



COUNCIL MEETING AGENDA

Tuesday, May 13, 2025, 7:00 p.m.
Council Chambers
City Hall, 11995 Haney Place

All meetings are hybrid, allowing virtual or in person participation.
Online participation via zoom <https://mapleridge-ca.zoom.us/j/85656842167>
The meeting is live streamed and recorded by the City of Maple Ridge.

Pages

1. CALL TO ORDER

Territory Acknowledgement

The City of Maple Ridge carries out its business on the traditional and unceded territories of the Katzie (q'ícəy) First Nation and the Kwantlen (q'w'a:nł'ən) First Nation.

2. APPROVAL OF AGENDA

Regular Council Meeting Agenda - May 13, 2025

RECOMMENDATION:

THAT the May 13, 2025, Regular Council Agenda be approved as circulated.

3. ADOPTION OF MINUTES

Council Workshop - March 11, 2025
Special (to close) Council - April 22, 2025
Regular Council - April 22, 2025

RECOMMENDATION:

THAT the following minutes be adopted as circulated:

Council Workshop - March 11, 2025
Special (to close) Council - April 22, 2025
Regular Council - April 22, 2025

4. PRESENTATIONS AT THE REQUEST OF COUNCIL

5. DELEGATIONS

5.1 Maple Ridge Community Foundation

Introduction of their non-profit organization.

6. PUBLIC COMMENT ON AGENDA ITEMS

7. RECONSIDERATION

7.1	2023-327-SP, 28594 104 Avenue Request for Reconsideration of Soil Permit Refusal	21
	RECOMMENDATION: THAT Council receive the report titled "2023-327-SP, 28594 104 Avenue, Request for Reconsideration of Soil Permit Refusal" dated May 13, 2025, for information.	
8.	CONSENT AGENDA RECOMMENDATION: THAT the item contained in the May 13, 2025, Regular Council Consent Agenda be received into the record.	
8.1	Council Expenses – March 2025 Council expenses recorded to March 31, 2025.	34
9.	BYLAWS	
9.1	2021-107-RZ, 20886 River Road, RS-1 to R-1 and RT-1 To allow a future 9 lot subdivision.	45
	RECOMMENDATION: THAT Zone Amending Bylaw No. 7718-2021 be given second reading and forwarded to Public Hearing.	
	THAT staff be directed to work with the applicant to address the outstanding terms and conditions outlined in the Staff report dated May 6, 2025, and any others identified by Council, prior to recommending bylaw adoption.	
9.2	2019-055-RZ, 11795 and 11839 267 Street, RS-3 to RS-2 To permit a future subdivision of 15 RS-2 zoned lots.	72
	RECOMMENDATION: THAT Official Community Plan Amending Bylaw No. 7834-2022 be adopted.	
	RECOMMENDATION: THAT Zone Amending Bylaw No. 7539-2019 be adopted.	
10.	STAFF AND COMMITTEE REPORTS	
10.1	2019-055-VP, 11795 and 11839 267 Street, Development Variance Permit Variances to the lot width and lot depth of two of the proposed strata lots of a future 15 single-detached residential lot subdivision.	88
	RECOMMENDATION: THAT the issuance of Development Variance Permit 2019-055-VP for 11795 and 11839 267 Street be approved.	

- 10.2 **Bring to Market Industrial Land Study for the Albion Industrial Area, Fraser River, Kwantlen First Nation Lands** 99
 Bring to Market Industrial Land Study for the Albion Industrial Area, Fraser River, Kwantlen First Nation Lands, intended to support new industrial uses and development in the area.
- RECOMMENDATION:**
 That Council receive the Bring to Market Industrial Land Study attached to the report titled "Bring to Market Industrial Land Study for the Albion Industrial Area, Fraser River, Kwantlen First Nation Lands", dated May 6, 2025, for information.
- 10.3 **Strategic Update on the Maple Ridge Strategic Plan for Q1, 2025** 243
 Insights from ongoing delivery of key results and initiatives from Council's Strategic Plan, for the first Quarter of 2025.
- RECOMMENDATION:**
 THAT Council receive the report titled "Strategic Update on the Maple Ridge Strategic Plan for Q1, 2025" dated May 6, 2025 for information.
- 10.4 **2024 Consolidated Financial Statements** 276
 Presentation of the Consolidated Financial Statements for the fiscal year ended December 31, 2024.
- RECOMMENDATION:**
 THAT Council approve the 2024 Consolidated Financial Statements.
11. **OTHER MATTERS DEEMED EXPEDIENT**
12. **PUBLIC INQUIRY**
13. **MAYOR AND COUNCILLOR REPORTS**
14. **NOTICES OF MOTIONS**
- 14.1 **Consolidation of Public Compensation for Council Members - Councillor Yousef**
1. THAT the City of Maple Ridge prepare a comprehensive annual financial report (starting in the 2024 calendar year) that details the total compensation received by Council members who serve on regional or provincial/national organizations, including but not limited to EComm911, Municipal Finance Authority, TransLink, and Metro Vancouver, Union of BC Municipalities (UBCM), Federation of Canadian Municipalities (FCM) and that this report be made accessible to the public; and
 2. THAT the annual financial report provides a complete itemization of each Council member's base salary and benefits, as well as per diems, stipends, allowances, retainers, expense reimbursements, and any other compensation associated with their roles.

14.2 Encouraging the Province of BC to Urgently Provide Additional Mental Health Care Supports - Councillor Yousef

WHEREAS the Province of British Columbia has expressed a commitment to supporting individuals suffering from acute drug addiction and serious mental illness; and

WHEREAS mental health and addiction services in British Columbia remain chronically underfunded, despite growing public need; and

WHEREAS a lack of timely and appropriate access to mental health and addiction treatment can result in significant harm to individuals, families, and the broader community;

THEREFORE BE IT RESOLVED THAT Council recognize the urgent need to address the challenges faced by individuals experiencing acute drug addiction and serious mental illness, and formally advocate for the Province of British Columbia to implement comprehensive, evidence-based, and adequately funded systems of care that support safety, well-being, and long-term recovery;

BE IT FURTHER RESOLVED THAT Council call on the Province to define and prioritize the implementation of secure care measures — including, where clinically appropriate and legally justified, involuntary treatment — for individuals whose condition poses a significant risk to themselves or others, with clear safeguards to uphold individual rights, medical oversight, and accountability;

BE IT FURTHER RESOLVED THAT Council express concern that ongoing underinvestment by successive provincial governments has contributed directly to the widespread lack of access to critical mental health and addiction services across British Columbia;

BE IT FURTHER RESOLVED THAT Council urge the Province to take emergency-level action to address the provincial mental health and addiction crisis, including consideration of declaring a public health emergency or enacting an equivalent coordinated response to mobilize resources, improve system integration, and protect public safety;

BE IT FURTHER RESOLVED THAT the Mayor, on behalf of Council, write to the Premier of British Columbia and relevant Ministers to communicate Council's position and recommendations.

15. ADJOURNMENT



COUNCIL WORKSHOP MEETING MINUTES

March 11, 2025, 11:00 a.m.
Council Chambers
City Hall, 11995 Haney Place

Council Present: Mayor D. Ruimy
Councillor K. Carreras
Councillor O. Dozie
Councillor J. Dueck

Councillor S. Schiller
Councillor J. Tan
Councillor A. Yousef (Virtual)

Staff Present: S. Hartman, Chief Administrative Officer
C. Mushata, Director of Legislative Services and Corporate Officer
T. Thompson, Director of Finance
C. Howes, Deputy Corporate Officer
C. Bevacqua, Clerk 3
S. Faltas, Director of Engineering
Z. Lifshiz, Director, Strategic Development, Communications and Public Engagement
V. Richmond, Director of Facilities, Parks & Properties
C. Martin, Director of Recreation Services
J. Stiver, Director of Planning & Building
W. Oleschak, Director of Engineering Operations
H. Nadvi, Deputy Director of Planning & Building
P. Sanderson, Manager of Corporate Strategy & Business Transformation
B. Montgomery, Climate Action and Resiliency Advisor
R. Brummer, Manager of Arts, Culture and Events
D. Purcell-Chung, Manager of Development and Environmental Services

Councillor Yousef attended the meeting virtually

1. CALL TO ORDER – 11:01 am

The Mayor called the meeting to order and provided the land acknowledgement.

2. APPROVAL OF AGENDA

Council Workshop Agenda - March 11, 2025

R/2025-WS-013

Moved by: Councillor Schiller

Seconded by: Councillor Tan

THAT the March 11, 2025, Council Workshop Agenda be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

Council Workshop Minutes - January 28, 2025

R/2025-WS-014

Moved by: Councillor Tan

Seconded by: Councillor Dozie

THAT the minutes of the January 28, 2025, Council Workshop be adopted as circulated.

CARRIED

4. STAFF REPORTS

4.1 Climate Action Plan Update

Progress update on the development of the Maple Ridge Climate Action Plan.

The Climate Action and Resiliency Advisor, the Deputy Director of Planning & Building, and the Manager of Corporate Strategy & Business, gave a detailed presentation and answered questions of Council.

R/2025-WS-015

Moved by: Councillor Schiller

Seconded by: Councillor Tan

THAT Council receive the report titled "Climate Action Plan Update" dated March 11, 2025, for Information; and

THAT Council provide input on the key considerations, draft bold moves and actions noted in the report.

CARRIED

4.2 2025 City Event

To engage council in a discussion on hosting a City led event for 2025.

The Director of Recreation Services and the Manager of Arts, Culture and Events gave a detailed presentation and answered questions of Council. The Director of Finance answered questions of Council. The CAO gave information and addressed questions of Council.

R/2025-WS-016

Moved by: Councillor Dueck

Seconded by: Councillor Tan

THAT Council direct staff to include a one-time incremental of \$350,000 to host Our Neck of the Woods, Option 2 in the 2025 Financial Plan.

CARRIED

5. NOTICE OF CLOSED MEETING

6. ADJOURNMENT – 1:05 pm

D. Ruimy, Mayor

C. Mushata, Corporate Officer

DRAFT



SPECIAL (to close) COUNCIL MEETING MINUTES

**April 22, 2025, 5:30 p.m.
Council Chambers
City Hall, 11995 Haney Place**

**Council Present: Mayor D. Ruimy
Councillor K. Carreras
Councillor O. Dozie
Councillor J. Dueck**

**Councillor S. Schiller
Councillor J. Tan
Councillor A. Yousef**

Staff Present: S. Hartman, Chief Administrative Officer
W. Oleschak, Director of City Operations,
Acting Chief Operating Officer
C. Mushata, Director of Legislative Services
and Corporate Officer
Z. Lifshiz, Director, Strategic Development,
Communications and Public Engagement

C. Martin, Director of Recreation Services
C. Nolan, Deputy Director of Finance
V. Richmond, Director of Facilities, Parks &
Properties
J. Stiver, Director of Planning & Building

Councillor Dozie attended the meeting virtually

1. CALL TO ORDER – 5:30 pm

The Mayor called the meeting to order and provided the land acknowledgment.

2. APPROVAL OF THE AGENDA

Special (to close) Council Meeting Agenda - April 22, 2025

R/2025-STC-001

Moved by: Councillor Dueck

Seconded by: Councillor Carreras

THAT the April 22, 2025, Special (to close) Council Agenda be approved as circulated.

CARRIED

3. GENERAL MATTERS

Resolution to Exclude the Public

R/2025-STC-002

Moved by: Councillor Schiller

Seconded by: Councillor Yousef

THAT pursuant to Section 90 of the Community Charter, this meeting be closed to the public as the subject matter being considered related to the following:

Section 90(1)(a) - personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;

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

Section 90(1)(l) - discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report];

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

CARRIED

4. ADJOURNMENT – 6:06 pm

D. Ruimy, Mayor

C. Mushata, Corporate Officer



REGULAR COUNCIL MEETING MINUTES

April 22, 2025, 7:00 p.m.
Council Chambers
City Hall, 11995 Haney Place

Council Present: Mayor D. Ruimy
Councillor K. Carreras
Councillor O. Dozie
Councillor J. Dueck

Councillor S. Schiller
Councillor J. Tan
Councillor A. Yousef

Staff Present: S. Hartman, Chief Administrative Officer
C. Mushata, Director of Legislative Services and Corporate Officer
C. Bevacqua, Clerk 3
A. Grochowich, Manager of Community Planning
C. Cowles, Manager of Bylaw & Community Safety
S. Faltas, Director of Engineering
Z. Lifshiz, Director, Strategic Development, Communications and Public Engagement
L. Khoo, Planner 2
C. Martin, Director of Recreation Services
H. Nadvi, Deputy Director of Planning & Building
C. Nolan, Deputy Director of Finance
W. Oleschak, Director of City Operations, Acting Chief Operating Officer
V. Richmond, Director of Facilities, Parks &
D. Samson, Interim Fire Chief
J. Stiver, Director of Planning & Building

Councillor Dozie attended the meeting electronically.

1. CALL TO ORDER – 7:00 pm

The Mayor called the meeting to order and provided the land acknowledgement.

2. APPROVAL OF AGENDA

Regular Council Meeting Agenda - April 22, 2025

R/2025-CM-112

Moved by: Councillor Schiller

Seconded by: Councillor Yousef

THAT the April 22, 2025, Regular Council Agenda be approved as circulated.

CARRIED

3. **ADOPTION OF MINUTES**

Regular Council Minutes - April 8, 2025
Report of Public Hearing - April 15, 2025

Councillor O. Dozie joined the meeting at 7:02 pm.

R/2025-CM-113

Moved by: Councillor Dueck

Seconded by: Councillor Carreras

THAT the following minutes be adopted as circulated:

- Regular Council Meeting Minutes - April 8, 2025
- Report of Public Hearing - April 15, 2025

CARRIED

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

5. **DELEGATIONS**

5.1 HUB Cycling Maple Ridge/Pitt Meadows

Jenny Wright, Chair HUB Cycling Maple Ridge/Pitt Meadows gave a detailed presentation and answered questions of Council.

Chris, resident, spoke about the need for safe cycling infrastructure in Maple Ridge.

5.2 New Westminster & District Labour Council

Imelda Cross, Delegate of New Westminster & District Labour Council gave a presentation about workplace safety and Day of Mourning 2025.

6. **PUBLIC COMMENT ON AGENDA ITEMS**

7. **CONSENT AGENDA**

R/2025-CM-114

Moved by: Councillor Dueck

Seconded by: Councillor Yousef

THAT the items contained in the April 22, 2025, Regular Council Consent Agenda be received into the record.

7.1 AP Disbursements February 2025

Disbursements summary for the month ended February 28, 2025.

7.2 Contract Awards Exceeding \$750,000 - Q1 2025

Contract awards exceeding \$750,000 for the period of January 1, 2025 to March 31, 2025.

7.3 Council Expenses - December 2024

Council expenses recorded to December 31, 2024

7.4 Committees of Council 2025 Membership Appointments

The following Committee of Council appointments were released from the Closed Council Meeting held on April 8, 2025:

Climate and Environment Advisory Committee

James Rowley, Member at Large (April 8, 2025 – September 30, 2026)
Robin Poirier, Member at Large (April 8, 2025 – September 30, 2026)
Torin Kelly, Environmental Professional (April 8, 2025 – September 30, 2026)
Hitesh Kansodariya, Member at Large (April 8, 2025 – September 30, 2026)
Mark McClary, Member at Large (April 8, 2025 – September 30, 2026)

Diversified Thriving Economy Advisory Committee

Michael Pahl, Member at Large (April 8, 2025 – September 30, 2026)
Shannon Bridson, Member at Large (April 8, 2025 – September 30, 2026)
Megan Long, Member at Large (April 8, 2025 – September 30, 2026)
Brody Long, Member at Large (April 8, 2025 – September 30, 2026)

Engaged Healthy Community Advisory Committee

Madison Hansen, Member at Large (April 8, 2025 – September 30, 2026)
Steven Hall, Member at Large (April 8, 2025 – September 30, 2026)
Lynn Mather, Member at Large (April 8, 2025 – September 30, 2026)
Carolyn Gosling, Member at Large (April 8, 2025 – September 30, 2026)
Nancy Carl, Member at Large (April 8, 2025 – September 30, 2026)
Randa Orom, Member at Large (April 8, 2025 – September 30, 2026)

Liveable Community Advisory Committee

Sam Maleknia, Member at Large (April 8, 2025 – September 30, 2026)
Trish Coft, Member at Large (April 8, 2025 – September 30, 2026)
Arun Mulamootil, Member at Large (April 8, 2025 – September 30, 2026)
Cathy Bennett, Member at Large (April 8, 2025 – September 30, 2026)
Amber Rosencrans, Member at Large (April 8, 2025 – September 30, 2026)
Hardeep Mehrotara, Member at Large (April 8, 2025 – September 30, 2026)

Municipal Advisory Committee on Accessibility and Inclusiveness

Karen LeSage, Member at Large (April 8, 2025 – December 31, 2027)
Julia de Gruchy, Member at Large (April 8, 2025 – December 31, 2027)

CARRIED

8. BYLAWS

8.1 2022-434-RZ, 24369 110 Avenue, RS-3 to RS-1d

To facilitate a future subdivision of eight lots.

R/2025-CM-115

Moved by: Councillor Yousef

Seconded by: Councillor Carreras

THAT Zone Amending Bylaw No. 7901-2023 be given second reading, as amended and be forwarded to Public Hearing; and

THAT staff be directed to work with the applicant to address the outstanding terms and conditions as set out in the April 15, 2025 report, and any other as identified by Council, prior to recommending the bylaw adoption.

