south of 110th Ave within the North East Albion Area (see Appendix A for full size map).

The area under consideration is contiguous and separated from other land uses by environmental features. The proposed area under review would be approximately 20 hectares (50 acres) out of the original North East Albion Area of 70 hectares (172 acres).



For Council consideration, a general scope of work and timeline for the targeted land use and servicing review is outlined below.

Land Use and Servicing Review

Staff will undertake a land use and servicing review that will include the following:

- Review relevant City policies as well as those of institutional stakeholders (e.g. School District 42, Metro Vancouver)
- Review transportation networks, site servicing capacities, as well as constraints and opportunities (i.e. water, sanitation, and stormwater).
- Update land use and housing economic analyses.
- Undertake a technical design charrette for 'North East Albion (South)' (see Appendix A).
- Prepare and refine land use and servicing concepts
- Solicit community input through a public consultation process.

Public Consultation Process

As with any planning process, input from the community and local residents and landowners will be essential. The consultation process will seek to gain feedback from local landowners, local residents, stakeholders such as Metro Vancouver and School District 42, and city residents on the potential changes in land use and servicing within the North East Albion Area.

The public consultation process is intended to include an Open House and community survey to explore and solicit feedback on land use and servicing options for North Albion as well as an opportunity to gain resident input on land uses.

The public consultation process would be advertised on the City's website, through social media platforms, and in the local newspaper.

Proposed Timeline

It is anticipated that this targeted land use and servicing review would take approximately six months to complete. Should Council endorse the process, it is anticipated that a refreshed Land Use and Servicing Concept Plan could be presented to Council in Spring 2024.

Proposed timeline for the targeted Land Use and Servicing Review of North East Albion (South):



It is anticipated that this scope of work would be overseen by City staff with targeted support from specialized consultants, as needed, in order to meet the proposed timeline.

3.0 STRATEGIC ALIGNMENT

The proposed targeted Land Use and Servicing Review of North East Albion aligns with the Liveable Community pillar of the 2023-2026 City of Maple Ridge Strategic Plan.

4.0 DEPARTMENTAL IMPLICATIONS:

Engineering, Planning and Parks, Recreation & Culture have been working collaboratively and are able to undertake this planning and engineering exercise.

5.0 FINANCIAL IMPLICATIONS

The proposed targeted Land Use and Servicing Review of North East Albion was not included in the 2023 Work Plan for the Planning and Engineering Departments. As such, this initiative would be considered a found milestone for 2023.

If endorsed, the targeted Land Use and Servicing Review of North East Albion would be incorporated into the 2024 Work Plans for the Planning and Engineering Departments, as part of the regular Business Planning process. In addition, staff are currently researching opportunities under the Community Charter to cost recover the cost of the area plan review back to the study area.

CONCLUSION:

On September 27, 2022, Council adopted the North East Albion Land Use Plan into the Albion Area Plan, of the City's Official Community Plan. Recognizing the evolving landscape, staff are proposing a targeted land use and servicing review of the southern portion of the North East Albion Area - generally considered to be the lands south of 110th Ave within the North East Albion Area (see Appendix A for full size map) - to refresh the plan to reflect current market conditions and Council aspirations for this area.

This report outlines and seeks endorsement of a proposed scope of work for staff to conduct a land use and servicing review, including public consultation process, for the lands considered as North East Albion (South).

"Original Signed by Amanda Grochowich"

Prepared by: **Amanda Grochowich, MCIP, RPP**
Manager of Community Planning

"Original Signed by Marlene Best"

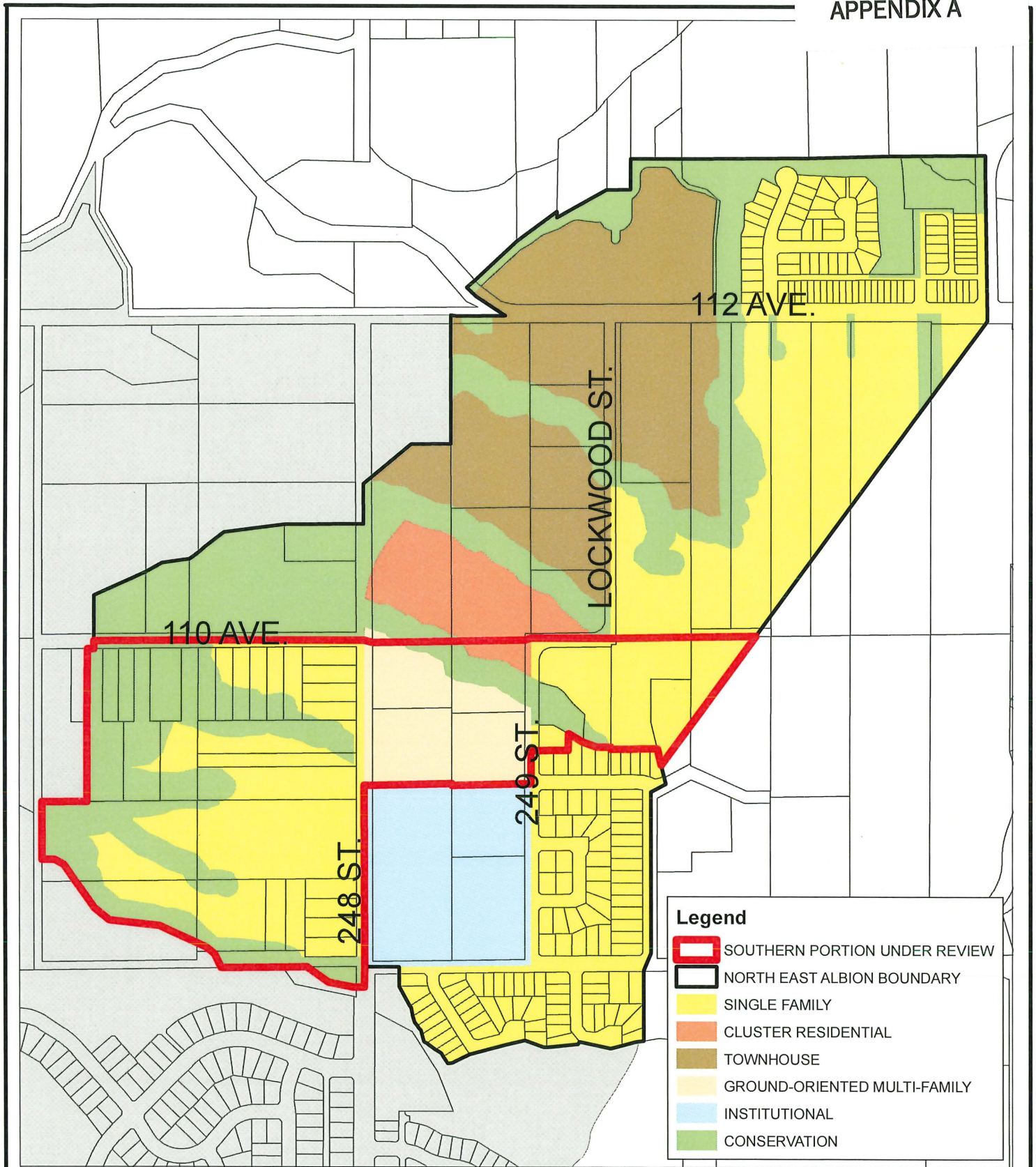
Approved by: **Marlene Best, RPP, MBA**
Interim Director of Planning

"Original Signed by Scott Hartman"

Concurrence: **Scott Hartman**
Chief Administrative Officer

Appendices attached hereto:

- Appendix A: Map of Proposed Review Area - North East Albion (South)
- Appendix B: Detailed Timeline of the 2019 - 2022 North East Albion Land Use Review & Servicing Concept Planning Process
- Appendix C: Description of the 2019 North East Albion Concept Plan
- Appendix D: Map of In-Stream Development Applications within North East Albion



Legend

- SOUTHERN PORTION UNDER REVIEW
- NORTH EAST ALBION BOUNDARY
- SINGLE FAMILY
- CLUSTER RESIDENTIAL
- TOWNHOUSE
- GROUND-ORIENTED MULTI-FAMILY
- INSTITUTIONAL
- CONSERVATION



N.T.S.

NORTH EAST ALBION AREA UNDER REVIEW



PLANNING DEPARTMENT
Maple Ridge

Appendix B – Detailed Timeline of the 2019-2022 North East Albion land Use Review & Servicing Concept Planning Process

The North East Albion Area had been identified in the Albion Area Plan as an area requiring future land use and servicing assessments. Specifically, existing policies raised questions regarding the sequence of development and impacts to servicing systems, and identified the need for a renewed land use assessment to evaluate residential, commercial, recreational, and servicing needs.

In May 2018, Council received a development application (2018-217-RZ) from Epic Homes to rezone four properties located in the northeast section of the Albion Area Plan (North East Albion Area).

In January 2019, to address the land use needs outlined above, Council endorsed a planning process, to be undertaken collaboratively with the applicant, to prepare a Land Use and Servicing Concept Plan for North East Albion. Once endorsed by Council, such a Concept Plan would then be used to guide the preparation and evaluation of specific development proposals in the North East Albion Area, beginning with the current application of 2018-217-RZ.

Following Council's direction to initiate the North East Albion Land Use and Servicing Concept Planning Process, staff collaborated with a consultant team (funded through a cost-recovery approach by the applicant) and completed background review and research to inform the development of the draft Neighbourhood Concept Plan(s). This review covered relevant City policies, as well as those of institutional stakeholders (i.e. School District No. 42, Metro Vancouver Parks); transportation networks; environmental systems and features; site servicing capacities (i.e. water, sanitation, and stormwater); as well as housing and land use economic analyses.

This foundational research effort identified many opportunities and constraints within the North East Albion Area lands and, in doing so, formed the basis for the subsequent community engagement process. Staff and the team of consultants undertook an extensive engagement process to gain insights from landowners and community residents, which included "Pop Up with a Planner" days, Stakeholder Workshops, Landowner Workshops, a Technical Design Charrette, as well as two Public Open Houses and associated community surveys.

Overall, what was heard through the public engagement process suggested the need for a balance between retaining the environment and its character, while accommodating new development opportunities. Key messages that were heard:

- Natural features should serve as key elements of the draft Concept Plan, including bordering environmental areas with multi-family development for stewardship purposes and the identification of significant tree clusters.
- General support for the location of the co-located Elementary School and Neighbourhood Park.
- Appreciation for the integration of community amenities, including local parks and trail network and creating local hubs; clustering community amenities (i.e. park and commercial services); and incorporating a variety of housing types to improve housing choice and opportunity for residents.
- Comments that future land uses should ensure the right 'fit' in this area, so as to minimize impacts to existing and rural neighbourhoods. Comments were also received regarding the need for more townhomes (or smaller residential units) to improve homeownership opportunities in the area and specifically call for some currently designated single-family areas to have a multi-family future.

The comments are summarized below. Full verbatim comments are available in the Second Reading Report.

Staff presented the Second Reading Report and Official Community Plan Amending Bylaws at the July 19, 2022 Committee of the Whole Council Meeting. A decision was made to send the item to Council for debate and vote and granted it for Second Reading at the July 26, 2022 Regular Council Meeting.

The OCP Amending Bylaws were sent to the September 20, 2022 Public hearing and received third and final reading on September 27, 2022.

The North East Albion Land Use Plan is now effectively integrated into the Albion Area Plan, which is in the City's Official Community Plan: <https://mapleridge.ca/316/Official-Community-Plan>

Appendix C – North East Albion Area Plan Description

The North East Albion Area Plan (Area Plan) has been developed with the intent to protect fish and fish habitat, minimize potential for stream erosion, prevent surface flooding, and ensure major storm conveyance systems are capable of safely conveying significant flows and minimize damage to life and properties under extreme storm conditions. Significant tree stands, that are not already protected through existing legislation, bylaws, or policies, are encouraged to be maintained through thoughtful site design and possible bonus density provisions. Such significant tree stands are primarily located within existing riparian areas and are critical to maintaining and improving watercourse health and habitat. Watercourses and steep slopes will be protected to preserve environmental health and integrity throughout the North East Albion Area.