CARRIED

8.2 Yennadon Lands Area Plan New M7 Industrial Zone

To create a new M-7 Employment Park Zone, to support the implementation of the Yennadon Lands Area Plan.

The Industrial Lands Program Manager gave a detailed presentation and answered questions of Council.

R/2025-CM-116

Moved by: Councillor Yousef

Seconded by: Councillor Schiller

THAT Maple Ridge Zone Amending Bylaw No. 8033-2025 be given first and second reading and be forwarded to public hearing.

CARRIED

8.3 2021-320-RZ, 12209, 12219, 12231, 12241, and 12251 222 Street and 22190 123 Avenue, RS-1 to RM-2

To redesignate the subject properties from Single-Family Residential to Low-Rise Apartment and to rezone from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential) to allow the future construction of two 6-storey apartment buildings with a total of 152 market strata dwelling units.

R/2025-CM-117

Moved by: Councillor Carreras

Seconded by: Councillor Yousef

THAT Official Community Plan Amending Bylaw No. 7771-2021 be given third reading.

CARRIED

R/2025-CM-118

Moved by: Councillor Yousef

Seconded by: Councillor Dueck

THAT Zone Amending Bylaw No. 7772-2021 be given third reading.

CARRIED

8.4 Land Use Designation Changes to Town Centre Area Plan

Proposed changes to land use designations in the Town Centre Area Plan for the subject properties. Properties are currently designated Single-Family Residential and would be updated to Low-Rise Apartment and Town Centre Commercial.

R/2025-CM-119

Moved by: Councillor Dueck

Seconded by: Councillor Schiller

THAT Official Community Plan Amending Bylaw No. 7828-2022 be given third reading.

CARRIED

R/2025-CM-120

Moved by: Councillor Yousef

Seconded by: Councillor Tan

THAT Official Community Plan Amending Bylaw No. 7828-2022 be adopted.

CARRIED

8.5 Short-Term Rental Implementation

To present three amending bylaws necessary to regulate Short-Term Rentals in Maple Ridge.

The Manager of Community Planning answered questions of Council.

R/2025-CM-121

Moved by: Councillor Dueck

Seconded by: Councillor Yousef

THAT Zone Amending Bylaw No. 8029-2025 be given third reading.

CARRIED

R/2025-CM-122

Moved by: Councillor Schiller

Seconded by: Councillor Yousef

THAT Off-Street Parking and Loading Amending Bylaw No. 8030-2025 be adopted

CARRIED

R/2025-CM-123

Moved by: Councillor Dueck

Seconded by: Councillor Yousef

THAT Business Licencing and Regulation Amending Bylaw No. 8022-2025 be adopted.

CARRIED

R/2025-CM-124

Moved by: Councillor Yousef

Seconded by: Councillor Tan

THAT Zone Amending Bylaw No. 8029-2025 be adopted.

CARRIED

8.6 2020-432-RZ, 12211 and 12229 228 Street, RS-1 to RM-1

To permit a future 17-unit townhouse development.

R/2025-CM-125

Moved by: Councillor Yousef

Seconded by: Councillor Tan

THAT Zone Amending Bylaw No. 7713-2021 be adopted.

CARRIED

8.7 2020-014-RZ, 12209 Laity Street, RS-1 to R-1

To permit a future two-lot subdivision.

R/2025-CM-126

Moved by: Councillor Yousef

Seconded by: Councillor Tan

THAT Zone Amending Bylaw No. 7648-2020 be adopted.

CARRIED

9. STAFF AND COMMITTEE REPORTS

9.1 2025 Canada Day Celebration

Review of plan for 2025 Canada Day Celebrations.

The Director of Recreation gave a detailed presentation and answered questions of Council.

Councillor O. Dozie left the meeting at 8:02 pm.

Amendment:

R/2025-CM-127

Moved by: Councillor Yousef

Seconded by: Councillor Schiller

THAT the phrase "with Fireworks display for an additional cost of \$15,000" be added after the phrase "Option 1: and that cost of "\$47,474" be struck and replaced with the cost of "\$62,474".

Absent (1): Councillor Dozie

DEFEATED

with Mayor and Councillors Carreras, Dueck, Schiller and Tan opposed

R/2025-CM-128

Moved by: Councillor Tan

Seconded by: Councillor Schiller

THAT Council direct staff to proceed with Option 1 for the 2025 Canada Day Celebration; and

THAT Council authorize the additional funding be approved from City Surplus in the amount of \$47,474.

Absent (1): Councillor Dozie

DEFEATED

with Councillors Carreras, Dueck, Schiller and Yousef opposed

9.2 Free Weekend Parking to Support Festivals, Events and Economic Development

Updates to the proposal for free underground parking annually on weekends from April through October to support festivals, events and economic development in the City Centre.

The Director of Recreation gave a detailed presentation and answered questions of Council.

R/2025-CM-129

Moved by: Councillor Yousef

Seconded by: Councillor Carreras

THAT Council approves waiving underground parking rates on Saturdays and Sundays, annually from April 1 through October 31.

Absent (1): Councillor Dozie

CARRIED

with Councillors Tan and Yousef opposed

9.3 Family-Friendly Housing Policy

To support the provision of new multi-unit housing for families in Maple Ridge.

R/2025-CM-130

Moved by: Councillor Tan

Seconded by: Councillor Yousef

That Council adopt Family-Friendly Housing Policy No. 6.37; and

That in-stream multi-unit development applications, that have received either comments from the Advisory Design Panel or first reading of the bylaw from Council on or before December 31, 2025, be exempt from the requirements of the Policy.

R/2025-CM-131

Moved by: Councillor Tan

Seconded by: Councillor Yousef

THAT Council refer the Family-Friendly Housing Policy back to staff to review the requirements surrounding 3 bedroom units and to explorer potential incentive programs.

Absent (1): Councillor Dozie

CARRIED

9.4 2025-030-AL, 23580 Jim Robson Way, Agricultural Land Reserve

To recommend that a request for a Non-Farm Use be forwarded to the Agricultural Land Commission to support the construction of two additional ice sheets for the City's ice arena.

Councillor S. Schiller left the meeting at 9:10 pm.

R/2025-CM-132

Moved by: Councillor Yousef

Seconded by: Councillor Carreras

THAT the Non-Farm Use Application 2025-030-AL be forwarded to the Agricultural Land Commission with a recommendation for approval.

Absent (2): Councillor Dozie, and Councillor Schiller

CARRIED

9.5 2020-014-VP, 12209 Laity Street, Development Variance Permit

To permit a future two lot subdivision with variances to minimum lot and road widths.

R/2025-CM-132

Moved by: Councillor Yousef

Seconded by: Councillor Dueck

THAT the issuance of Development Variance Permit 2020-014-VP for 12209 Laity Street be approved.

Absent (2): Councillor Dozie, and Councillor Schiller

CARRIED

9.6 2020-432-VP/DP, 12211 and 12229 228 Street, Development Variance Permit and Development Permit

To permit the future construction of a 17-unit townhouse development with variances to minimum principal structure setbacks.

Councillor S. Schiller returned to the meeting at 9:12 pm.

Councillor J. Dueck left the meeting at 9:12 pm.

R/2025-CM-133

Moved by: Councillor Yousef

Seconded by: Councillor Carreras

THAT the issuance of Development Variance Permit 2020-432-VP for 12211 and 12229 228 Street, be approved; and

THAT the issuance of Development Permit 2020-432-DP for 12211 and 12229 228 Street, be approved.

Absent (2): Councillor Dozie, and Councillor Dueck

CARRIED

9.7 2022-463-VP-DP, 24018 112 Avenue, Development Variance Permit and Commercial - Multi-Family Development Permit

To allow a future 3-storey mixed-use (commercial/residential) building with 7 commercial units on the ground floor and 35 dwelling units on upper floor with variances to the building projection setback, principal structure height, maneuvering aisle width, and off-street commercial parking spaces.

R/2025-CM-134

Moved by: Councillor Yousef

Seconded by: Councillor Schiller

THAT the issuance of Development Variance Permit 2022-463-VP for 24018 112 Avenue be approved; and

THAT the issuance of Commercial/Multi-Family Development Permit 2022-463-DP for 24018 112 Avenue be approved.

Absent (2): Councillor Dozie, and Councillor Dueck

CARRIED

9.8 2025-029-VP, 22528 Lougheed Highway, Development Variance Permit

To reduce the required off-street parking stalls for a proposed Group Child Care Centre.

Councillor J. Dueck returned to the meeting at 9:14 pm.

R/2025-CM-135

Moved by: Councillor Carreras

Seconded by: Councillor Yousef

THAT the issuance of Development Variance Permit 2025-029-VP for 22528 Lougheed Highway be approved.

Absent (1): Councillor Dozie

CARRIED

9.9 2025-031-VP, 22535 Lougheed Highway, Development Variance Permit

To reduce the required off-street parking stalls for a proposed Group Child Care Centre.

R/2025-CM-136

Moved by: Councillor Carreras

Seconded by: Councillor Dueck

THAT the issuance of Development Variance Permit 2025-031-VP for 22535 Lougheed Highway, be approved.

Absent (1): Councillor Dozie

CARRIED

9.10 Update on Building, Planning, Board of Variance and Engineering Fees for 2025

Overview of proposed updates to fees in the core service areas of building, planning and engineering.

R/2025-CM-137

Moved by: Councillor Yousef

Seconded by: Councillor Carreras

THAT Council receive the report titled "Update on Building, Planning, Board of Variance, and Engineering Fees for 2025" dated April 15, 2025, for information.

Absent (1): Councillor Dozie

CARRIED
with Councillor Yousef opposed

9.11 Committees of Council Policy 3.11 – Amendments to Membership Composition

To provide further refinements to the membership composition of the Engaged, Healthy Community Advisory Committee and Municipal Advisory Committee on Accessibility and Inclusivity.

R/2025-CM-138

Moved by: Councillor Schiller

Seconded by: Councillor Dueck

THAT Council adopt Council Policy 3.11 – Committees of Council, as amended.

Absent (1): Councillor Dozie

CARRIED

10. OTHER MATTERS DEEMED EXPEDIENT

11. PUBLIC INQUIRY

12. MAYOR AND COUNCILLOR REPORTS

13. NOTICES OF MOTIONS

14. ADJOURNMENT – 9:27 pm

D. Ruimy, Mayor

C. Mushata, Corporate Officer

2023-327-SP, 28594 104 Avenue, Request for Reconsideration of Soil Permit Refusal

Recommendation:

THAT Council receive the report titled “2023-327-SP, 28594 104 Avenue, Request for Reconsideration of Soil Permit Refusal” dated May 13, 2025, for information

Report Purpose and Summary Statement:

The purpose of this report is to provide Council with the rationale and background that led to the Director of Planning and Building’s refusal to issue the subject Soil Permit, and additional information for Council’s consideration.

Strategic Alignment:

Liveable Community; Climate Leadership & Environmental Stewardship;

Applicable Legislation/ Bylaw/Policy:

Maple Ridge Soil Deposit Regulation Bylaw No. 7412-2017

To: Mayor and Council

File number: 2023-327-SP

BACKGROUND:

The original parent property was acquired by the previous owner and an application to subdivide the parcel into 4 lots was submitted to the City in June 2009. Due to the unique heritage value of the property, the City requested an Arborist Report to identify and assess the various unique trees as well as a report that was entitled "Miller Property: 28594 – 104 Ave, Conservation and Feasibility Study" (the "Study").

As a condition of the subdivision approval, Lots 1-4 were encumbered by a conservation covenant and a Heritage Revitalization Agreement (HRA), and are now protected heritage designated properties (Attachments A and B). In addition, Lot 2 has is the location of the original residence known as the "Miller Residence" and some additional outbuildings, which have been registered as Heritage Buildings.

On June 14, 2023, the City's Environmental Compliance staff responded to neighbour complaints about trucks depositing fill on Lot 2. During the initial investigation, staff determined that the current owner's contractor, Cancon Construction Limited, was depositing soil without the benefit of an approved Soil Deposition Permit from the City. As a result, a Stop Work Order was posted on site. The owner subsequently retained an agent to submit a retroactive Soil Permit application. After processing, by way of a letter dated February 27, 2025 staff advised the applicant that the application was denied (Attachment C).

ANALYSIS:

Discussion:

The property is protected by *Heritage Revitalization Agreement Bylaw No. 6709-2009*. As part of the HRA, the property received heritage designation, per Section 611 of the *Local Government Act*, and a Heritage Landscape Protective Covenant, dated October 15, 2010, is also registered on the property.

Schedule B, Stage B of the HRA identifies the heritage value and character-defining elements associated with the designation through a Statement of Significance. The Statement of Significance notes that the siting, aspect and landscape associated with the buildings reflect the early settlement and rural lifestyle of the Ruskin community. Specifically, the HRA states: "The Miller residence portion of the site is important for the way in which it demonstrates the layout and relationship of the house to the orchard, garden, and other plantings and with the outbuildings. The site is also important for the layers of vegetation, and the aesthetic qualities of the viewsapes."

The significant layers of vegetation of landscaping features are further specified through the character defining elements, which identify the following:

- The grounds appearing to be a clearing with a backdrop of a conifer forest downslope;
- Still visible patterns of the original survey and subsequent property subdivision and use;
- Internal views to the adjacent orchard to the west and the forest to the south and east;
- Remnants of the original fruit and nut orchards, ornamental shade trees with rock-walled gardens, domestic ornamental planting along the driveway, roadway and against the house, vegetable garden, and rows of berry bushes oriented north/south; and
- Early and continued use as a residence set amongst a rural and agricultural landscape.

Planning staff advised the owner that to fully understand and consider the impact of the fill on the protected heritage resources and character defining elements of the property, a Heritage Impact Assessment would need to be completed by a Heritage Professional working with an Arborist and submitted to the City for consideration.

Three options were considered:

1. Retroactively approve a Soil Permit for the fill placed and require the addition of topsoil to finish the impacted area.
2. Approve the Soil Permit for the full proposal, including previously placed material to finish the project.
3. Refuse the Soil Permit on the rationale that there may be an impact on the heritage value of the property as specified in the HRA and its heritage designation.

Planning staff also advised the owner that under Section 611 of the *Local Government Act*, a Heritage Alteration Permit is required should any alteration have a negative impact on the property's heritage value. Therefore, a Heritage Impact Assessment submission would be also required as part of the Heritage Alteration Permit Application.

These assessments are required to consider and comment on the work that has been undertaken/will be undertaken in the future and how it may impact the property's identified heritage value. If there is a perceived negative impact, the Heritage Impact Assessment must recommend mitigation options, which could become conditions of the Heritage Alteration Permit if it is to be issued. These assessments are typically done by a Heritage Professional who is a member of the Canadian Association of Heritage Professionals. The City's *Heritage Procedures Bylaw 6951-2012* permits the Director of Planning and Building to require a Heritage Impact Assessment if it is deemed necessary.

Given that the historical orchard, garden, other plantings, vegetation, and the aesthetic qualities of the viewsapes associated with the property were all identified in the HRA and heritage designation, the placement of the fill impacted these elements. A Heritage Impact Assessment

was not provided by the owner in support of the application, therefore staff considered the application and its impacts in the context of the information available and rendered the decision to decline.

Project Description:

The current application is to consider the 950 cubic metres (approximately 140 truckloads) of fill material that was deposited on the subject property, with a proposal from the owner for another 3,000 cubic metres (430 truckloads) of fill.

The application's stated purpose for the fill amount is to establish a dedicated flat area on the property for relocating the existing apicultural operation (i.e., the keeping of beehives) away from the dwelling to reduce conflict between the bees and the occupants of the home. The applicant advised that the previous undulating nature of the property where the fill was placed was not suitable for the new hive boxes, and the intent of the fill was to improve the separation of the residential and farm uses on the property while maintaining a beneficial environment for the bees, and is needed to support vehicular traffic in order to move the bee hives on and off site.

Staff have confirmed that the hives are now in place and are currently operated by a commercial beekeeper, and the property currently has a farm classification, but is not within the Agricultural Land Reserve.

Apiculture is the management and study of honeybees. Beekeeping plays a key role in the production of most fruit and forage crops. In BC, the activity is governed by the following regulations:

- *Animal Health Act,*
- *Bee Regulation,* and the
- *Reportable and Notifiable Disease Regulation.*

Staff requested comments from the BC Provincial Apiculturist in consideration of the Soil Permit application. Mr. Paul van Westendorp, Apiculture Specialist, did not note that the fill deposition was problematic for the beekeeping, however he stated: "Based on the heavily wooded area, it is not the best location for keeping bees unless placed there for the winter season only". Staff have confirmed that this location is only intended to be used for overwintering.

Public Engagement:

In accordance with the City's Soil Bylaw, the volume of the fill proposed by the applicant triggers a mailout to the residents within an area of 500 m of the subject property. The owners of approximately 30 addresses were notified of the application. City staff received two emails and one phone call response to the mailout. All three were generally not in support of the fill proposal, citing the following points;

- Unattached trailers left on the road – impacting traffic.
- Dirt and debris left on the road.
- Potential impacts on their wells.
- Possible environmental contamination from unknown content of the fill.
- Potential impacts, wear and tear or damage to the roadway.

Applicable Legislation/Bylaw/Policy:

The *Maple Ridge Soil Deposit Regulation Bylaw No. 7412–2017* regulates all soil deposition within the City.

Under the current regulations, the applicant must provide a variety of technical information to support the application. Typical documents for applications of over 350 cubic metres of fill include:

- A site plan;
- A Survey showing the contours and grading; and
- An Arborist Report showing any potential impacts to onsite trees and any recommendations to mitigate where possible.