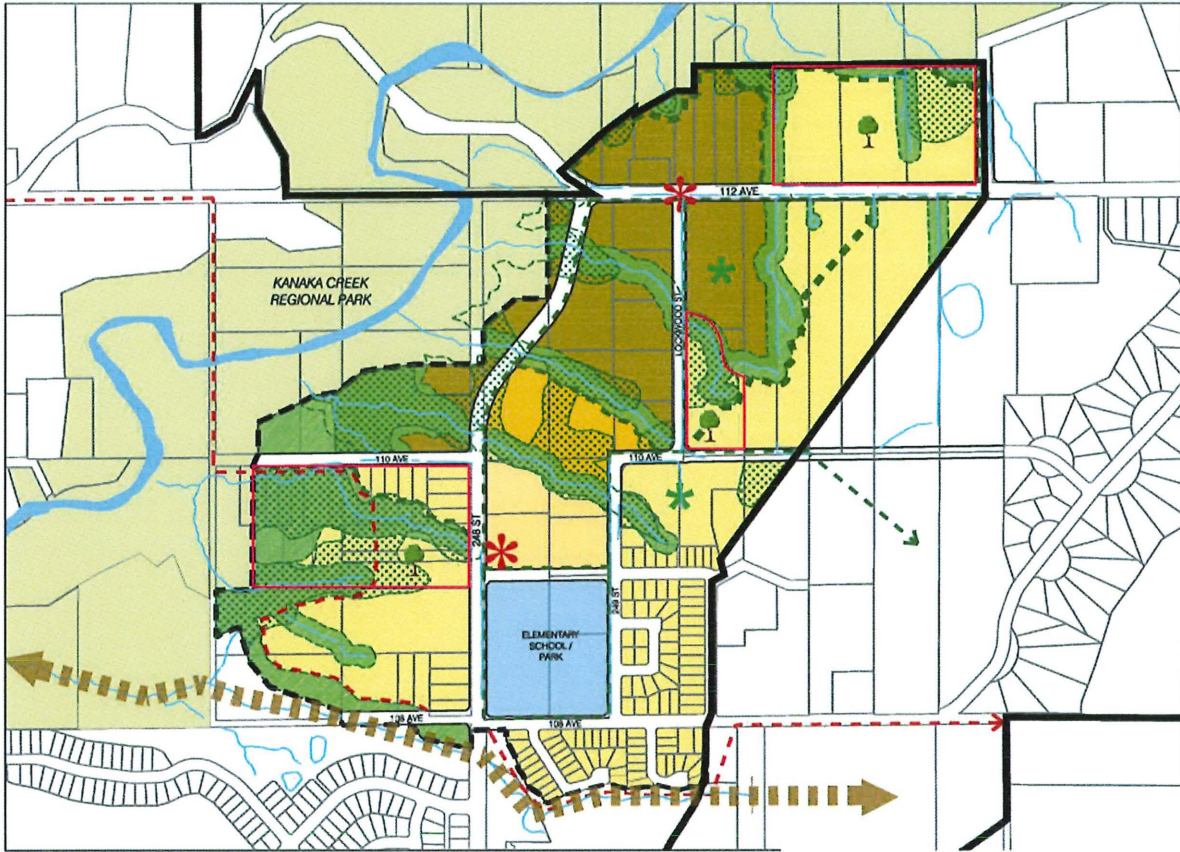
Kanaka Creek Regional Park provides valuable habitat for wildlife and movement corridors. Through the draft Concept Plan, existing movement corridors along Kanaka Creek and Grant Hill will be preserved and enhanced in support of wildlife conservation and resident safety. Furthermore, the Concept Plan proposes to buffer Kanaka Creek Regional Park where wildlife travels currently. This buffer, coupled with landscaping and stormwater management features, will improve wildlife passage in and around the North East Albion Area.

The Area Plan proposes a co-located park and elementary school with a sports field, playground, and pathways to meet the needs of the growing community. As parks and open spaces are important components of complete, liveable communities, additional neighbourhood parks are also proposed for the North East Albion Area. While specific park amenities will be determined later through the park design process, which will include neighbourhood engagement, typical neighbourhood park amenities include: playgrounds, sports courts, splash pads, looping pathways, open areas and seating areas. Off-leash dog parks will also be integrated through this process.

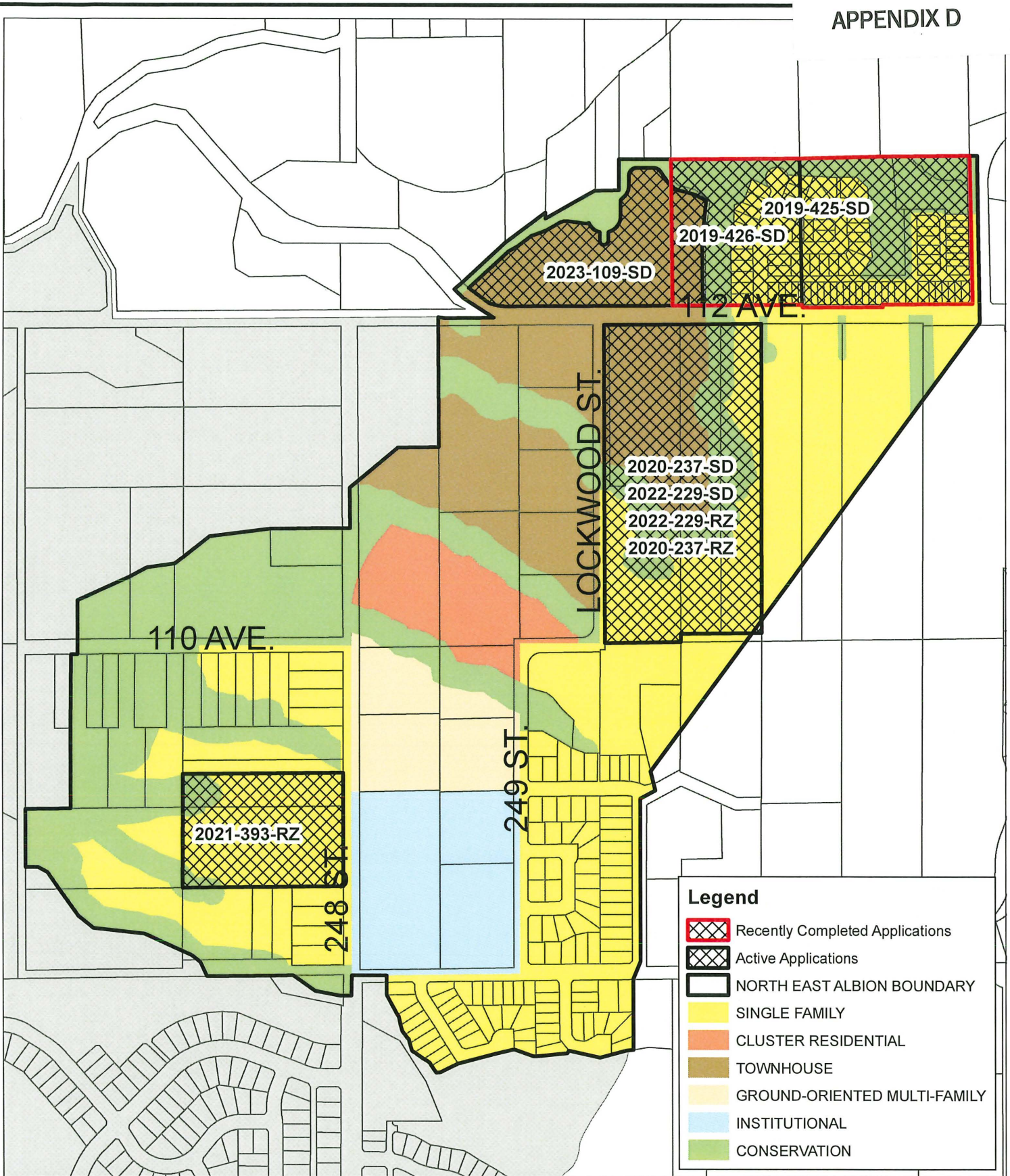
A key feature of the Area Plan is a 'Spine Trail', which will connect the northern portion of the North East Area (including the trailhead to Kanaka Creek Regional Park) to the co-located school and park site in the south as well as serve as an important stormwater feature that celebrates and protects the water resources of the area. A series of connected ponds will be woven into the trail system. A similar landscape feature will also be integrated into a Northern Greenway trail along the Metro Vancouver Parks border at the north end of the area.

In terms of housing mix, the proposed residential land uses are reflective of what the City is experiencing in Albion South and Albion North in 2019, both in terms of number of units and projected populations, while striving to offer flexibility in housing choice as well as affordability levels. Secondary suites and detached garden suites may also be incorporated, subject to other City policy and zoning regulations within the North East Albion Area.

North East Albion Area Plan:



- | | | | | |
|---------------------------|----------------------|---------------------------------|---------------------|---|
| SINGLE FAMILY | TOWNHOUSE | ENVIRONMENTALLY SENSITIVE AREAS | EQUESTRIAN TRAIL | VILLAGE COMMERCIAL NODE (GROUND-LEVEL RETAIL) |
| DUPLEX, TRIPLEX, FOURPLEX | SCHOOL / PARK | SIGNIFICANT TREE CLUSTERS | WILDLIFE CORRIDOR | ECOLOGICAL & NATURAL FEATURES DENSITY BONUS OPPORTUNITY |
| CLUSTER RESIDENTIAL | METRO VANCOUVER PARK | MULTI-USE TRAIL | POTENTIAL PARK SITE | |



NORTH EAST ALBION ACTIVE APPLICATIONS



PLANNING DEPARTMENT
Maple Ridge

TO: His Worship Mayor Dan Ruimy
and Members of Council

MEETING DATE: October 24, 2023

FILE NO: 01-0530-01

FROM: Chief Administrative Officer

MEETING: Council Workshop

SUBJECT: Seasonal Curbside Patio Program and Guidelines

EXECUTIVE SUMMARY:

The City is working to achieve Council strategic priorities including a diversified, thriving economy; a noted objective from the economic development strategy is to permit more commercial patios; the proposed Seasonal Curbside Patio Program and Guidelines help the City demonstrate movement to achieve those goals and priorities. Patios are one way to invite the community to engage with one another and to enjoy all the best the Maple Ridge has to offer. A Seasonal Curbside Patio Program has been developed to modernize and clarify requirements and guidelines for patios utilizing public right of way in the City of Maple Ridge.

RECOMMENDATION:

THAT Council endorse the Seasonal Curbside Patio Program and Guidelines for implementation in Spring 2024.

THAT Council direct Staff to issue notices for the removal of temporary curbside patios located in the public Right of Way (public parking areas) by November 10, 2023 in preparation for the new Seasonal Curbside Patio Program launch in Spring of 2024.

DISCUSSION:

a) Background Context:

Seasonal Curb-Side Patios

On April 11, 2023, staff brought a report to Council noting the need for a modernized and streamlined approach to curb-side patios. Following discussion, motion (R/2023-WS-025) was approved:

That staff develop a modernized and streamlined curb-side patio program with design guidelines for future discussion with Council prior to October 31, 2023.

A set of options is provided in the updated visioning of Curb-Side Patios for Maple Ridge. Businesses in particular zones will have the opportunity to partake in Sidewalk Café's, Sidewalk Patios (without boardwalks), Full Sidewalk Patios (with boardwalks), or Parklet Patios, utilizing the public right-of-way (sidewalks or on-street parking stalls).

Each typology noted above is increasingly intensive for the use of public space, with Full Sidewalk Patios (with boardwalks) and Parklet Patios taking up parking stalls in the road Right of Way. In an effort to consider both hospitality industry and retailers, Parklets and Full Sidewalk Patios with boardwalks (utilizing parking spaces to accommodate patios) are proposed on a seasonal basis from

case of a major weather, maintenance, or emergency event, as is currently noted in Highway Use Permit Terms.

It is worthwhile to note that many of the temporary curbside patios (seven of record under the program) in Maple Ridge spawned due to actions taken during Covid-19 to ensure restaurants and hospitality industry businesses could continue to operate and service customers with increased distancing requirements. Temporary Service Expansion Areas (TESAs) were granted from the Liquor and Cannabis Regulation Branch (LCRB) to accommodate increased distancing public health orders, and did not increase overall occupancy for those who initially obtained TESAs. With the seasonal curbside patio program provincially approved TESA's remain intact; however, must comply with new City guidelines.

To standardize curbside patios moving forward, it is being recommended that all curbside patios must come into compliance with the new guidelines for the 2024 season. Curbside patios utilizing parking stalls in the public Right of Way are to be removed by November 10, 2023 to facilitate holiday shopping parking in the downtown.

Expanded Applicability of the Program

Under this new program, the City will consider applications in expanded zones – while the temporary curb-side patio program considered only those businesses in C-2 and C-3 zoned lands, the modernized guidelines will consider applications across the City in the following land use zones: C-1 Neighbourhood Commercial, C-2 Community Commercial, C-3 Town Centre Commercial, C-4 Neighbourhood Pub, C-5 Village Centre Commercial, CRM Commercial/Residential, H-1 Heritage Commercial, and H-2 Hammond Village Commercial, where conditions can accommodate safe installation of patios on public Right of Way with respect to vehicle traffic and unconstrained pedestrian accessibility.

Process, Design, and Cost

Full Sidewalk (with Boardwalk) and Parklet Patios temporary sitting areas will operate from April 1 to October 31, and then be removed by November 1 of each year. They are meant to be easily set-up and removed. They will require highway-use-permits, to regulate their location, operation, maintenance, and insurance. Sidewalk Patios (without boardwalk) will also require highway-use-permits however, as they are permitted only in areas that have the necessary space required for 2m of pedestrian walkway once installed, they can operate year-round, as can Sidewalk Café's which are the least intensive use of public space. Sidewalk Café's require an application, however, will have an immediate approval due to their low impacts on public space needs.

The cost of a Highway Use Permit in the City as of the date of this report is \$150.00 plus 7.50 GST plus a refundable security deposit based on the extent of the work.