In this specific case where the fill depth exceeded 1 m in several locations, City staff can require a report prepared by a Geotechnical Engineer to ensure the geotechnical stability of the fill on the site, as well as to certify that the fill placement does not prevent any use permitted under the *Maple Ridge Zoning Bylaw No. 7600-2019*, and that adjoining properties will not be subject to increased flooding caused directly by stormwater runoff and/or changes to drainage from the soil deposit site.

The applicant has not provided a report from a Geotechnical Engineer to date. Should Council overturn the refusal and authorize the soil deposition, staff recommend that the report be required.

OPTIONS & IMPLICATIONS:

The owner has filed a reconsideration request for Council's consideration requesting that the City issue a permit to allow them to finish filling the site as proposed. The owner has revised the scope and volume of the original application to permit the 950 cubic metres of materials already placed, as well as and a limited topsoil volume approximating 700 cubic metres (approximately 100 truckloads). This amount of topsoil would be required to enhance the existing fill material to improve plant growth outcomes.

Options for Council's Consideration:

1. Uphold the Director of Planning and Building's decision to refuse the Soil Permit for the reasons outlined in this report. This option would require the applicant to remove the fill material and restore the area to its previous condition. The applicant would be required to submit a restoration plan to the City to review and accept prior to implementing the fill removal. The City would require that the applicant obtain a Highway Use Permit through the City's Engineering department to remedy the nuisance issues around traffic and road debris. However, it is noted that the soil removal must be completed with care as it could cause more impact to the heritage value of the property.
2. Direct the Director of Planning and Building to issue a Soil Permit for the amended application to include the retroactive authorization for the 950 cubic metres placed on the property, as well as 700 cubic metres of topsoil to allow the area to be finished for a more usable and stable grassed area. The current fill materials have a high clay content and recent inspections show the area is still quite barren and without vegetation growth.

Should Council choose option 2, the applicant would be required to:

- a) commission and provide a Heritage Impact Assessment, prepared by a Heritage Professional, recommending mitigation options, to ensure that any alteration does not impact the remaining heritage value of the property;
- b) apply for and obtain a Highway Use Permit;
- c) provide technical reports to certify that the fill placed will not prevent any use permitted under *Maple Ridge Zoning Bylaw No. 7600-2019*; and
- d) commission and provide the City with a report, prepared by a Geotechnical Engineer, confirming the geotechnical stability of the fill on the site and demonstrating that the adjoining properties will not be subject to increased flooding caused by stormwater runoff from the soil deposit site.

3. Require that the applicant commission and provide a Heritage Impact Assessment, prepared by a Heritage Professional, for consideration prior to Council making a decision.

CONCLUSION:

Given the potential impacts to the natural and built heritage value of the property, which is the subject of a Heritage Revitalization Agreement and is protected by a heritage designation, the Director of Planning and Building refused the Soil Permit application. The owner has requested that Council reconsider the application, and the information contained in this report is provided to Council for information. This report also provides Council with two options to consider to either uphold or overturn staff's decision on this matter.

Should Council choose Option 1, the Director of Planning and Building's decision will be upheld and the Soil Permit will be refused. Staff will work with the owner to remove the unauthorized material and restore the site to a pre-deposition state.

Should Council choose Option 2, the Director of Planning and Development will be directed to issue a Soil Fill Permit, subject to the permit's approval requirements.

"Thomas Loo"

Prepared by: Thomas Loo,
Environmental Compliance Technician

Attachments:

- (A) Location Map
- (B) Aerial Photo
- (C) Soil Permit Decision Letter

Report Approval Details

Document Title:	2023-327-SP, 28594 104 Avenue, Request for Reconsideration.docx
Attachments:	<ul style="list-style-type: none">- Attachment A - Location Map .pdf- Attachment B - Aerial Photo.pdf- Attachment C - Soil Permit Decision Letter.pdf
Final Approval Date:	May 8, 2025

This report and all of its attachments were approved and signed as outlined below:

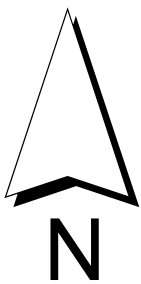
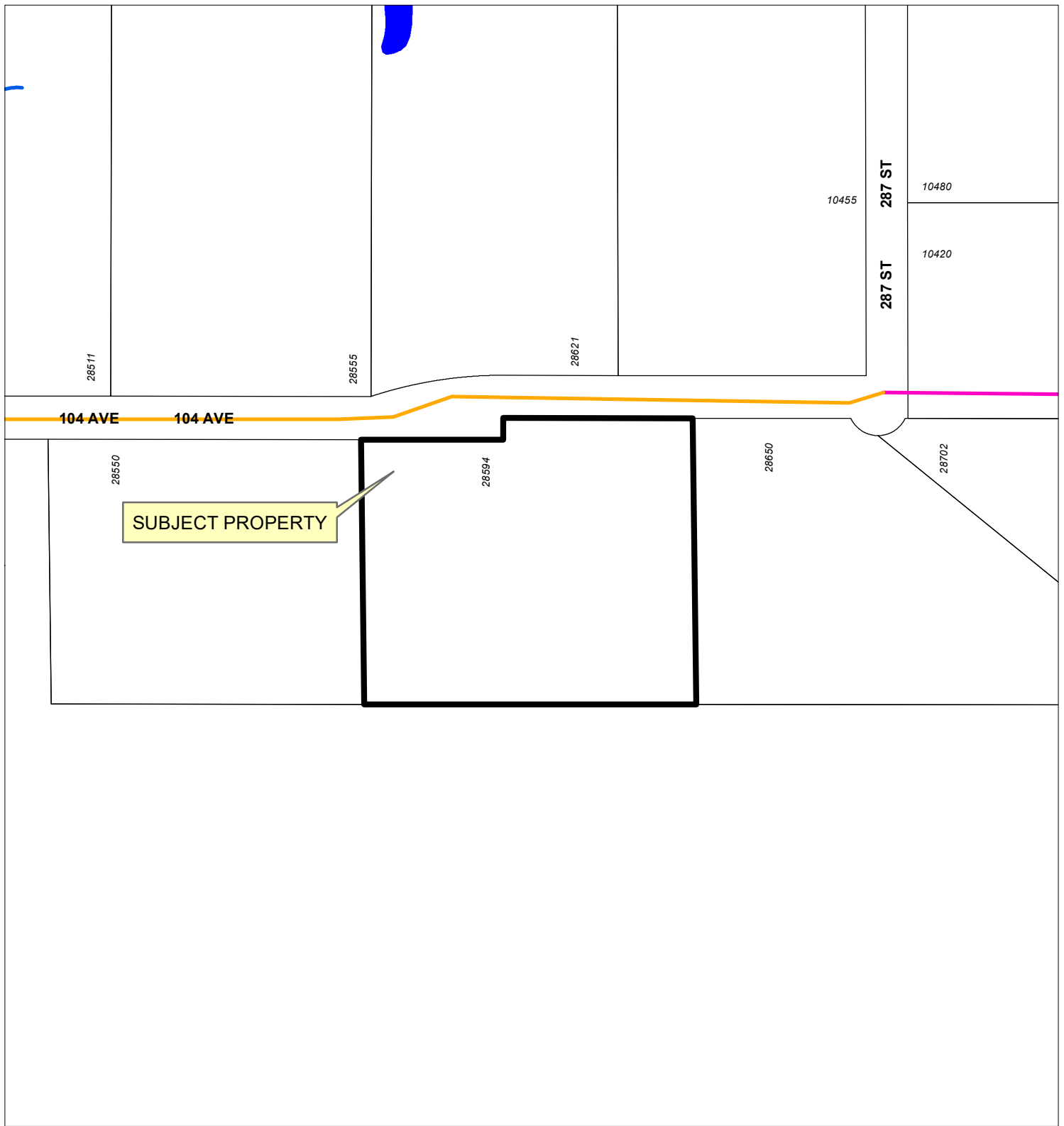
David Purcell-Chung, Manager of Development and Environmental Services

Hasib Nadvi, Deputy Director of Planning and Building

James Stiver, Director of Planning and Building

Carolyn Mushata, Director of Legislative Services and Corporate Officer

Scott Hartman, Chief Administrative Officer



Scale: 1:2,500

Legend

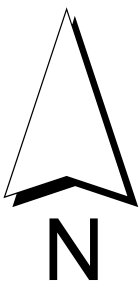
- Stream
- Existing Trails
- Pending, Proposed, & Desired Trails
- Lake or Reservoir

28594 104 AVENUE LOCATION MAP

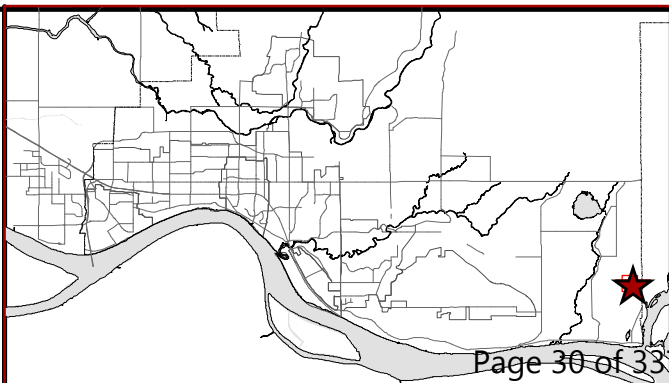
PLANNING DEPARTMENT



Maple Ridge



Scale: 1:2,500



Page 30 of 337

28594 104 AVENUE AERIAL PHOTO

PLANNING DEPARTMENT



Maple Ridge

FILE: 2023-327-SP
DATE: Apr 29, 2025

BY: DM

February 27, 2025

[REDACTED]
[REDACTED]
[REDACTED]

Attention: [REDACTED]

Re: Soil Permit Decision (2023-327-SP)
Location: 28594 104 AVE
Legal: Lot: 2, Section: 4, Township: 15, Plan: BCP46967

The purpose of this letter is to inform you of my decision as the "Manager" under the City of Maple Ridge Soil Deposit Regulation Bylaw No. 7412-2017.

Background

On June 14, 2023, the City's Environmental Compliance staff responded to complaints about trucks depositing fill within the subject property of Lot 2. During the initial investigation it was determined that the landowner and Contractor – Cancon Construction Limited were depositing soil without the benefits of a Soil Deposition Permit. As a result, a Stop Work Order was posted on site. The landowner subsequently retained an Agent to submit a retroactive soil permit application. The current application is to adjudicate the 950 cubic metres (140 truck loads) of fill material that has been already deposited and contemplates another 3,000 cubic metres (430 truckloads) of proposed material.

The purported purpose of the large amount of fill is to support having an area to allow for vehicle access for an expanded Apiculture operation and the installation of flower beds / garden beds for personal use and to support the hives.

Apiculture is the management and study of honeybees. Beekeeping plays a key role in the production of most fruit and forage crops. In BC, the activity is governed by the following regulations;

- Animal Health Act
- Bee Regulation
- Reportable and Notifiable Disease Regulation

Typically, large amounts of fill are not required specifically to support Apiculture. According to the City's tax records, this property has received Farm Classification for the 2024 year. BC Assessment has confirmed that Apiculture is the form of agriculture that is taking place. The Landowner has advised that the property is being leased by Caspian Apiaries.

Staff invited comments from the BC Provincial Apiculturist, Mr. Paul van Westendorp. He did not take any issues with the fill deposition as being problematic for the proposed bee keeping. He stated that *"Based on the heavily wooded area, it is not the best location for keeping bees unless placed there for the winter season only. If colonies are placed in different locations during the spring and summer season and not on the property (an likely scenario).*

City staff have confirmed that the parcel does currently have "Farm Classification" as a result of the Apiculture use.

The property is protected by Heritage Revitalization Agreement (HRA) Bylaw No. 6709-2009, adopted by Council October 26, 2010. As part of the HRA Bylaw, the property received a heritage designation as per Section 611 of the Local Government Act. Additionally, there is a Heritage Landscape Protective Covenant, dated October 15, 2010 registered on the property.

Schedule B, Stage B of the HRA identifies the Heritage Value and Character Defining Elements of the property through a Statement of Significance. The Statement of Significance notes that the siting, aspect and landscape associated with the buildings reflect the early settlement and rural lifestyle of the Ruskin community. Specifically, the HRA states:

"The Miller residence portion of the site is important for the way in which it demonstrates the layout and relationship of the house to the orchard, garden, and other plantings and with the outbuildings. The site is also important for the layers of vegetation, and the aesthetic qualities of the viewsapes.

The important layers of vegetation of landscaping features are further specified through the Character Defining Elements, which identify the following:

- The grounds appearing to be a clearing with a backdrop of a conifer forest downslope
- Still visible patterns of the original survey and later property subdivision and use
- Internal views to the adjacent orchard to the west and the forest to the south and east
- Remnants of the original fruit and nut orchards Ornamental shade trees with rock-walled gardens below
- Domestic ornamental planting along the driveway, roadway and against the house
- Vegetable garden
- Rows of berry bushes oriented north/south
- Early and continued use as a residence set amongst a rural and agricultural landscape

Currently, it appears that the area that has already received fill material has covered at least 5-6 of the original ornamental shrubs or plants on site that are identified in the HRA. Staff determined this by overlaying the site plan from the Agent with the original diagram showing locations of the various trees and shrubs from the Environmental Consultants.

Conclusion

Under Section 5.9 of the Maple Ridge Soil Deposit Regulation Bylaw No. 7412-2017, the City is refusing this permit application on the basis that the proposed fill deposition violates the original intention of the HRA.

Please note that Section 5.9.2 of the Bylaw States *"The owner, who is subject to a decision of the Manager to refuse a permit, is entitled to appeal to Council to have the decision reconsidered. An application for reconsideration must be made in writing to the City Clerk within 30 days from the date of refusal by the Manager. There is no fee for an appeal application for reconsideration."*

Should you wish to make an application for an appeal of this decision you must do so in writing to the City Clerk within **no later than Monday March 31, 2025**. If you have any questions you may contact the file manager at 604-463-5221 Ext. 5271 or by email at Tloo@mapleridge.ca

Sincerely,



James Stiver
Director of Planning

Council Expenses – March 2025

Recommendation:

That Council Expenses for March 2025 be received for information.

**Report Purpose and
Summary Statement:**

In keeping with Council's commitment to transparency in local government, the attached schedule lists Council expenses recorded to March 31, 2025. The expenses included on the schedule are those required to be reported in the annual Statement of Financial Information and are available on our website.

To: Mayor and Council

File number: [05-1880-20-2025]

Council Expenses – March 2025

Discussion:

The expenses included in the attached schedule are those reported in the annual Statement of Financial Information (SOFI), including those incurred under Policy No. 3.07 "Council Expense Policy". The budget for Council includes the provision, indexed annually, in Policy No. 3.07, as well as a separate budget for cell phone and iPad usage. The amounts on the attached schedule are those recorded prior to the preparation of this report and are subject to change.

Prepared by: Kim Hayes, Accountant 2

Attachments:

(A) Council Expenses for March 2025

Report Approval Details

Document Title:	Council Expenses March 2025.docx
Attachments:	- Council Expenses for March 2025.pdf
Final Approval Date:	Apr 28, 2025

This report and all of its attachments were approved and signed as outlined below:

Catherine Nolan, Deputy Chief Financial Officer

Trevor Thompson, Chief Financial Officer

Carolyn Mushata, Director of Legislative Services and Corporate Officer

Scott Hartman, Chief Administrative Officer

2025 Council Expenses						
As at March 31, 2025		Conferences & Seminars (Policy 3.07)	Community Events (Policy 3.07)	Other Expenses	Phones / IPads	Total Expenses
Carreras, Korleen						
January						
	Portable electronic device charges				34.24	
February						
	Portable electronic device charges				34.24	
	Afro Gala 2025		65.23			
March						
	Portable electronic device charges				41.73	
	2025 Ridge Meadows Business Excellence Awards		149.00			
April						
	MR Community Foundation Citizen of the Year		137.46			
	LMLGA Conference	730.00				
June						
	Celebrating Women in Business		79.20			
Carreras, Korleen Total		730.00	430.89	-	110.21	1,271.10
Carreras, Korleen Summary Per Policy 3.07		Budget Per Policy 3.07	Total Expenses Per Policy 3.07	Balance Remaining		
		10,200.00	1,160.89	9,039.11		

2025 Council Expenses						
As at March 31, 2025		Conferences & Seminars (Policy 3.07)	Community Events (Policy 3.07)	Other Expenses	Phones / IPads	Total Expenses
Dozie, Onyeka						
January						
	Portable electronic device charges				46.36	
February						
	Portable electronic device charges				95.18	
March						
	Portable electronic device charges				44.85	
	2025 Ridge Meadows Business Excellence Awards		149.00			
April						
	MR Community Foundation Citizen of the Year		137.45			
	LMLGA Conference	730.00				
May						
	FCM Annual Conference	1,317.60				
June						
	Celebrating Women in Business		79.20			
Dozie, Onyeka Total		2,047.60	365.65	-	186.39	2,599.64
Dozie, Onyeka Summary Per Policy 3.07		Budget Per Policy 3.07 10,200.00	Total Expenses Per Policy 3.07 2,413.25	Balance Remaining 7,786.75		

2025 Council Expenses						
As at March 31, 2025		Conferences & Seminars (Policy 3.07)	Community Events (Policy 3.07)	Other Expenses	Phones / IPads	Total Expenses
Dueck, Judy						
March						
	2025 Ridge Meadows Business Excellence Awards		149.00			
Dueck, Judy Total		-	149.00	-	-	149.00
Dueck, Judy Summary Per Policy 3.07		Budget Per Policy 3.07	Total Expenses Per Policy 3.07	Balance Remaining		
		10,200.00	149.00	10,051.00		

2025 Council Expenses						
As at March 31, 2025		Conferences & Seminars (Policy 3.07)	Community Events (Policy 3.07)	Other Expenses	Phones / IPads	Total Expenses
Ruimy, Dan						
January						
	Portable electronic device charges				34.24	
February						
	Portable electronic device charges				36.50	
	Afro Gala 2025		65.23			
March						
	Portable electronic device charges				37.22	
	2025 Ridge Meadows Business Excellence Awards		149.00			
April						
	MR Community Foundation Citizen of the Year		137.46			
	LMLGA Conference	730.00				
June						
	Celebrating Women in Business		79.20			
Ruimy, Dan Total		730.00	430.89	-	107.96	1,268.85
Ruimy, Dan Summary Per Policy 3.07		Budget Per Policy 3.07 15,300.00	Total Expenses Per Policy 3.07 1,160.89	Balance Remaining 14,139.11		

2025 Council Expenses						
As at March 31, 2025		Conferences & Seminars (Policy 3.07)	Community Events (Policy 3.07)	Other Expenses	Phones / IPads	Total Expenses
Schiller, Sunny						
January						
	Portable electronic device charges				163.91	
February						
	Portable electronic device charges				39.43	
	Afro Gala 2024		65.23			
March						
	Portable electronic device charges				36.92	
	2025 Ridge Meadows Business Excellence Awards		149.00			
April						
	MR Community Foundation Citizen of the Year		137.46			
Schiller, Sunny Total		-	351.69	-	240.26	591.95
Schiller, Sunny Summary Per Policy 3.07		Budget Per Policy 3.07	Total Expenses Per Policy 3.07	Balance Remaining		
		10,200.00	351.69	9,848.31		

2025 Council Expenses						
As at March 31, 2025		Conferences & Seminars (Policy 3.07)	Community Events (Policy 3.07)	Other Expenses	Phones / IPads	Total Expenses
Tan, Jenny						
January						
	Portable electronic device charges				37.77	
February						
	Portable electronic device charges				87.73	
	Afro Gala 2025		65.23			
March						
	Portable electronic device charges				49.67	
	2025 Ridge Meadows Business Excellence Awards		149.00			
	High Ground 2025	331.17				
Tan, Jenny Total		331.17	214.23	-	175.17	720.57
Tan, Jenny Summary Per Policy 3.07		Budget Per Policy 3.07 10,200.00	Total Expenses Per Policy 3.07 545.40	Balance Remaining 9,654.60		

2025 Council Expenses						
As at March 31, 2025		Conferences & Seminars (Policy 3.07)	Community Events (Policy 3.07)	Other Expenses	Phones / IPads	Total Expenses
Yousef, Ahmed						
January						
	Portable electronic device charges				44.63	
February						
	Portable electronic device charges				35.09	
March						
	Portable electronic device charges				37.45	
	2025 Ridge Meadows Business Excellence Awards		149.00			
April						
	MR Community Foundation Citizen of the Year		137.45			
	LMLGA Conference	600.00				
June						
	Celebrating Women in Business		79.20			
Yousef, Ahmed Total		600.00	365.65	-	117.17	1,082.82
Yousef, Ahmed Summary Per Policy 3.07		Budget Per Policy 3.07	Total Expenses Per Policy 3.07	Balance Remaining		
		10,200.00	965.65	9,234.35		

2025 Council Expenses						
As at March 31, 2025	Conferences & Seminars (Policy 3.07)	Community Events (Policy 3.07)	Other Expenses	Phones / IPads	Total Expenses	
Carreras, Korleen	730.00	430.89	-	110.21	1,271.10	
Dozie, Onyeka	2,047.60	365.65	-	186.39	2,599.64	
Dueck, Judy	-	149.00	-	-	149.00	
Ruimy, Dan	730.00	430.89	-	107.96	1,268.85	
Schiller, Sunny	-	351.69	-	240.26	591.95	
Tan, Jenny	331.17	214.23	-	175.17	720.57	
Yousef, Ahmed	600.00	365.65	-	117.17	1,082.82	
Grand Total	4,438.77	2,308.00	-	937.16	7,683.93	

*Per Policy 3.07, up to \$1,500 of each Councillor's Annual Budget may be directed to attendance at Community Events.

2021-107-RZ, 20886 River Road
Zone Amending Bylaw No. 7718-2021

Recommendations:

THAT *Zone Amending Bylaw No. 7718-2021* be given second reading and forwarded to Public Hearing.

THAT staff be directed to work with the applicant to address the outstanding terms and conditions outlined in the Staff report dated May 6, 2025, and any others identified by Council, prior to recommending bylaw adoption.

**Report Purpose and
Summary Statement:**

To recommend that Council consider second reading of *Zone Amending Bylaw No. 7718-2021* to rezone the subject property from RS-1 (Single Detached Residential) to R-1 (Single Detached (Low Density) Urban Residential) and RT-1 (Two-Unit (Duplex) Urban Residential) to allow a future subdivision into eight R-1 lots and one RT-1 lot, and that Council call a Public Hearing on the proposal.

Previous Council Action:

Rezoning Application

First Reading – June 22, 2021

Proposed Variances:

Minimum Lot Depth Variance; and
Minimum Building Envelope Dimensions Variance

Strategic Alignment:

Liveable Community

To: Mayor and Council

File number: 2021-107-RZ

2021-107-RZ, 20886 River Road

Zone Amending Bylaw No. 7718-2021

BACKGROUND:

Applicant: Don Bowins
Property Owner: 1270296 B.C. Ltd.

Legal Description: Lot 8 Except: Part Subdivided by Plan 40699 District Lot 277
Group 1 New Westminster District Plan 19225

OCP Designation:
Existing: *Urban Residential*
Proposed: *Urban Residential* [no change]

Within Urban Area Boundary: Yes
Area Plan: Not Applicable
OCP Major Corridor: Yes

Zoning:
Existing: RS-1 (Single Detached Residential)
Proposed: R-1 (Single Detached (Low Density) Urban Residential);
RT-1 (Two-Unit (Duplex) Urban Residential)

Surrounding Uses:

North:	Use:	Single Detached Residential
	Zone:	RS-1 (Single Detached Residential)
	Designation:	<i>Urban Residential</i>
South:	Use:	Golf Course
	Zone:	P-6 (Civic)
	Designation:	<i>Parks & Open Space</i>
East:	Use:	Single Detached Residential
	Zone:	RS-1 (Single Detached Residential)
	Designation:	<i>Urban Residential</i>
West:	Use:	School;
		Single Detached Residential
	Zone:	P-1 (Park and School);
		R-1 (Single Detached (Low Density) Urban Residential)

Designation: *Institutional;*
Urban Residential

Use of Property:

Existing: [Vacant Land]
Proposed: Single Detached Residential;
Two-Unit (Duplex) Residential

Site Area:

Existing: 5,480.0 m²
Proposed: 4,705.0 m²

Proposed Vehicular Access: 209 Street (for R-1 lots);
River Road (for RT-1 lot)

Servicing Requirement: Urban Standard

Fraser Sewer Area: Yes

Flood Plain: No

ANALYSIS:

Site Characteristics:

The subject property is located on River Road and has a gross site area of 5,480 m² (Attachments A, B, and C). The site has several trees and is generally flat. The site is bound by a school and single detached residences to the west, a golf course to the south, and single detached residences and 209 Street to the east. To the north is River Road, with single detached residences across the road.

Project Description:

The development involves a proposed subdivision creating eight R-1 (Single Detached (Low Density) Urban Residential) lots fronting 209 Street and one RT-1 (Two-Unit (Duplex) Urban Residential) lot fronting River Road. Vehicular access would be from 209 Street and River Road as applicable.

The proposed development includes road dedication for River Road, 209 Street, and Golf Lane. It also includes 49.0 m² of park dedication to the south of Golf Lane. After the road and park dedications, the proposed site area is 4,705.0 m².

Official Community Plan:

The subject property is currently designated *Urban Residential*. The *Urban Residential* designation supports the proposed R-1 and RT-1 zoned lots.

Zoning Bylaw:

The application proposes to rezone the subject property from RS-1 (Single Detached Residential) to R-1 (Single Detached (Low Density) Urban Residential) and RT-1 (Two-Unit (Duplex) Urban Residential) (Attachment D) to allow a future subdivision into eight R-1 lots and one RT-1 lot (Attachment E).

The R-1 zone requires a minimum lot area of 371.0 m², a minimum lot width of 12.0 m (or 13.5 m for a lot on a street corner), and a minimum lot depth of 24.0 m. The proposed R-1 lots are generally compliant, but a minimum lot depth variance and a minimum building envelope dimensions variance are required for proposed Lot 6.

The RT-1 zone requires a minimum lot area of 750.0 m², a minimum lot width of 20.0 m, and a minimum lot depth of 27.0 m. The proposed RT-1 lot is compliant.

Proposed Variances:

The Development Variance Permit application involves the variances summarized in Table 1. The variances would be the subject of a future Development Variance Permit report for Council's consideration should the zone amending bylaw receive third reading.

Table 1. Proposed Variances

Minimum Lot Depth Variance	
Variance 1 <i>Zoning Bylaw No. 7600-2019, Part 6, Section 601.4 (1)(c)</i> <ul style="list-style-type: none">To vary the minimum lot depth for proposed Lot 6 from 24.0 m to 23.5 m.	Staff Comment The reduced minimum lot depth is being supported because: <ul style="list-style-type: none">It is a minor variance that would accommodate proposed Lot 6, which otherwise meets the minimum lot area and minimum lot width requirements for the R-1 zone.The variance is required due to the irregular shape of the lot which includes a rear lot line that tapers toward the east.
Minimum Building Envelope Dimensions Variance	
Variance 2 <i>Zoning Bylaw No. 7600-2019, Part 4, Section 407.1 (1)(a)(i)</i> <ul style="list-style-type: none">To vary the minimum building envelope dimensions for proposed Lot 6 from 8.0 m by 12.0 m to 8.0 m by 11.8 m.	Staff Comment The reduced minimum building envelope dimensions are being supported because: <ul style="list-style-type: none">It is a minor variance that would accommodate proposed Lot 6. The proposed minimum building envelope width is 8.0 m, so the variance is only to reduce the proposed minimum building envelope depth from 12.0 m to 11.8 m.The variance is required due to the irregular shape of the lot which includes a rear lot line that tapers toward the east.

Development Information Meeting:

In accordance with Council Policy 6.20, a Development Information Meeting (DIM) hosted by the applicant was held at Maple Ridge Elementary School on November 20, 2023. Nine people attended the meeting.

The notification requirements for the DIM included a mail-out, newspaper advertisements, and notice on the development signs posted on the property, all of which provided information on the development and the applicant's contact information.

A summary of the main comments and discussions with the attendees at the DIM was provided by the applicant (Attachment F). Some key points are highlighted below:

- Through Traffic: Some concerns were expressed regarding through traffic if Golf Lane is extended to 209 Street, especially considering through traffic seeking to avoid the intersection of 207 Street and River Road and/or Maple Ridge Elementary. There were suggestions that through traffic be restricted using removable bollards for emergency access.
- Density and Parking: Some concerns were expressed regarding density and parking in the area, especially considering the potential for secondary suites. There were suggestions to support fewer lots.
- Form and Character: Some concerns were expressed regarding the unknown form and character of the future residences. There were suggestions that the developer impose a general scheme of development and restrict the form and character of the future residences.

The following points are provided in response to the concerns raised by the public:

- Through Traffic: Staff from the Engineering department note that Golf Lane's extension to 209 Street has been planned since the mid-1990s to allow for redundancy in the road network, which is especially important for emergency access, and improve circulation. Restricting vehicular through traffic would diminish the usefulness of Golf Lane for emergency access.
- Density: The proposed zones are consistent with the Official Community Plan. The proposed lot areas are consistent with the minimum lot areas in the proposed zones in the Zoning Bylaw. In alignment with the Province's housing legislation that encourages Small-Scale Multi-Unit Housing, the R-1 and RT-1 zones have a principal/accessory Urban Infill Residential use which allows for up to 4 dwelling units (including a secondary suite) on each lot, subject to meeting relevant requirements. Council could consider requiring a higher minimum lot size, considering the potential for additional units.
- Parking: The *Maple Ridge Off-Street Parking and Loading Bylaw No. 4350 - 1990* requires 2 off-street parking spaces per dwelling unit, except for 1.5 spaces per dwelling unit for two-unit / triplex / fourplex / courtyard residential and 1 space per secondary suite. Based on the layout, each lot is anticipated to have 4 off-street parking spaces: 2 spaces in a garage and 2 spaces in the intervening space between the garage(s) and the road. There would also be some on-street parking spaces.

- Form and Character: The developer has voluntarily committed to imposing a Statutory Building Scheme that would limit proposed Lots 1 to 8 to a single detached residence on each lot and proposed Lot 9 to a two-unit (duplex) with form and character considerations to ensure that the future residences blend in with the surrounding neighbourhood.

Parkland Requirement:

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

For the proposed development, there is less than 5% suitable land for park dedication on the subject property and it is therefore recommended that Council require the developer to pay to the City an amount that equals the market value of 4.2% of the land required for parkland purposes (i.e., 5% minus the 0.8% being provided as park dedication). The amount payable to the City in lieu of park dedication must be derived from an independent appraisal completed at the developer's expense. Council consideration of the cash-in-lieu amount will be the subject of a future Council report.

Conditions to be Met Prior to Adoption:

Staff have advised the applicant that the adoption of *Zone Amending Bylaw No. 7718-2021* will not be recommended by staff until the following conditions, and any others that Council identifies, are met:

1. Registration of the following:
 - a) Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the security, as outlined in the Agreement;

The following servicing upgrades will be required through the Rezoning Servicing Agreement:

 - Road dedication as required to meet the design criteria of *Subdivision and Development Servicing Bylaw No. 4800-1993*.
 - Utility servicing as required to meet the design criteria of *Subdivision and Development Servicing Bylaw No. 4800-1993*.
 - Frontage upgrades to the applicable road standard.
 - b) Restrictive Covenant for Stormwater Management; and
 - c) Restrictive Covenant for a Geotechnical Report, which addresses the suitability of the subject property for the proposed development.
2. Approval from the Ministry of Transportation and Transit;
3. Road dedication for River Road, 209 Street, and Golf Lane, as required;
4. Park dedication, as required, and removal of all debris and garbage from the parkland;

5. If the Director of Waste Management from the Ministry of Environment and Parks determines that a site investigation is required based on the submitted Site Disclosure Statement, a rezoning, Development Permit, or Development Variance Permit cannot be approved until a release is obtained for the subject property.
6. In addition to the Ministry of Environment Site Disclosure Statement, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.
7. That a voluntary contribution, in the amount of \$82,800.00 (i.e., \$9,200.00 per lot), or such rate applicable at third reading of this application, be provided in keeping with Council Policy 6.31 Community Amenity Contributions.

EXTERNAL REFERRALS:

School District No. 42:

Referral comments from School District No. 42, dated April 23, 2025, are attached (Attachment G) and include the following main points:

- The proposed application would affect the student population for the catchment areas currently served by Maple Ridge Elementary and Westview Secondary School.
- Maple Ridge Elementary has an operating capacity of 471 students. For the 2023-2024 school year, the student enrolment at Maple Ridge Elementary was 455 students (97% utilization) including 149 students from out-of-catchment.
- Westview Secondary has an operating capacity of 1,200 students. For the 2023-2024 school year, the student enrolment at Westview Secondary was 759 students (63% utilization) including 144 students from out-of-catchment.
- French Immersion for elementary school is offered at Maple Ridge Elementary. For Late French Immersion (Grades 6 to 7), students will attend Golden Ears Elementary. Secondary French Immersion is available at Pitt Meadows Secondary.
- Based on the density estimates for the various land uses at build out, for 8 single lots and 1 two-unit duplex lot, the estimated number of school-age residents is 5.

Ministry of Transportation and Transit:

As the subject property is located within 800 m of Lougheed Highway, a referral has been sent to the Ministry of Transportation and Transit. Ministry approval of the zone amending bylaw will be required as a condition of final reading.

CITIZEN IMPLICATIONS:

Pursuant to Section 464 of the *Local Government Act*, a Public Hearing must be held for the proposed development, allowing the public to comment on the proposed zone amending bylaw and the development.

CONCLUSION:

It is recommended that *Zone Amending Bylaw No. 7718-2021* be given second reading and forwarded to Public Hearing.