All applications to the curbside patio application must include a patio plan which includes the following:

- Identify the boundary of the proposed patio area, including dimensions.
 - If the proposed patio area will extend beyond one parallel parking stall in front of your business frontage you must get written permission from the adjacent property owners and tenants confirming their support of the plan.
- Illustrate the proposed layout of the patio identifying the elements it will include such as:
 - parklet or sidewalk (with or without boardwalk) patio and any required guards and/or patio railings;
 - the quantity of tables and chairs; and,
 - any furnishings such as umbrellas, planters, string lights, or heaters.
- Clearly indicate where the 2m pedestrian clear path will be accommodated.

- Identify if the patio area impacts any loading zones and curbside parking (EPark or other restricted parking zones). Note: accessible parking areas and bus stops are not available for use.
- Identify any Boulevard Street Trees in the Right of Way impacted by or directly adjacent to the patio area.
- Identify any utility infrastructure impacted by or directly adjacent to the patio area (fire hydrants, street light poles and/or utility cabinets).
- Identify any other street furniture impacted by or directly adjacent to the patio area (waste receptacles, bicycle parking areas, bollards, and/or any accessory street furniture).
- Identify any elements associated with ensuring the patio area remains accessible for mobility users.

A design guideline (Appendix A), noting what is permissible and what is not, has been created and an application form will be formatted with necessary information, checklists and requirements and posted on the City’s website, with noted adherence to overall patio guidelines and additional design guidelines noted in the Official Community Plan will create a more consistent look and feel of patios across the City.

A Note Regarding Patios on Private Property

Businesses interested in putting temporary, seasonal patios or “picnic areas” on private property such as off-street parking spaces or other areas of private property are able to do so through building permitting processes. If the patios have floors, roofs, or walls, or if there is installation of electrical appliances or fixtures the patios must be in line with BC Building code and have the necessary inspections completed.

If there are no floors, roofs, or walls constructed, no formal approval from the City would be required. Necessary approvals from the Liquor and Cannabis Regulation Branch are the responsibility of the business owner.

Simplified timelines and steps for the curbside patio program

Application for sidewalk café and sidewalk patio (without boardwalk)	Year Round
Application’s open for seasonal patios	February 1
Approval notification to businesses	March 15
Seasonal patios operational period	April 1 - October 31
Permits required	Highway Use Permit
Highway Use Permit Requirements (As well as following guidelines of curbside patio program)	Scaled construction drawings showing dimensions; siting relative to building and property lines; seating plan; entrances/exits; clearances to obstacles and City infrastructure; construction materials and methods, and front, side and overhead views
Insurance	\$5 million in liability insurance with the City of Maple Ridge as a named insured party

b) Desired Outcome:

A clear set of guidelines and a streamlined process for curbside patios in Maple Ridge. The is wanting to see a vibrant and active community which includes patios that add to the vibrancy of the community and meets adjacent business needs.

c) Strategic Alignment:

The Seasonal Program aligns with the Council Strategic Plan priorities including livable community; engaged, healthy community; and Diversified, Thriving Economy by having expanded areas and

typologies of seasonal curbside patios. The program is also in line with the Economic Development Strategy 5-2 - Enable Outdoor Patios.

d) Citizen/Customer Implications:

Existing temporary curbside patio structures will need to be removed as this new program comes into place for the 2024 patio season. Curbside patios utilizing public parking stalls shall be removed in the winter season in preparation for the 2024 seasonal curbside patio programs implementation. To ensure new patios are inline with guidelines and process, current, existing, and temporary curbside patios in parking stalls must be removed by November 10, 2023.

e) Interdepartmental Implications:

Feedback has been sought from Senior Administration on the overarching program as well as more details from Engineering, Planning, Bylaw, Licencing and Community Safety, Building, and Fire & Rescue specifically.

f) Policy Implications:

Administrative review of the overall patio guidelines on an annual basis for the first 2 years of implementation and every 2 years going forward after that point.

g) Alternatives:

a. Place a moratorium on new year-round curbside patios

Council could choose to place a moratorium on all new curbside patios and continue to allow existing curbside patios to operate as legal non-conforming uses for the current operators. Council could further choose whether this moratorium would apply throughout the Town Centre or be limited to specific areas (e.g. 224 Street).

b. Prohibit all curbside patios

Council could choose to prohibit all curbside patios from operating anywhere in the City. Existing patio operators could be allowed to continue to operate until December 31, 2023 after which their curbside patios would need be permanently removed.

CONCLUSION:

Curbside patios can increase the vibrancy of a community; the modernized and streamlined approach for seasonal and year-round curbside patios presents opportunities for business owners to choose what option is right for their clients, to increase social interactions on city streets, and to set forward a clear process, guidelines, and regulatory approach to curbside patios into the future.



Prepared by: **Tyler Westover**
Director, Economic Development



Reviewed by: **Forrest Smith**
Director of Engineering



Approved by: **Stephane Labonne**
Deputy Chief Administrative Officer



Concurrence: **Scott Hartman**
Chief Administrative Officer

Attachments:

(A) Draft - Curbside Seasonal Patio Program Guidelines

City of Maple Ridge Patio Guideline

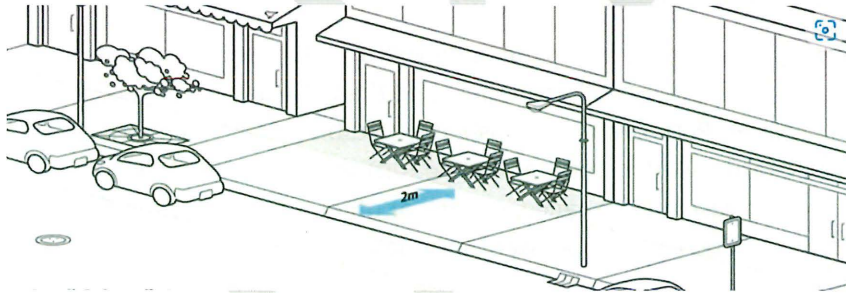
Where Patios on Public Space are Permitted

When private property does not provide the required space for a patio, public property may be considered using space within the curb lane of the street, along the sidewalk or in an alleyway. This is an option for businesses located along main streets, within Business Improvement Areas (BIAs), and at properties where the front of the building is built up right to the property line in zones that include the following:

- C-1 Neighbourhood Commercial
- C-2 Community Commercial
- C-3 Town Centre Commercial
- C-4 Neighbourhood Pub
- C-5 Village Centre Commercial
- CRM Commercial/Residential
- H-1 Heritage Commercial
- H-2 Hammond Village Commercial

Types of patios covered in this document:

Sidewalk Café



Non invasive to the public space, groups of table and two chairs directly adjacent to storefront. Requires two (2) metres (m) unencumbered pedestrian walkway. Tables and Chairs must be brought indoors at the end of the business day. Can be seasonal and year-round.