"Daniel Rajasooriar"

Prepared by: Daniel Rajasooriar, Planner 2

Attachments:

- (A) Location Map
- (B) Aerial Photo
- (C) OCP and Zoning Map
- (D) *Zone Amending Bylaw No. 7718-2021*
- (E) Proposed Sketch Subdivision Plan
- (F) Development Information Meeting Summary
- (G) School District No. 42 Comments

Report Approval Details

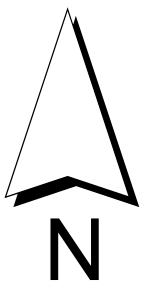
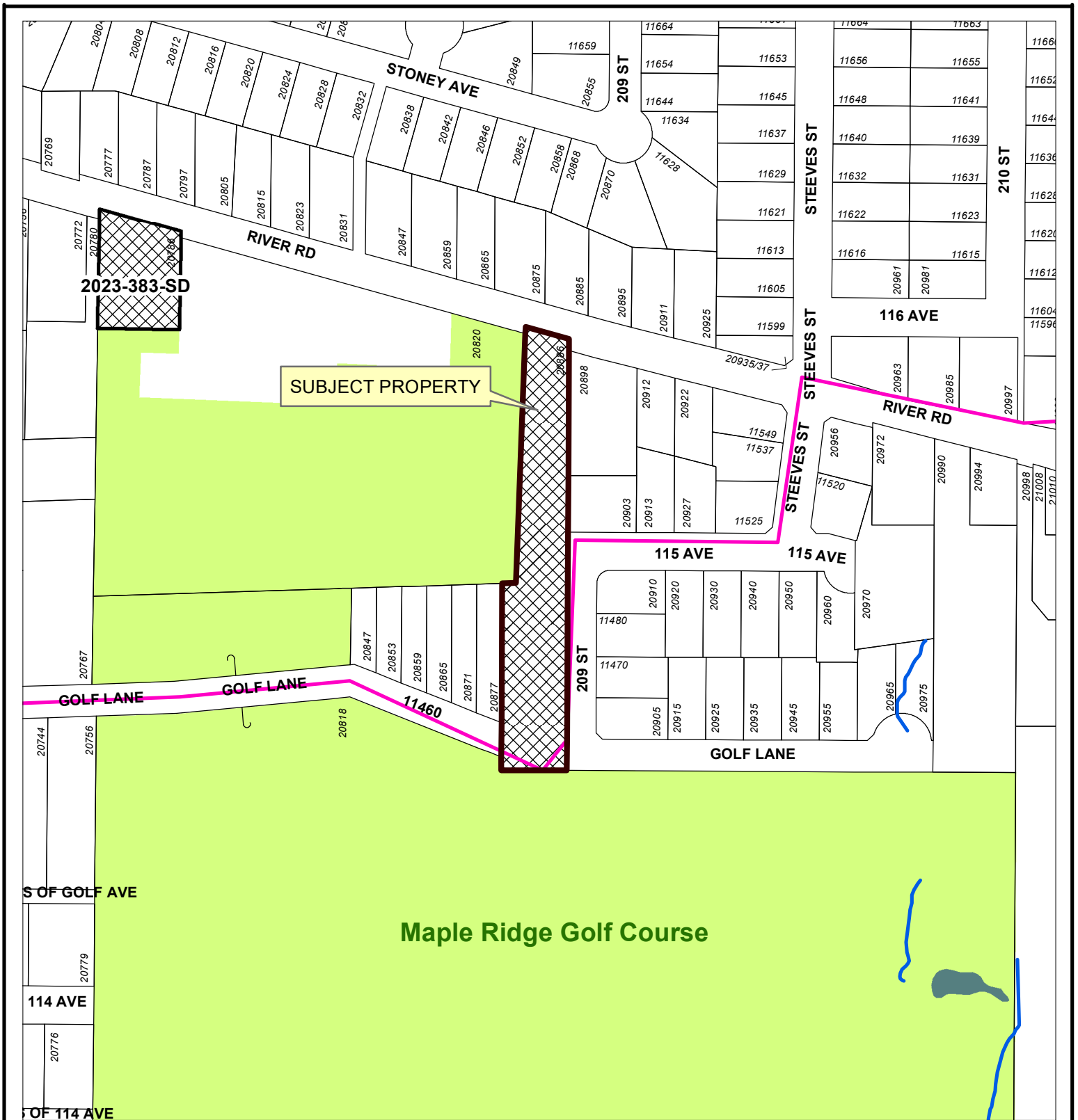
Document Title:	2021-107-RZ, 20886 River Road, RS-1 to R-1 and RT-1.docx
Attachments:	<ul style="list-style-type: none">- Attachment A - Location Map.pdf- Attachment B - Aerial Photo.pdf- Attachment C - OCP and Zoning Map.pdf- Attachment D - Zone Amending Bylaw No. 7718-2021.pdf- Attachment E - Proposed Sketch Subdivision Plan.pdf- Attachment F - Development Information Meeting Summary.pdf- Attachment G - School District No. 42 Comments.pdf
Final Approval Date:	Apr 28, 2025

This report and all of its attachments were approved and signed as outlined below:

James Stiver, Director of Planning and Building

Carolyn Mushata, Director of Legislative Services and Corporate Officer

Scott Hartman, Chief Administrative Officer



Scale: 1:2,500

Legend

- Stream
- Pending, Proposed, & Desired Trails
- XXXXXX Active Applications (RZ/SD/DP/VP)
- Municipal Park
- Lake or Reservoir

20886 RIVER ROAD LOCATION MAP

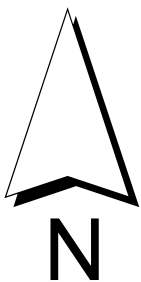
PLANNING DEPARTMENT



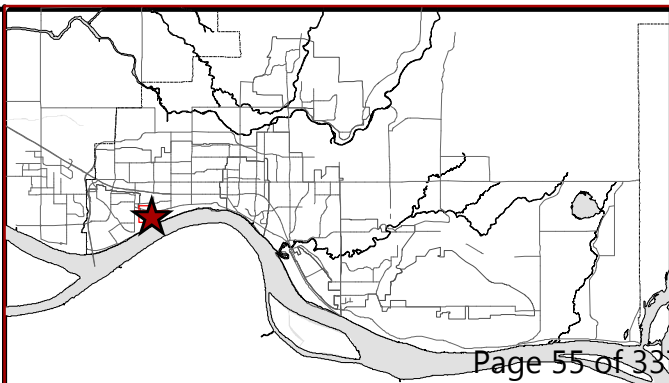
Maple Ridge

FILE: 2021-107-RZ
DATE: Apr 17, 2025

BY: DM



Scale: 1:2,500



Page 55 of 337

20886 RIVER ROAD AERIAL PHOTO

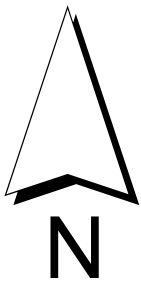
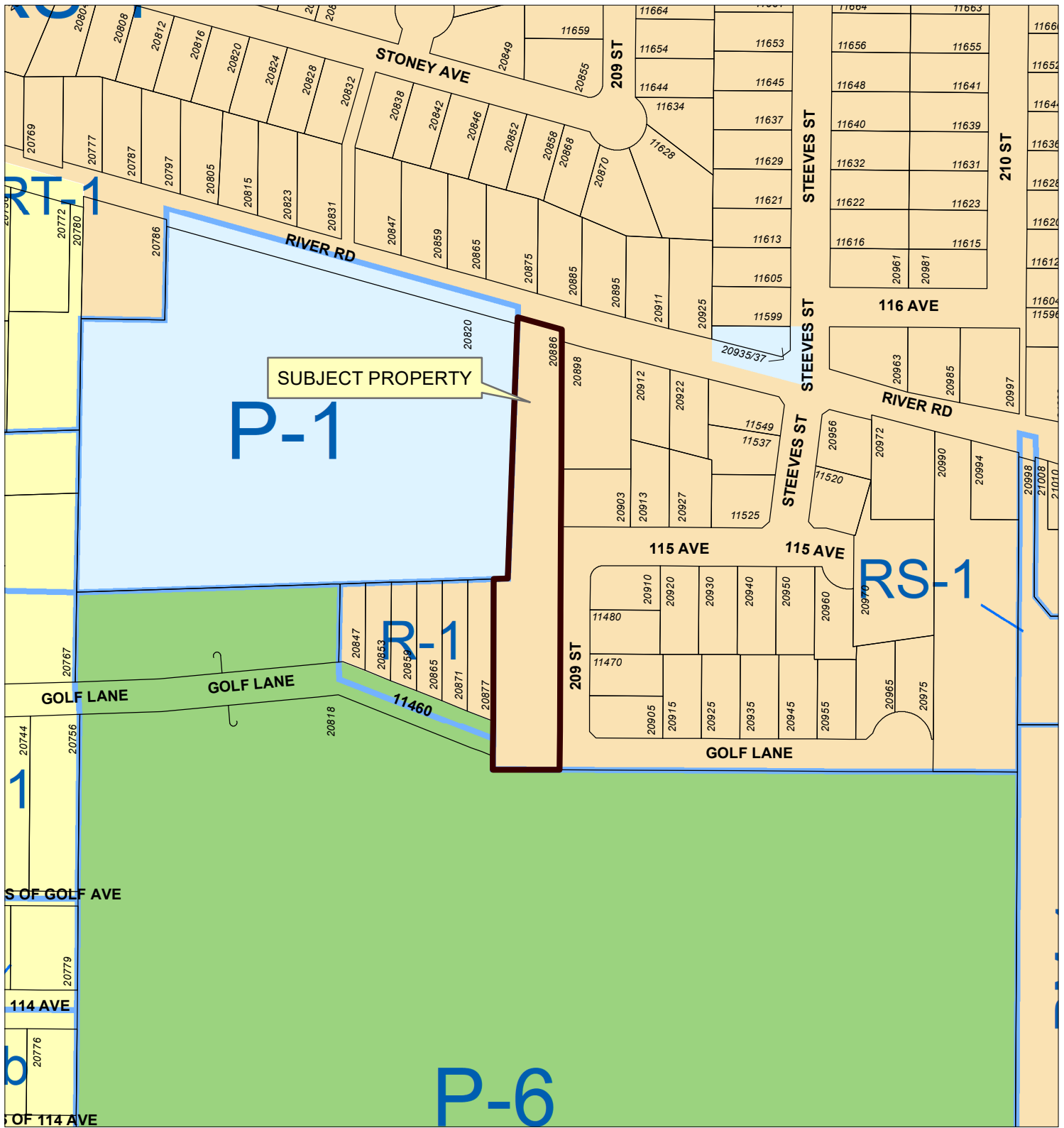
PLANNING DEPARTMENT



Maple Ridge

FILE: 2021-107-RZ
DATE: Apr 17, 2025

BY: DM



Scale: 1:2,500

Legend

- Zoning Boundaries
- Single-Family & Compact Residential
- Parks & Open Space
- Urban Residential
- Institutional

20886 RIVER ROAD OCP & ZONING MAP

PLANNING DEPARTMENT



Maple Ridge

FILE: 2021-107-RZ
DATE: Apr 17, 2025

BY: DM

**CITY OF MAPLE RIDGE
BYLAW NO. 7718-2021**

A Bylaw to amend Schedule "A" Zoning Bylaw Map forming part of
Zoning Bylaw No. 7600-2019, as amended

WHEREAS it is deemed expedient to amend Maple Ridge Zoning Bylaw No. 7600-2019, as amended;

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7718-2021."

2. That parcel or tract of land and premises known and described as:

Lot 8 Except: Part Subdivided By Plan 40699 District Lot 277 Group 1 New Westminster
District Plan 19225

and outlined in heavy black line on Map No. 1873, a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to R-1 (Single Detached (Low Density) Urban Residential) and RT-1 (Two-Unit (Duplex) Urban Residential).

3. Maple Ridge Zoning Bylaw No. 7600-2019, as amended, and Map "A" attached thereto are hereby amended accordingly.

READ a first time the 22nd day of June, 2021.

READ a second time the day of , 20 .

PUBLIC HEARING held the day of , 20 .

READ a third time the day of , 20 .

APPROVED by the Ministry of Transportation and Transit the day of , 20 .

ADOPTED the day of , 20 .



PRESIDING MEMBER

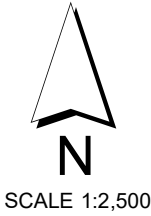
CORPORATE OFFICER

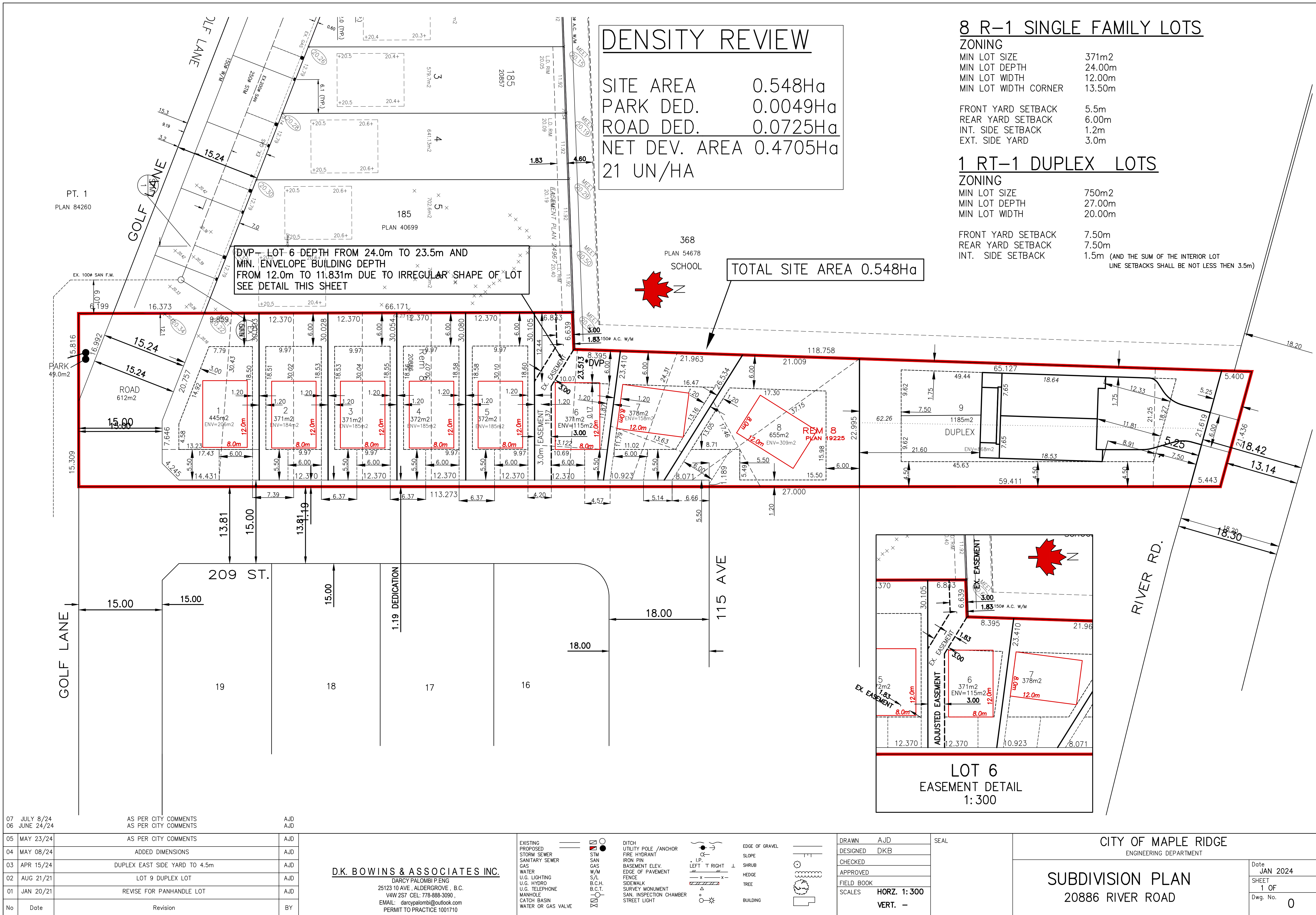


MAPLE RIDGE ZONE AMENDING

Bylaw No. 7718-2021
 Map No. 1873
 From: RS-1 Single Detached Residential

To:  R-1 Single Detached (Low Density) Urban Residential
 RT-1 Two-Unit (Duplex) Urban Residential





DENSITY REVIEW

SITE AREA 0.548Ha
PARK DED. 0.0049Ha
ROAD DED. 0.0725Ha
NET DEV. AREA 0.4705Ha
21 UN/HA

8 R-1 SINGLE FAMILY LOTS

ZONING
MIN LOT SIZE 371m2
MIN LOT DEPTH 24.00m
MIN LOT WIDTH 12.00m
MIN LOT WIDTH CORNER 13.50m

FRONT YARD SETBACK 5.5m
REAR YARD SETBACK 6.00m
INT. SIDE SETBACK 1.2m
EXT. SIDE YARD 3.0m

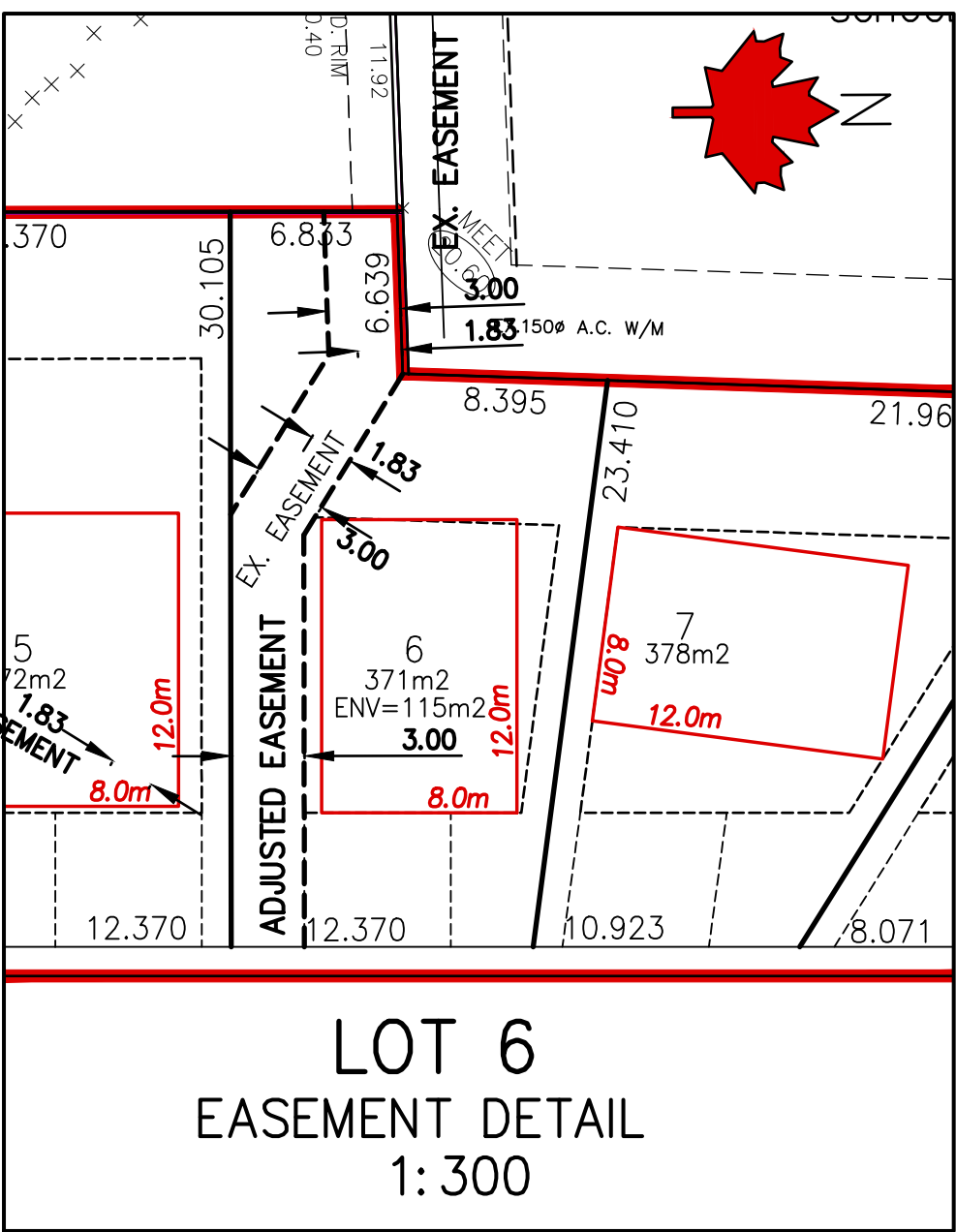
1 RT-1 DUPLEX LOTS

ZONING
MIN LOT SIZE 750m2
MIN LOT DEPTH 27.00m
MIN LOT WIDTH 20.00m

FRONT YARD SETBACK 7.50m
REAR YARD SETBACK 7.50m
INT. SIDE SETBACK 1.5m (AND THE SUM OF THE INTERIOR LOT LINE SETBACKS SHALL BE NOT LESS THEN 3.5m)

TOTAL SITE AREA 0.548Ha

DVP - LOT 6 DEPTH FROM 24.0m TO 23.5m AND MIN. ENVELOPE BUILDING DEPTH FROM 12.0m TO 11.831m DUE TO IRREGULAR SHAPE OF LOT SEE DETAIL THIS SHEET



07 JULY 8/24	AS PER CITY COMMENTS	AJD	<div>D.K. BOWINS & ASSOCIATES INC.</div> <div>DARCY PALOMBI PENG</div> <div>25123 10 AVE, ALDERGROVE, B.C.</div> <div>V4W 2S7 TEL: 778-888-3090</div> <div>EMAIL: darcypalombi@outlook.com</div> <div>PERMIT TO PRACTICE 1001710</div>	<div>EXISTING PROPOSED</div> <div>STORM SEWER</div> <div>SANITARY SEWER</div> <div>GAS</div> <div>WATER</div> <div>U.G. LIGHTING</div> <div>U.G. HYDRO</div> <div>U.G. TELEPHONE</div> <div>MANHOLE</div> <div>CATCH BASIN</div> <div>WATER OR GAS VALVE</div>	<div>STIM</div> <div>SAN</div> <div>GAS</div> <div>W/M</div> <div>S/L</div> <div>B.C.H.</div> <div>B.C.T.</div> <div>W</div> <div>Δ</div> <div>○</div> <div>○</div>	<div>DITCH</div> <div>UTILITY POLE /ANCHOR</div> <div>FIRE HYDRANT</div> <div>IRON PIN</div> <div>BASEMENT ELEV.</div> <div>EDGE OF PAVEMENT</div> <div>FENCE</div> <div>SIDEWALK</div> <div>SURVEY MONUMENT</div> <div>SAN. INSPECTION CHAMBER</div> <div>STREET LIGHT</div>	<div>EDGE OF GRAVEL</div> <div>SLOPE</div> <div>SHRUB</div> <div>HEDGE</div> <div>TREE</div> <div>BUILDING</div>	<div>DRAWN</div> <div>DESIGNED</div> <div>CHECKED</div> <div>APPROVED</div> <div>FIELD BOOK</div> <div>SCALES</div>	<div>AJD</div> <div>DKB</div> <div></div> <div></div> <div></div> <div>HORZ. 1:300</div> <div>VERT. -</div>	<div>SEAL</div>	<div>CITY OF MAPLE RIDGE</div> <div>ENGINEERING DEPARTMENT</div>	<div>SUBDIVISION PLAN</div> <div>20886 RIVER ROAD</div>	<div>Date</div> <div>JAN 2024</div> <div>SHEET</div> <div>1 OF</div> <div>Dwg. No.</div> <div>0</div>
05 MAY 23/24	AS PER CITY COMMENTS	AJD											
04 MAY 08/24	ADDED DIMENSIONS	AJD											
03 APR 15/24	DUPLEX EAST SIDE YARD TO 4.5m	AJD											
02 AUG 21/21	LOT 9 DUPLEX LOT	AJD											
01 JAN 20/21	REVISE FOR PANHANDLE LOT	AJD											
No	Date	Revision	BY										

D. K. Bowins & Assoc. Inc.

Project Management, Development, Civil Engineering
Permit to Practice 1001710

November 27, 2023

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

Attn: Daniel Rajasooriar

Re: 20886 River Road Development Information Meeting 2021-107-Rz

A development Information Meeting was held at the Maple Ridge Elementary School on Monday Nov. 20th, 2023 from 5:00 to 7:00 PM.

65 Notices were sent out to the neighbourhood and 2 Notices were advertised in the Maple Ridge News on Nov. 10th and Nov. 17, 2023.

Pursuant to the Development Information Meeting Policy:

Part 1: Summary Notes and Minutes from the Meeting

The meeting was held as an Open House format with no formal presentation. The proposed subdivision layout and Lot Grading Plans were displayed while other materials were available as resource information on the desk.

The only question that arose from the other materials was the size of the proposed R1 Lots and whether or not suites are included in the zone.

I have informed all the attendees that supplied comments that I will keep them informed as the development heads to Public Hearing.

Part 2 Analysis of the Comment Sheets and Submitted Emails / Correspondence

Three main concerns were raised:

- 1) The possibility of traffic short cutting through the existing streets on 209 Street and Steeves if Golf Lane was extended as a through road to 209 Street
- 2) Proposed density vs. available parking
- 3) Need for a Form and Character Covenant by the developer to ensure nice homes were constructed as the lots are being sold to builders.

D. K. Bowins & Assoc. Inc.

Project Management, Development, Civil Engineering
Permit to Practice 1001710

Part 3 Potential Resolution of Issues

The above items can be potentially resolved by:

- 1) Making the extension of Golf Lane through to 209 Street as an Emergency Access only connection c/w Pedestrian Gates to allow the Public to walk through on a daily basis
- 2) The R1 zone has sufficient front yard setback to allow 2 off street parking spaces on the driveway plus the units will have double garages - option would be to widen the driveways to allow a 3rd Parking Space in the front
- 3) The Developer could issue a Form and Character Covenant as part of the Sales Package for each of the lots to be administered by the Developer.

Appendix A

See attached Attendance and Comment Sheets

Appendix B

See attached copies of the Submitted Emails.



Don Bowins, P. Eng.

D. K. Bowins & Assoc. Inc.

Project Management, Development, Civil Engineering
Permit to Practice 1001710

Appendix A

See attached:

Attendance Sheet and Comment Sheets

20886 River Road Sign In Sheet

Name

Address

Barb Gallant

Kashmir Rai

~~Brody Craigg~~

Richard W. Hing

NAVINDRA NARESH

Kareem + Randy Godin

Colin Percival

Ron Antalek

D. K. Bowins & Assoc. Inc.

Project Management, Development, Civil Engineering
Permit to Practice 1001710

Comment and Attendance Sheet

Development Information Meeting (November 20, 2023)
2021-107-RZ | 20886 River Road

Please note that all comment and attendance sheets produced as a result of this Development Information Meeting will be provided to the City of Maple Ridge and form part of the public record that is available for viewing by the public upon request.

NAME: Karen + Randy Godin

ADDRESS: [REDACTED]

THOUGHTS ON PROPOSAL:

- ☐ I support the proposal
☒ I do not support the proposal
☐ No comment

ADDITIONAL COMMENTS: Would support:

- ① Emergency Access complete with pedestrian baffles through Golf lane to the Golf Course parking only.
 - ② Additional housing if the lots ^{+ homes} are congruent size + standard wise with those already existing on Golf Lane and provided adequate driveway + parking as already exists in the houses on golf lane at present.
 - ③ Would suggest lots 7 + 8 + the duplex should be reconsidered for future use/expansion of the school.
- (Furthermore would expect some enhancement of services with all these new residences ie more of vehicles thru town during rush hours; A hospital/health care access; etc transportation; etc etc schools and would also expect some alleviation of the traffic problems already existing on River road) - in particular safer for kids

D. K. Bowins & Assoc. Inc.

Project Management, Development, Civil Engineering
Permit to Practice 1001710

Comment and Attendance Sheet

Development Information Meeting (November 20, 2023)
2021-107-RZ | 20886 River Road

Please note that all comment and attendance sheets produced as a result of this Development Information Meeting will be provided to the City of Maple Ridge and form part of the public record that is available for viewing by the public upon request.

NAME: Colin Percival

ADDRESS: [REDACTED]

THOUGHTS ON PROPOSAL:

- ☒ I support the proposal
☐ I do not support the proposal
☐ No comment

ADDITIONAL COMMENTS:

I'm an unapologetic YIMBY — I want to see more housing. My biggest concern is the continuation of Golf Lane — if cars can drive through we'll see lots of traffic zooming past the back of the elementary school to cut in front of rush hour traffic on River Road.

I'd love to see a barrier which allows pedestrian and cycle access but blocks cars (but can be removed for emergency vehicle access). This would avoid the safety issue with traffic, which is especially important to me since I have a toddler.

D. K. Bowins & Assoc. Inc.

Project Management, Development, Civil Engineering
Permit to Practice 1001710

Appendix B

Copies of the Submitted Emails

Don Bowins

From: [REDACTED]
Sent: 23-Nov-23 7:54 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: Development Information Meeting (November 20, 2023) 2121-107-RZ / 20886 River road

Bradley Craigon
[REDACTED]

Thoughts on Proposal - Not enough detail at this point in time to comment on yes or no!

Comments:

- The homes in the my immediate area (Steeves St - South of River Rd, 115 Ave - South end of Steeves St, and 209 St - connected to Steeves St & 209 St) originally titled "Golf Lane Estates" were built under a detailed covenant, which was agreed to at time of sale. I bring this up because I want to ensure there are standards set and enforced for the design, style, and level of quality of these homes. These homes are being considered in an established neighbourhood (20 to 25 years) where the current homes are kept and maintained to a certain standard. The property taxes we pay in our area are proof of this point.
 - At the meeting Mr. Bowin's shared he represents the developer, who is not going to be the builder. If approved the he intent is to sell the lots to different builders. Therefore under the currently proposed approach for this development there is no commitment to meeting any standards or expectations at all, let alone a means for setting standards and enforcing them. Mr. Bowin's comments to these questions relied on the District of Maple Ridge building codes and by laws which are not sufficient. The interests of the current home owners and tax payers in this area are not being adequately considered or mitigated. The developer buys the property, obtains approvals for a subdividing, sells to builders and leaves. Under the current situation it appears the the developer has no accountability to meet any standards. This is not good enough and exposes the current home owners/tax payers to an unacceptable situation on many fronts.
 - There was a question asked about the selling value of the proposed homes. Mr. Bowin's comment was "can't tell you" other than "the market value of comparable lot is roughly \$750,000". This reinforces my concern on need for standards on quality, style, etc. of proposed homes. The current owners/tax payers should not be knowingly exposed to a potential risk which could have negative impact to the value of our homes. This can be easily mitigated at this stage of the approval process.
 - The currently under construction 6 home development (2019-394-RZ - 20857 Golf Lane) by True Light Building and Development is a good example of what should be accepted for this proposed development.
 - The current approach to this development and build is a free for all. It has the potential to become a real mess and an awful situation for the current home owners/tax payers.
- Building on the concerns noted above the possibility for real serious issues is the ability for the builders to include a rental suite. I'm not against rental suites but under the current approach for the development and the build this amplifies the potential for serious future issues for the current home owners/taxpayers. Without predetermined standards and expectations for the buildings this has the potential for negatively impacting and changing the 20 + years established characteristics of neighbourhood and impacting current owners/tax payers. This can be mitigated you only have to look at (2019-394-RZ - 20857 Golf Lane) by True Light Building and Development.

One last but major concern....I have had many conversations and sent many emails to and with different people at the District of Maple Ridge in different departments on this topic. The proposal to have the Golf Lane road (East of the Maple Ridge Golf Course) opened to 209 St & Golf Lane East allowing through traffic. When the Golden Ears Bridge was built the resulting traffic chaos has been terrible and only continues to get worse. If the road is completed and opened to through traffic our streets will become a parking lot of rush hour traffic folks attempting to avoid the current chaos on surrounding roads. The Golf Lane road running through the Maple Ridge Golf course is extremely (single vehicle only) narrow in sections where old growth Cedars are on both sides of the road restricting the width of the road. Additionally the roads (Steeves St - South of River Rd, 115 Ave - South end of Steeves St, and 209 St - connected to Steeves St & 209 St) which will carry the traffic if the road way is opened to traffic are not designed to carry volumes of traffic we will see come through.

Currently home owners/taxpayers park their cars on both sides of the streets and cannot accommodate 2 lanes traffic and certainly not through traffic. It will grid lock the neighbourhood. This situation will only be exasperated by the addition of the proposed development and particlurly if there are rental suites and limited drive way parking meaning more street parking. Not safe or respectful of an mature (20- 25 year) established neighbourhood. I propose the road be completed and allow for only emergency vehicles, pedestrians and bikes by installing gates.

Thank you and look forward to hearing how our concerns will be addressed.

Don Bowins

From: [REDACTED]
Sent: 21-Nov-23 3:38 PM
To: [REDACTED]
Subject: 20886 River Road - and affect on my family's street

Dear Don,

I am sorry I could not attend the meeting last night. This development has been an ongoing concern for our neighbourhood since the sign went up. It is very quiet with little through traffic other than foot and bicycle. The main concern is the number of homes crammed into the tiny space. With many multigenerational homes these days where is anyone going to park their cars? The driveway size may only accommodate 1 car? Where will the other 2-3 cars go for each home?

Also, the road linking through Golf Lane and up out of 115th and Steeves really has to be an emergency vehicle access only. This would become a major thorough fare for commuting traffic trying to avoid the lights, school, and stop signs in order to carry on East down River Road.

My vote reasonably would be 6 R1 lots and the RT1 lot, and a chained off emergency pass through the gold course and the subdivision .

Can you please tell me how many neighbours attended yesterday and send me a summary of what was discussed ?

Thank you ,

Karin Schmidtke
[REDACTED]

April 23, 2025

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

Attention: Daniel Rajasooriar

Re: File: 2021-107-RZ (Rezoning)
Civic Addresses: 20886 River Road
Legal Descriptions: Lot 8 Except: Part Subdivided by Plan 40699 District Lot 277
Group 1 New Westminster District Plan 19225
OCP Designation:
Existing: Urban Residential
Proposed: Urban Residential (no change)
Zoning:
Existing: RS-1 (Single Detached Residential)
Proposed: R-1 (Single Detached (Low Density) Urban Residential); RT-1 (Two-Unit (Duplex) Urban Residential)

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

Maple Ridge Elementary has an operating capacity of 471 students. For the 2023-24 school year, the student enrolment at Maple Ridge Elementary was 455 students (97% utilization), including 149 students from out-of-catchment.

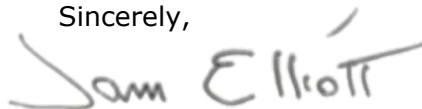
Westview Secondary has an operating capacity of 1200 students. For the 2023-24 school year, the student enrolment at Westview Secondary was 759 students (63% utilization), including 144 students from out-of-catchment.

French immersion for elementary school is offered at Maple Ridge Elementary. For Late French Immersion (grades 6 to 7), students will attend Golden Ears Elementary. Secondary French Immersion is available at Pitt Meadows Secondary.

Based on the density estimates for the various land uses at build out the following would apply:

- For 8 single lots and 1 two-unit duplex lot, the estimated number of school-age residents is 5.

Sincerely,



Samantha Elliott
Manager, Facilities Planning and Project Management
School District No. 42 (Maple Ridge – Pitt Meadows)

cc: Richard Rennie, Secretary Treasurer

Louie Giroto, Director, Facilities
Jovo Bikic, Assistant Superintendent
Rebecca Lyle, Executive Coordinator



2019-055-RZ, 11795 and 11839 267 Street, RS-3 to RS-2 Official Community Plan Amending Bylaw No. 7834-2022 Zone Amending Bylaw No. 7539-2019

Recommendations:

THAT *Official Community Plan Amending Bylaw No. 7834-2022* be adopted.