Image Credit: City of Edmonton

Sidewalk Patio

Can be utilized where 2 metres of pedestrian walkway can be accommodated without the use of pedestrian diversion or use of curbside parking stall – can be seasonal or year-round.

Patios must include a patio rail system around the perimeter. This option is only available where the sidewalk is wide enough to accommodate both the patio and a 2m clear path for pedestrians. Temporary traffic control is not required for this type of patio. Patios can be furnished with tables, chairs, umbrellas, string lights, heaters, and planters. All railings and patio furnishings must be fully removable within twenty-four (24) hours in case maintenance, events, or other activities by the City are required.

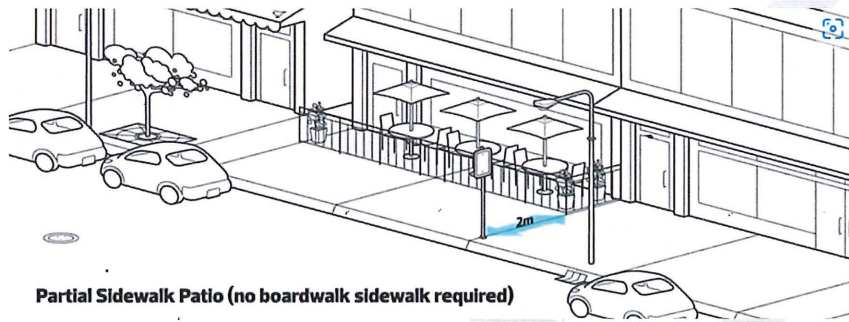


Image credit: City of Edmonton

Full Sidewalk Patio (with Boardwalk) – highway use permit

Businesses are responsible for supplying a mandatory boardwalk sidewalk structure to provide an accessible path for the public in the curb lane. Boardwalk structures and the patio area must include a guard and patio railing around the perimeter. Patios can be furnished with tables, chairs, umbrellas, string lights, heaters, and planters. All boardwalk structures and patio furnishings must be fully removable within twenty-four (24) hours in case maintenance, events, or other activities by the City and utility providers are required. This type of patio can be operated seasonally.

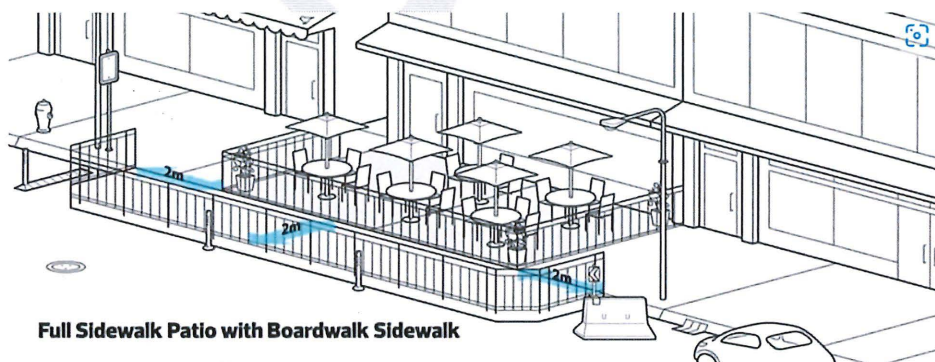


Image credit: City of Edmonton

Parklet Patio – highway use permit

Patios can be developed on a platform that is level with the sidewalk or placed directly on the street. Parklet patios must include a guard around the perimeter. Businesses are responsible for ensuring the parklet patio is accessible which may include supplying curb ramps into the patio area if it is directly on the street. Patio can be furnished with tables, chairs, umbrellas, heaters, and planters. All structures and patio furnishings must be fully removable within twenty-four (24) hours in case maintenance, events or other activities by the City and utility providers are required. This type of patio can be operated seasonally.

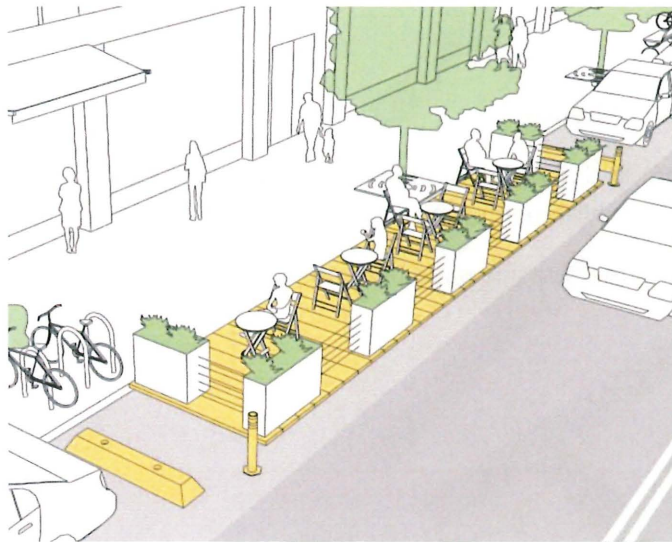


Image credit: NACTO

Patio Type	Required approval tool	Seasonality / Year Round	Application period	Considerations
Sidewalk Café	Application	Both	Year Round	Tables and chairs must be brought in each evening. Maintain full 2 m of distance for pedestrian access of sidewalk
Sidewalk patio (no boardwalk)	Highway Use Permit	Both	Year Round	Maintain full 2 m of distance for pedestrian access of sidewalk
Full Sidewalk Patio with boardwalk	Highway Use Permit	Seasonal (April 1 – Oct 31)	Applications accepted from Feb 1 – March 15	If impacting more than one parking stall, support letters from adjacent neighbours and

				business owners are required.
Parklet	Highway Use Permit	Seasonal (April 1 – Oct 31)	Applications From Feb 1 – March 15	If impacting more than one parking stall, support letters from adjacent neighbours and business owners are required.

Eligibility for the Patio Program includes:

- Having a valid City of Maple Ridge Business Licence;
- Being an eating or drinking establishment, including liquor primary, food primary, liquor manufacturing, u-brew and u-vin licenced establishments; and
- Having a valid zoning approval as noted in the curbside patio program

What is Permitted:

- Serving and eating food and beverages
- Patio installations that can be moved within 24 hours. Types of structures and furnishings vary depending on the option.
- On a day-to-day basis, patios can be open during the same hours as the business it is associated with.