THAT *Zone Amending Bylaw No. 7539-2019* be adopted.

Report Purpose and Summary Statement:

To recommend adoption of *Official Community Plan Amending Bylaw No. 7834-2022* and *Zone Amending Bylaw No. 7539-2019* for 11795 and 11839 267 Street to permit a future subdivision of 15 RS-2 zoned lots.

Previous Council Action:

Official Community Plan Amending Bylaw No. 7834-2022

- First and Second Reading – June 14, 2022
- Public Hearing – July 19, 2022
- Third Reading – July 26, 2022
- Second Reading, as amended – February 27, 2024
- Public Hearing – March 12, 2024
- Third Reading – March 26, 2024

Zone Amending Bylaw No. 7539-2019

- First Reading – April 9, 2019
- Second Reading – June 14, 2022
- Public Hearing – July 19, 2022
- Third Reading – July 26, 2022
- Second Reading, as amended – February 27, 2024
- Public Hearing – March 12, 2024
- Third Reading – March 26, 2024

Proposed Variances:

To reduce the required lot width for:

- Proposed Strata Lot 6 from 36.0 m to 35.0 m, and
- Proposed Strata Lot 11 from 36.0 m to 32.0 m.

To reduce the required lot depth for Strata Lot 6 from 60.0 m to 53.2 m.

Strategic Alignment:

Liveable Community

To: Mayor and Council

File number: 2019-055-RZ

**2019-055-RZ, 11795 and 11839 267 Street, RS-3 to RS-2
Official Community Plan Amending Bylaw No. 7834-2022
Zone Amending Bylaw No. 7539-2019**

BACKGROUND:

Applicant: Aplin Martin

Legal Description: Lot 2 Section 18 Township 15 New Westminster District Plan 7439; and Lot 4 Except: Parcel A (Statutory Right of Way Plan LMP50235) Section 18 Township 15 New Westminster District Plan 5612.

OCP Designation:

Existing: *Suburban Residential*
Proposed: *Suburban Residential, Park*

Within Urban Area Boundary: No
Area Plan: No
OCP Major Corridor: No

Zoning:

Existing: RS-3 (Single Detached Rural Residential)
Proposed: RS-2 (Single Detached Suburban Residential)

Surrounding Uses:

North:	Use:	Single Detached Residential
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	<i>Suburban Residential</i>
South:	Use:	Single Detached Residential / Kanaka Creek Regional Park
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	<i>Park / Agriculture / Suburban Residential</i>
East:	Use:	Single Detached Residential
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	<i>Suburban Residential</i>
West:	Use:	Vacant / Single Detached Residential
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	<i>Agricultural / Suburban Residential</i>

Existing Use of Property:	Single Detached Residential
Proposed Use of Property:	Single Detached Residential
Site Area:	9.0 ha
Net Site Area after Dedication:	6.36 ha
Proposed Vehicular Access:	267 Street and 118 Avenue
Servicing Requirement:	Rural Standard
Flood Plain:	No
Fraser Sewer Area:	No
Companion Applications:	2019-055-VP (Variance Permit); 2019-055-SD (Subdivision); 2021-261-DP (Watercourse Protection Development Permit)

BACKGROUND:

Project Description:

The subject application proposes to rezone 11795 and 11839 267 Street (Attachments A, B and C) from the RS-3 zone to the RS-2 zone to permit a future subdivision of 15 single-detached residential lots. An amendment to the Official Community Plan is also required to redesignate portions of the properties from *Suburban Residential* to *Park* for Park-Conservation purposes. The proposed development consists of 4 fee-simple lots on the northern portion of the development accessed from 267 Street, and an extension to 118 Avenue and 11 bare land strata lots accessed from a private strata road (Attachment D). All proposed lots are required to have a minimum lot area of 0.4 ha. Both of the subject properties have an existing dwelling which will remain.

The subject properties are located outside of the City's Urban Area Boundary and are currently designated *Suburban Residential*. Pokey Creek, a mainstem watercourse to Kanaka Creek, traverses the eastern edge of 11795 267 Street. It is being recommended that the future subdivision be encumbered by a Tree Protection Covenant, Storm Drainage Statutory Right of Way, and Agricultural Land Reserve Buffer Covenant as shown on the subdivision concept plan (Attachment D).

A 2.12 ha parcel of Park-Conservation lands will be dedicated to the City as a condition of the rezoning application. These lands will provide a Streamside Protection Area for Pokey Creek (in the south and east portions of the subject site) and an environmental protection setback to the adjacent Kanaka Creek Regional Park (to the west).

Council considered this development application at the July 19, 2022, Public Hearing and granted third reading to *Official Community Plan Amending Bylaw No. 7834-2022* and *Zone Amending Bylaw No. 7539-2019* on July 26, 2022. Following third reading of the application, it was noted by staff that the second reading report and associated bylaws did not reflect the required environmental dedication to provide acceptable environmental protection to Pokey Creek and Kanaka Creek Regional Park. Due to this significant change to the *Park-Conservation*

area, which impacts the land use, the Official Community Plan and Zone Amending Bylaws were required to be amended. *Official Community Plan Amending Bylaw No. 7834-2022 as amended* (Attachment E) and *Zone Amending Bylaw No. 7539-2019 as amended* (Attachment F) returned to Council for consideration of second reading, as amended, on February 27, 2024. Following that, the application was forwarded to a Public Hearing on March 12, 2024, and received third reading on March 26, 2024.

Planning Analysis:

The following terms and conditions were identified in the staff report dated February 27, 2024, and were required to be addressed before consideration of adoption of the Zone Amending Bylaw:

i. Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of a security deposit, as outlined in the Agreement;

Staff comment: The Rezoning Servicing Agreement has been received and is secured for registration at the Land Titles Office by a letter of undertaking. The associated Rezoning Servicing Agreement fees and financial securities have been received.

ii. Road dedication and upgrading to the Rural Local Road standard, on 118 Avenue and 267 Street, as required;

Staff comment: A subdivision plan showing the required road dedication on 118 Avenue and 267 Street has been received and is secured for filing at the Land Title Office by a letter of undertaking. The required road upgrades are captured in the Rezoning Servicing Agreement.

iii. Road dedication and cash-in-lieu of constructing the future road going north-south along the west side of Proposed Fee-Simple Lot 4 (future 266A Street);

Staff comment: The subdivision plan showing the required road dedication for future 266A Street has been received and is secured for filing at the Land Title Office by a letter of undertaking. The cash-in-lieu of construction for future 266A Street has been received.

iv. Park dedication as required, including construction of walkways; and a letter confirming removal of all debris and garbage from park land;

Staff comment: A subdivision plan showing the required Park-Conservation dedication has been received and is secured for filing at the Land Title Office by a letter of undertaking. A letter confirming the removal of all debris from the Park-Conservation lands has been received.

v. Consolidation of the properties;

Staff comment: A subdivision plan showing the required consolidation of the two subject properties has been received and is secured for filing at the Land Title Office by a letter of undertaking.

- vi. Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;**

Staff comment: A Geotechnical Restrictive Covenant has been received and is secured for registration at the Land Title Office by a letter of undertaking.

- vii. Registration of a Restrictive Covenant for the protection of an Agricultural Landscape Buffer adjacent to Agricultural Land Reserve lands to the west;**

Staff comment: An Agricultural Landscape Buffer Restrictive Covenant has been received and is secured for registration at the Land Title Office by a letter of undertaking. The 10 m wide area along the west side of 11795 267 Street will be secured with a covenant and provide an environmental and wildfire buffer between the proposed residential uses and the adjacent Agricultural Land Reserve lands which are owned by Metro Vancouver as part of the Kanaka Creek Regional Park.

- viii. Registration of a Statutory Right-of-Way plan for a municipal storm sewer;**

Staff comment: A Statutory Right-of-Way plan for a municipal storm sewer has been received and is secured for filing at the Land Title Office by letter of undertaking.

- ix. Registration of a Restrictive Covenant for Tree Protection;**

Staff comment: A Tree Protection Restrictive Covenant has been received and is secured for registration at the Land Title Office by letter of undertaking.

- x. Registration of a Restrictive Covenant for Stormwater Management;**

Staff comment: A Stormwater Management Restrictive Covenant has been received and is secured for registration at the Land Title Office by letter of undertaking.

- xi. Registration with Fraser Health for septic disposal, and registration of a Restrictive Covenant for the protection of the septic field areas;**

Staff comment: Due to the review of the Agricultural Land Reserve Buffer which impacts the siting of the septic field locations, the registration of the septic disposal systems and Septic Restrictive Covenant requirements have been postponed and will be addressed as a condition of the related Subdivision application approval.

- xii. Registration with the Ministry of Environment Water Protection and Sustainability Branch for water wells;**

Staff comment: The two existing water wells have been decommissioned and the relevant paperwork have been submitted to the Ministry of Environment and Parks in accordance with the provisions of the Water Sustainability Act. Both existing homes are currently connected to municipal water services.

- xiii. **A Professional Engineer's certification that adequate water quantity for domestic and fire protection purposes can be provided;**

Staff comment: A letter from the applicant's Design Engineer has confirmed that the City's domestic water and fire flow requirements for the proposed development can be provided.

- xiv. **In addition to the Ministry of Environment Site Disclosure Statement, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, then a Stage 1 Site Investigation Report is required to ensure that the subject properties are not contaminated sites; and**

Staff comment: A Site Disclosure Statement for each property has been provided that indicates there have been no known Schedule 2 uses on the properties. A review of the properties for the presence of underground fuel tanks was completed by a Geotechnical Engineer. No evidence of any underground or above-ground fuel storage tanks was found.

- xv. **That a voluntary contribution be provided, in keeping with the Council Policy 6.31 with regard to Community Amenity Contributions.**

Staff comment: Community Amenity Contributions in the amount of \$119,600.00 (13 new lots x \$9,200.00/lot) have been received.

Park Land Requirement:

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

A requirement of this rezoning application is that approximately 23% of the subject property (i.e., 2.12 ha) will be dedicated to the City as Park-Conservation lands. Portions of the Park-Conservation lands are suitable for publicly accessible future trail connections. Therefore, staff are satisfied that the provided Park-Conservation lands meet the 5% park land provision requirement.

Supporting Applications:

Development Variance Permit application 2019-055-VP proposes to reduce the required lot width for Proposed Strata Lots 6 and 11 and to reduce the required lot depth for Proposed Strata Lot 6. The application was provided to Council for consideration at the May 6, 2025, Committee of the Whole Meeting.

A Watercourse Protection Development Permit (WPDP) application is required as the proposed subdivision is within 50 m of a watercourse. The intent of the WPDP is to ensure the preservation, protection, restoration and enhancement of the watercourse and riparian areas on the properties. The WPDP application (2021-261-DP) is currently under review by staff and is

required to be issued prior to subdivision approval. The WPDP will include an Enhancement and Maintenance Agreement for the Park-Conservation lands and the Agricultural Land Reserve buffer.

CONCLUSION:

As the applicant has addressed the terms and conditions outlined in the staff report dated February 27, 2024, staff recommend that *Official Community Plan Amending Bylaw No. 7834-2022 and Zone Amending Bylaw No. 7539-2019* be adopted.

"Erin Mark"

Prepared by: Erin Mark, Planning Technician

Attachments:

- (A) Location Map
- (B) Aerial Photo
- (C) OCP & Zoning Map
- (D) Subdivision Concept Plan
- (E) *Official Community Plan Amending Bylaw No. 7834-2022*
- (F) *Zone Amending Bylaw No. 7539-2019*

Report Approval Details

Document Title:	2019-055-RZ, 11795 and 11839 267 Street, RS-3 to RS-2.docx
Attachments:	<ul style="list-style-type: none">- Attachment A - Location Map.pdf- Attachment B - Aerial Photo.pdf- Attachment C - OCP and Zoning Map.pdf- Attachment D - Subdivision Concept Plan.pdf- Attachment E - OCP Amending Bylaw No. 7834-2022.pdf- Attachment F - Zone Amending Bylaw No. 7539-2019.pdf
Final Approval Date:	May 1, 2025

This report and all of its attachments were approved and signed as outlined below:

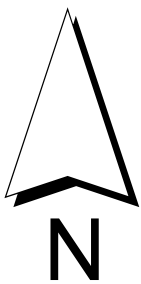
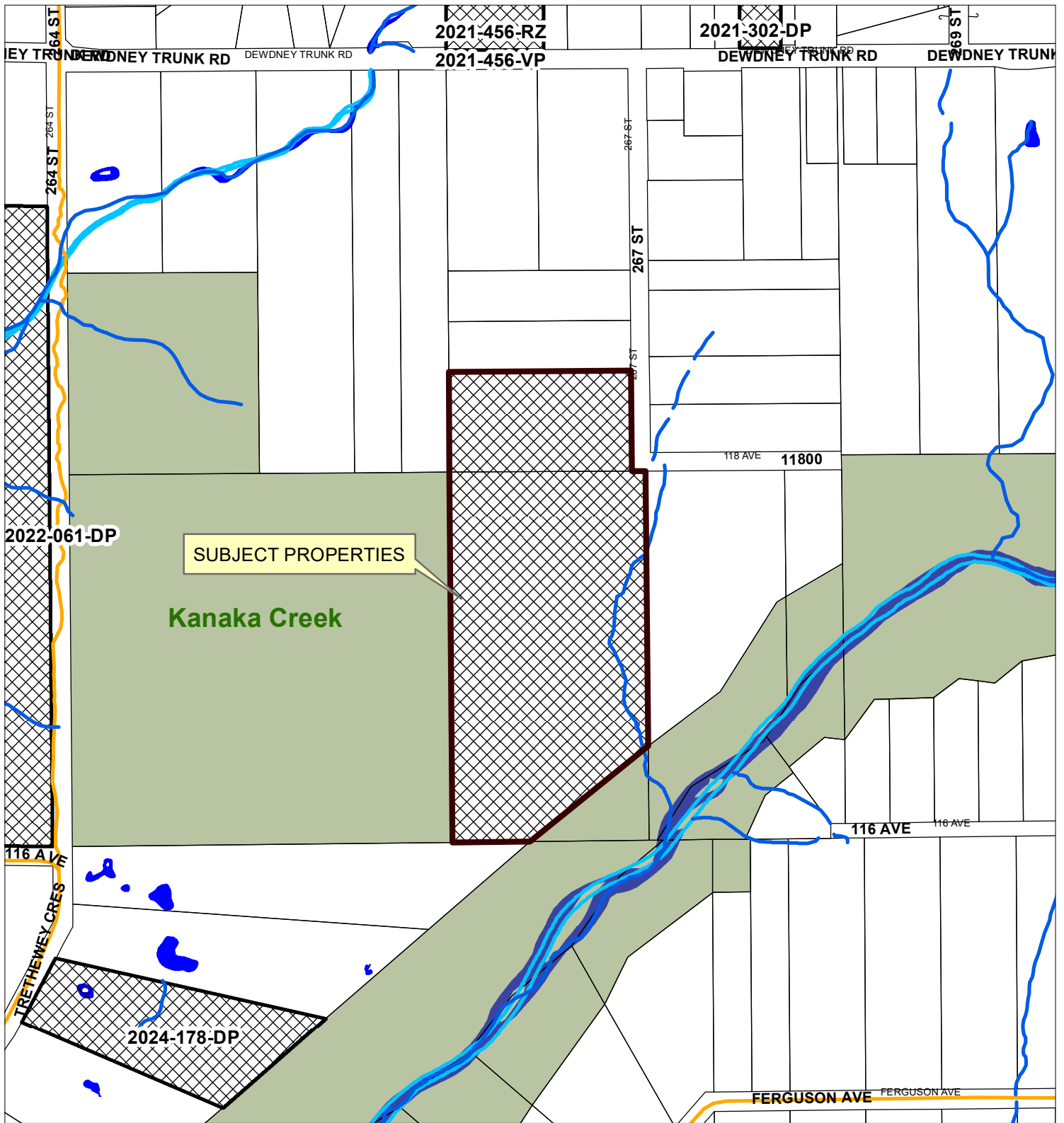
David Purcell-Chung, Manager of Development and Environmental Services

Hasib Nadvi, Deputy Director of Planning and Building

James Stiver, Director of Planning and Building

Carolyn Mushata, Director of Legislative Services and Corporate Officer

Scott Hartman, Chief Administrative Officer



Scale: 1:5,500

Legend

- Stream
- Existing Trails
- Major Rivers & Lakes
- Active Applications (RZ/SD/DP/VP)
- Regional Park
- Lake or Reservoir
- River