What is not Permitted:

- Cooking of food and drink preparation
- Permanent infrastructure including spiking, drilling or otherwise permanently affixing railings, furniture, parklets and other patio structures to City infrastructure
- Use of City power receptacles for any purposes
- Portable toilets
- Painting of Municipal Sidewalks
- Posting of signs on municipal light standard
- Stages

- Pergolas or any overhead elements aside from umbrellas.
- Exceeding permitted occupant load for the total number of seats, including the patio

While operating your patio as a business, the following should also be kept in mind:

- The patio may only operate within the designated patio area identified in the Highway Use Permit.
- All patios are subject to compliance checks. If the patio is found operating outside the approved plan, the patio and or applicant may be subject to enforcement.
- The City may alter or limit the use of the licence area to accommodate conflicting construction activities or events. As much advance notice as possible will be provided.
- The City may terminate the permission to operate the patio without notice in the event of an emergency and/or operational safety concerns.
- All patios are to remain in a safe, clean, and sanitary condition.
- Locations for staging areas for clearing, storing dishes are not permitted on the patio area or on the public right of way.
- String lights may only be affixed to private property with authorization to do so; Lights, if installed, should not impact residential units (will not be permitted)
- If landscaping or vegetation is a component of the Patio, there should be a high standard of maintenance to ensure aesthetically pleasing appearances.

Create Your Patio Plan

A Patio Plan is a drawing that identifies what portion of street and/or sidewalk space will be used for the patio. The application also requires photos of the business frontage, including showing adjacent businesses.

Your Patio Plan must:

- Identify the boundary of the proposed patio area, including dimensions.
 - If the proposed patio area will extend beyond one parallel parking stall in front of your business frontage you must get written permission from the adjacent property owners and tenants confirming their support of the plan.
- Illustrate the proposed layout of the patio identifying the elements it will include such as:
 - parklet or sidewalk (with or without boardwalk) patio and any required guards and/or patio railings;

- the quantity of tables and chairs; and,
- any furnishings such as umbrellas, planters, string lights, or heaters.
- Clearly indicate where the 2m pedestrian clear path will be accommodated.
- Identify if the patio area impacts any loading zones and curbside parking (EPark or other restricted parking zones). Note: accessible parking areas and bus stops are not available for use.
- Identify any Boulevard Street Trees in the right-of-way impacted by or directly adjacent to the patio area.
- Identify any utility infrastructure impacted by or directly adjacent to the patio area (fire hydrants, street light poles and/or utility cabinets).
- Identify any other street furniture impacted by or directly adjacent to the patio area (waste receptacles, bicycle parking areas, bollards, and/or any accessory street furniture).
- Identify any elements associated with ensuring the patio area remains accessible for mobility users.

Street Safety and Accessibility

- Parklet or Full Sidewalk (with Boardwalk) Patios are only allowed on roadways with a posted speed limit of 50 km/h or less; Not including Lougheed Highway, Haney Bypass, and Dewdney Trunk Road.
- The edge of the patio (side adjacent to vehicle traffic) must be at least 0.65m (25½”) from the edge of any adjacent travel lane, bike lane, or shared pathway.
- Parklet or Full Sidewalk (with Boardwalk) Sidewalk Patios must be at least:
 - 6.0m (19’-8 1/4”) from the corner of an uncontrolled intersection or from the corner of a controlled intersection (stop/yield sign or signals) or an intersection with a marked pedestrian crosswalk.
 - Measured from the edge of the patio area to the face-of-curb of the intersecting roadway.
- Maintain traffic sight lines as noted in Highway and Traffic Bylaw 6704-2009
- Curb lanes where vehicles park are available for consideration of Parklet Patio or Full Sidewalk (with Boardwalk) installation
- Traffic Control Signs - for example, stop signs, yield signs, speed limit signs - Cannot be moved to accommodate a patio.
- Accessible Parking Spaces - these are spaces reserved for vehicles with disabled parking placards - Cannot be used for a Parklet Patio
- Patios are not permitted in bus stops or if in close proximity must be in line with Translink Bus Infrastructure Design Guidelines to allow for transit traffic flow.

Fire Department Infrastructure

- Maintain 1.5m (59”) of clear space around any:
 - Fire hydrant; and,
 - Fire Department Connections

Utilities

- Patios cannot be located overtop of underground utility vaults.
- Patios must not obstruct utility connections/disconnects, lines, or meters; or obstruct access to utilities in any manner.
- Maintain 1.5m (59”) of clear space around any Hydro infrastructure including but not limited to Utility Cabinets, Pad Mounted Transformers, Vista Switches, Vaults or Pedestals or otherwise aligned with BC Hydro guidelines.

Street Furniture

- Benches, Canada Post Boxes, Newspaper Boxes, and Affixed Wastebins, cannot be relocated to accommodate a patio.
- Temporary seating and tables for sidewalk cafés must be taken indoors each evening

Patio and Building Exits

- Patios cannot block any building exit, including any emergency exits, or impede the exit path to safety.
- Patios with a Patio Railing must have at least one exit through the railing (not back into the building):
 - Exits must be at least 0.9m (35½”) wide and obstacle free.
 - Exits must be clearly visible to patrons, or clearly marked with exit signs.

Patio Perimeter Treatments

- All Parklet Patios or Full Sidewalk (with Boardwalk) Patios located in the curb lane must include a Guard.
- Guards must be constructed with these requirements:
 - Minimum height is 1.07m (42”) and maximum height is 1.22m (48”); and
 - Spaces between horizontal or vertical elements less than 10.2cm (4”) or greater than 20.3cm (8”).
- Any gates in the Patio Railing must not swing into the pedestrian clear path, the adjacent road space or parking lanes.
- All Guards or Patio Railings must:
 - Not be affixed to any building facade or element;
 - Constructed and supported to not damage any public property;
 - Readily removable at any time;
 - Be a complementary design to the surrounding streetscape and design guidelines in the OCP (e.g. black railings to minimize visual impact and create consistency or tastefully designed with unique features when viewed in the overall context of the neighbourhood and municipality)

Heaters

- Electric or propane patio heaters must be:
 - ULC- or CSA-certified freestanding units only;
 - Installed and operated per the manufacturer’s directions;
 - Located at least 3m (~10’) away from any City tree branches;
 - Stored off the road right-of-way when not in use.
- Any propane tanks used cannot exceed 20lb capacity.
- Any electrical cords used cannot lie on the ground; if strung overhead no part of the cord may hang below 2.11m (7’) above the walking surface.
- Solid, gel, or liquid-fuel fire features are not allowed.
- Heaters that are not freestanding and/or have fuel service connected to a building are not permitted through the patio program

Engagement Requirements

If the patio area will extend beyond one (1) standard parking stall, in line with your business frontage, the applicant must obtain letters of support from the adjacent businesses, property owners/managers, commercial/residential tenants, Business Improvement Areas and/or community leagues that are impacted by the patio extension

If you have a valid BC liquor licence and [LCRB External website, opens in new tab](#) approval, you can serve alcohol to patio patrons.

Insurance Requirements:

All patios held on public property require a minimum of \$5 million liability coverage with the City of Maple Ridge listed as an “Additional Insured”.

General Design Guidelines:

The following guidelines outline the standards that successful curbside patio, sidewalk café and sidewalk patio designs are expected to fulfill.

- Parklets should be interesting and welcoming spaces that encourage passersby to pause, sit, relax, and interact with others.
- Seating should be durable and comfortable for individuals and groups of all ages and abilities. Designs that encourage use in rainy weather should be considered.
- The overall character of the design on your patio should be unique and should not have an overt visual relationship with any nearby businesses. *Consistency of the patio, where possible is encouraged (E.g., black railings and guards to ensure consistent look and feel through the community, sitting areas and within the patio are encouraged to be unique).*
- Signage denoting the curbside patios, sidewalk café’s and sidewalk patios as publicly accessible must be clearly and prominently displayed. Any additional signage or logos must be approved by City staff.
- The curbside patios, sidewalk café’s and sidewalk patios with pedestrian diversion should respond to surrounding conditions. Special consideration will be given to applications that improve the walking experience, for example by creating more space to walk on particularly narrow or congested sidewalks.
- The design must promote visibility to passing traffic and maintain clear sightlines at intersections and crossings.
- The design should consider travel patterns and behavior of people walking and biking in order to minimize potential conflicts and maximize contribution to public life and public realm.

TO: His Worship Mayor Dan Ruimy
and Members of Council
MEETING DATE: October 24, 2023
FROM: Chief Administrative Officer
FILE NO: 01-0690-01
MEETING: Workshop

SUBJECT: UBCM Community Emergency Preparedness Fund –
Maple Ridge Climate-Related Multi-Hazard Risk Assessment

EXECUTIVE SUMMARY:

The purpose of this report is to request Council authorization to seek funding from the Union of BC Municipalities (UBCM) through their Community Emergency Preparedness Fund (CEPF) Disaster Risk Reduction – Climate Adaptation (DRR-CA) funding stream for \$150,000.

The City of Maple Ridge is seeking funding to conduct a Climate-Related Multi-Hazard (CRHM) Risk Assessment. This assessment will help the City better understand and prepare for climate and natural hazards that have already occurred, and are expected to increase, in the community. These hazards include heavy rainfall, flooding, extreme heat, and drought. This assessment will help inform both climate-related risk and impact reductions, and community safety and emergency preparedness, for hazard events.

RECOMMENDATION:

THAT the City of Maple Ridge be authorized to submit the application for “Maple Ridge Climate-Related Multi-Hazard Risk Assessment” to the UBCM Community Emergency Preparedness Fund, Disaster Risk Reduction – Climate Adaptation stream, and provide overall grant management, if awarded funding.

DISCUSSION:

a) Background Context:

The Union of BC Municipalities (UBCM) is offering funding up to \$150,000 for Disaster Risk Reduction (DRR) with a Climate Adaptation integration through their Community Emergency Preparedness Fund (CEPF).

Maple Ridge has experienced extreme precipitation, flooding, extreme heat, and heatwaves in recent years (2018 to 2023), increasing the risks from climate-related and natural hazards and impacts to the social, economic, health and environmental aspects of the community. Climate change increases the likelihood of weather-driven natural hazards occurring, the severity of disasters, and the occurrence of cascading events.

A Climate-Related Multi-Hazard (CRMH) Risk Assessment will examine how increasing climate-related risk and natural hazards interact now and into the future. This assessment will contribute to reducing climate-related risks and impacts, enhancing community safety, and improving emergency preparedness for climate and natural hazard events. The CRHM will

provide insights into the community's vulnerability to interconnected and compounding hazards and their impacts, offering guidance on how responses and actions can be enhanced to address these challenges more effectively.

b) Desired Outcome:

That Council support application to the program which will increase the resilience – capacity to prepare for, prevent or withstand, respond to, and recover from impacts – of Maple Ridge to climate-related and natural hazards.

c) Strategic Alignment:

The proposed project aligns with Council's 2023-2026 Strategic Plan Strategic Priorities and Goals for:

- Climate Leadership and Environmental Stewards – Mitigate and adapt to the impacts of climate change.
- Engaged, Healthy Community – Ensure the safety and enhance the well-being of residents.
- Climate Leadership and Environmental Stewards – Mitigate and adapt to the impacts of climate change.
- Governance and Corporate Excellences – Identify and commit to opportunities for the City to move forward on a path of Truth and Reconciliation, and Ensure the City is organizationally resilient, ready to adapt to a changing environment.

Additionally, the project will inform the development of the City's Climate Action Plan and future emergency response plans.

d) Citizen/Customer Implications:

Engagement of the public and consultations with First Nations and stakeholders will be required to inform and understand the climate-related hazard risks and hazard concerns and events that stakeholders, local First Nations, and the public have experienced in Maple Ridge. This engagement and consultation will assist in determining and informing the vulnerabilities and the equity and social, natural and economic components and outcomes of the CRHM Risk Assessment

e) Interdepartmental Implications:

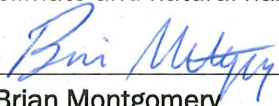
The Climate-Related Multi-Hazard (CRMH) Risk Assessment will require the participation of and insights on climate-related and natural hazard impacts, responses, and preparation from several departments including Fire & Rescue, Public Works, By-law and Community Safety, Planning and Parks, Recreation, and Culture.

f) Business Plan/Financial Implications:

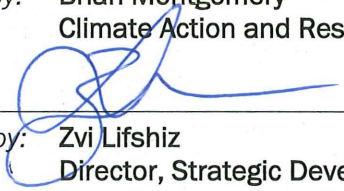
The application for funding to UBCM is requesting \$150,000 for the project. The City of Maple Ridge will contribute \$57,000 of in-kind support including grant management.

CONCLUSION:

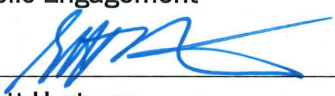
A Climate-Related Multi-Hazard (CRMH) Risk Assessment will help increase the resiliency of Maple Ridge by informing Climate-related risk and impact reductions and community safety and emergency preparedness to climate and natural hazard events.



Prepared by: **Brian Montgomery**
Climate Action and Resiliency Advisor



Approved by: **Zvi Lifshiz**
Director, Strategic Development, Communications and
Public Engagement



Concurrence: **Scott Hartman**
Chief Administrative Officer