11795 & 11839 267 STREET LOCATION MAP

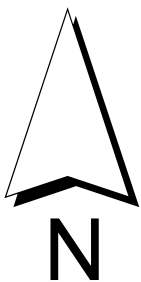
PLANNING DEPARTMENT



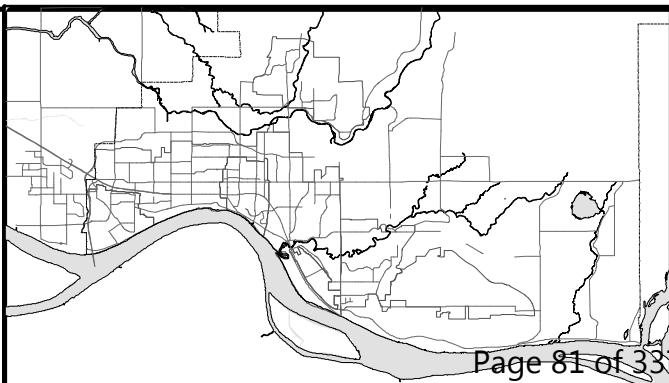
Maple Ridge

FILE: 2019-055-RZ
DATE: Apr 15, 2025

BY: DM



Scale: 1:5,500



Page 81 of 337

11795 & 11839 267 STREET AERIAL PHOTO

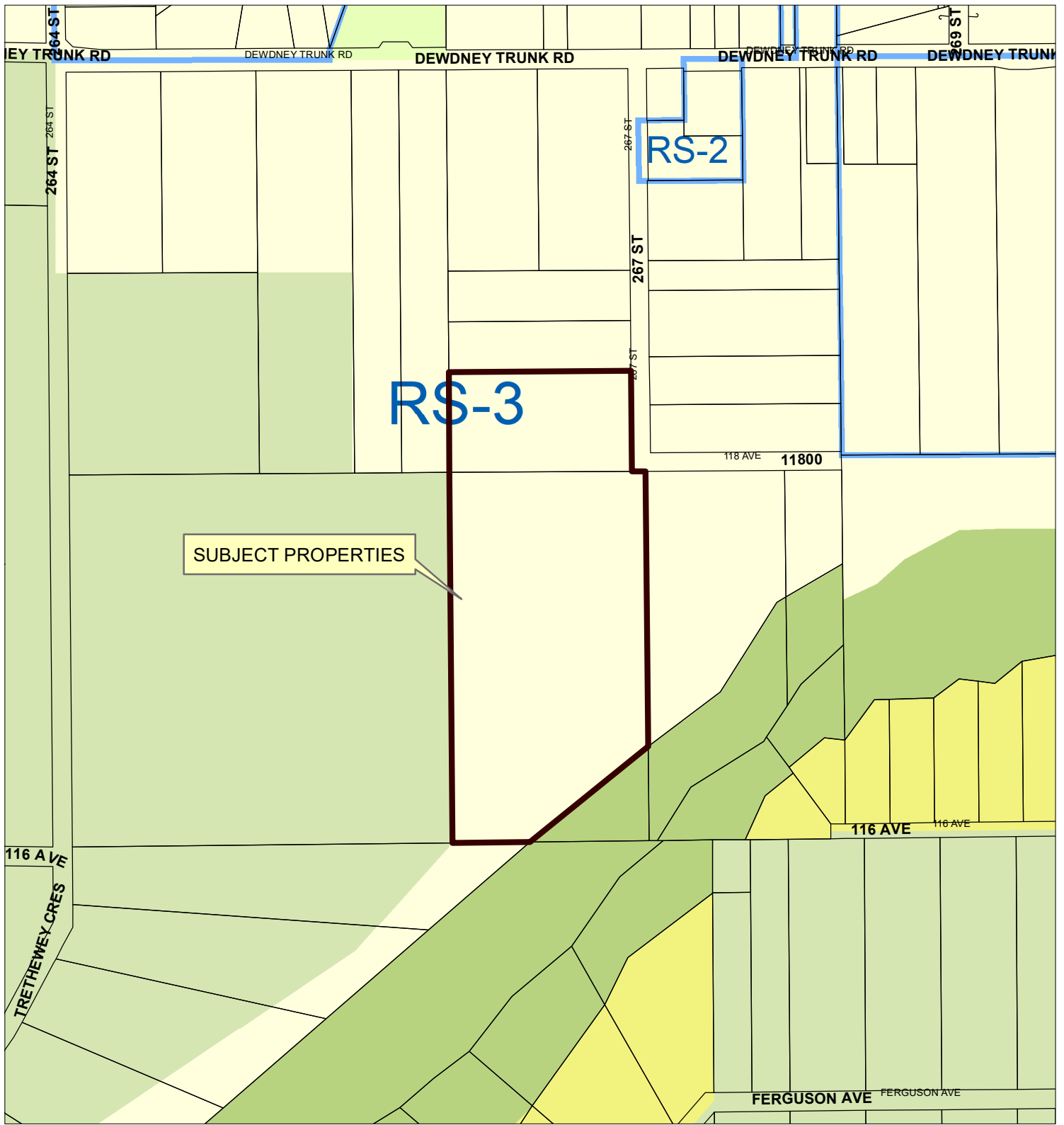
PLANNING DEPARTMENT



Maple Ridge

FILE: 2019-055-RZ
DATE: Apr 15, 2025

BY: DM



Legend

- Zoning Boundaries
- Agricultural
- Park
- Rural Residential
- Suburban Residential
- Conservation

11795 & 11839 267 STREET OCP & ZONING MAP

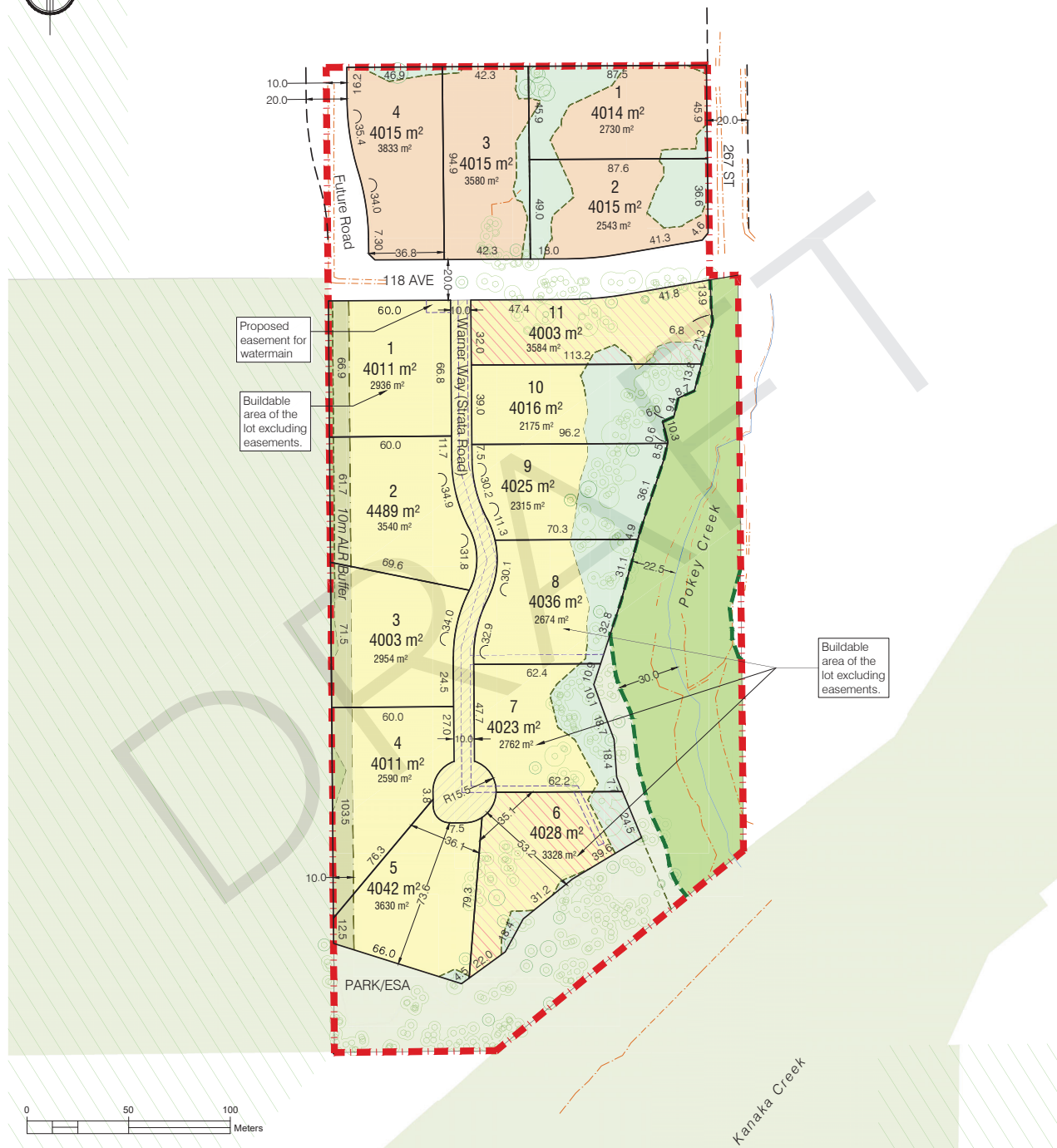
PLANNING DEPARTMENT



Maple Ridge

FILE: 2019-055-RZ
DATE: Apr 15, 2025

BY: DM



- Subject Site
- SPEA
- Agricultural Land Reserve (ALR)
- Park
- Net Area (Fee Simple)
- Net Area (Bareland Strata)
- Strata Road
- Tree Protection Area Inside Lots

- Lots Requiring DVP
(Lot 6: DVP for Lot Width and Depth)
(Lot 11: DVP for Lot Width)
- 10m ALR Buffer
- SRW-Tree Protection Boundary (No Building and No Disturbance Area)
- Proposed Easement
- SPEA Setback
- Stream

Residential Development
11839 & 11795 267 St
Maple Ridge, BC

SUBDIVISION CONCEPT

LEGAL DESCRIPTION
PID 007-976-640
011-231-386

• A Development Variance Permit is being requested for lot width for strata lots 6 & 11.
• A Development Variance Permit is being requested for lot depth for strata lot 6.

GROSS SITE AREA

9.03 hectares / 22.30 acres

NET SITE AREA

Excluding Road, Streamside Setback Area, Restrictive Covenant Area, ALR Buffer, 5.04 hectares / 12.46 acres

EXISTING DESIGNATIONS

OCP: Rural, Conservation & Recreation
NCP: N/A
Zoning: RS-3

PROPOSED DESIGNATIONS

OCP: Rural, Conservation & Recreation
NCP: N/A
Zoning: RS-2

LOT YIELD

Existing: 2 lots
Proposed: 15 lots
1 Park and Open Space lot

DENSITY

Gross: 2.7 up / 0.7 upa
Net: 0.2 up / 1.2 upa



Project 15-144

01 / 05 / 2025

Drawn by: AR / CEV

For Discussion Only

Drawing
1

CITY OF MAPLE RIDGE
BYLAW NO. 7834-2022

A Bylaw to amend the Official Community Plan Bylaw No. 7060-2014

WHEREAS Section 477 of the Local Government Act provides that the Council may revise the Official Community Plan;

AND WHEREAS it is deemed expedient to amend Schedule "B" to the Official Community Plan;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7834-2022."
2. Schedule "B" is hereby amended for that parcels of land and premises known and described as:

Lot 2 Section 18 Township 15 New Westminster District Plan 7439;

Lot 4 Except: Parcel A (Statutory Right of Way Plan LMP50235) Section 18 Township 15
New Westminster District Plan 5612

and outlined in heavy black line on Map No. 1055, a copy of which is attached hereto and forms part of this Bylaw, is hereby designated as Park.

3. Maple Ridge Official Community Plan Bylaw No. 7060-2014 is hereby amended accordingly.

READ a first time the 14th day of June, 2022.

READ a second time the 14th day of June, 2022.

PUBLIC HEARING held the 19th day of July, 2022.

READ a third time the 26th day of July, 2022

RESCINDED the second and third reading the 27th day of February, 2024.

READ a second time as amended the 27th day of February, 2024.

PUBLIC HEARING held the 12th day of March, 2024.

READ a third time the 26th day of March, 2024.

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

**CITY OF MAPLE RIDGE
BYLAW NO. 7539-2019**

A Bylaw to amend Schedule "A" Zoning Map forming part of
Zoning Bylaw No. 7600-2019 as amended

WHEREAS, it is deemed expedient to amend Maple Ridge Zoning Bylaw No. 7600-2019 as amended;

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7539-2019."

2. Those parcels or tracts of land and premises known and described as:

Lot 2 Section 18 Township 15 New Westminster District Plan 7439;

Lot 4 Except: Parcel A (Statutory Right of Way Plan LMP50235) Section 18 Township 15
New Westminster District Plan 5612

and outlined in heavy black line on Map No. 1793, a copy of which is attached hereto and
forms part of this Bylaw, are hereby rezoned to RS-2 (Single Detached Suburban Residential).

3. Maple Ridge Zoning Bylaw No. 7600-2019 as amended and Schedule "A" Zoning Map attached
thereto are hereby amended accordingly.

READ a first time the 9th day of April, 2019.

READ a second time the 14th day of June, 2022.

PUBLIC HEARING held the 19th day of July, 2022.

READ a third time the 26th day of July, 2022

RESCINDED second and third reading the 27th day of February, 2024.

READ a second time as amended the 27th day of February, 2024.

PUBLIC HEARING held the 12th day of March, 2024.

READ a third time the 26th day of March, 2024.

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

2019-055-VP, 11795 and 11839 267 Street, Development Variance Permit

Recommendation:

THAT the issuance of Development Variance Permit 2019-055-VP for 11795 and 11839 267 Street be approved.

**Report Purpose and
Summary Statement:**

To recommend that the Development Variance Permit application 2019-055-VP, to reduce the required lot width for Proposed Strata Lots 6 and 11, and to reduce the lot depth for Proposed Strata Lot 6, be approved.

Previous Council Action:Rezoning Application

- First Reading – April 9, 2019
- Second Reading – June 14, 2022
- Public Hearing – July 19, 2022
- Third Reading – July 26, 2022
- Second Reading as amended – February 27, 2024
- Public Hearing – March 12, 2024
- Third Reading – March 26, 2024

Proposed Variances:Zoning Bylaw No. 7600-2019

- To reduce the required lot width from 36 m to 35 m for Proposed Strata Lot 6 and from 36 m to 32 m for Proposed Strata Lot 11.
- To reduce the required lot depth from 60 m to 53.2 m for Proposed Strata Lot 6.

Strategic Alignment:

Liveable Community

Communications:

A Development Variance Permit notification mailout was forwarded to the owners of adjacent properties.

To: Mayor and Council

File number: 2019-055-VP

2019-055-VP, 11795 and 11839 267 Street, Development Variance Permit

BACKGROUND:

Applicant: Aplin Martin

Legal Description: Lot 2 Section 18 Township 15 New Westminster District Plan 7439; and Lot 4 Except: Parcel A (Statutory Right of Way Plan LMP50235) Section 18 Township 15 New Westminster District Plan 5612.

OCP Designation:

Existing: *Suburban Residential*
Proposed: *Suburban Residential, Park*

Within Urban Area Boundary: No

Area Plan: No

OCP Major Corridor: No

Zoning:

Existing: RS-3 (Single Detached Rural Residential)
Proposed: RS-2 (Single Detached Suburban Residential)

Surrounding Uses:

North:	Use:	Single Detached Residential
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	<i>Suburban Residential</i>
South:	Use:	Single Detached Residential / Kanaka Creek Regional Park
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	<i>Park / Agriculture / Suburban Residential</i>
East:	Use:	Single Detached Residential
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	<i>Suburban Residential</i>
West:	Use:	Vacant / Single Detached Residential
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	<i>Agricultural / Suburban Residential</i>

Existing Use of Property: Single Detached Residential

Proposed Use of Property: Single Detached Residential

Site Area: 9.0 ha

Net Site Area after Dedication:	6.36 ha
Proposed Vehicular Access:	267 Street and 118 Avenue
Servicing Requirement:	Rural Standard
Flood Plain:	No
Fraser Sewer Area:	No
Companion Applications:	2019-055-RZ (Rezoning); 2019-055-SD (Subdivision); 2021-261-DP (Watercourse Protection Development Permit).

ANALYSIS:

Project Description:

The subject Development Variance Permit application is a companion application to rezoning and subdivision applications 2019-055-RZ/SD that propose to rezone 11795 and 11839 267 Street (Attachments A and B) from the RS-3 to the RS-2 zone. The purpose of the rezoning application is to permit a future subdivision of 15 single-detached residential lots on the lands. The proposed development consists of 4 fee-simple lots and 11 bare land strata lots with a minimum lot area of 0.4 ha (Attachment C). Adoption of *Official Community Plan Amending Bylaw No. 7834-2022* to redesignate portions of the subject properties to Park, and *Zone Amending Bylaw No. 7539-2019* to rezone the subject properties to RS-2, will be considered by Council at its meeting on May 13, 2025.

The subject properties are located outside of the City's Urban Area Boundary and are currently designated *Suburban Residential*. Pokey Creek, a mainstem watercourse to Kanaka Creek, traverses the eastern edge of 11795 267 Street. The future subdivision lots will be encumbered by a required Tree Protection Covenant, Storm Drainage Statutory Right of Way, and ALR Buffer Covenant as shown on the subdivision concept plan (Attachment C).

A 2.12 ha parcel of Park-Conservation lands will be dedicated to the City as a condition of the rezoning application. These lands provide a Streamside Protection Area for the watercourse and an environmental protection setback to Kanaka Creek Regional Park to the west and south. Portions of the Park-Conservation lands are suitable for publicly accessible future trail connections.

Zoning Bylaw:

The proposed RS-2 zone provides for suburban single-detached residential uses outside of the Urban Area Boundary with a minimum lot area requirement of 0.4 ha. Zoning Bylaw requirements for the proposed RS-2 zone include a minimum lot width of 36 m and lot depth of 60 m. The proposed development will be serviced by municipal water with private sanitary sewer (septic) systems required on each lot.

The proposed lots are located outside of the Urban Area Boundary and Regional Urban Containment Boundary and are not eligible for urban-level densities, including the Urban Infill Residential use (i.e., small-scale multi-unit housing).

Proposed Variances:

A Development Variance Permit is a permit authorized by Council that varies City bylaw requirements. A Development Variance Permit cannot vary land use, density, or flood plain requirements. The applicant is proposing three variances to the RS-2 zone lot dimension requirements contained in the Zoning Bylaw (Attachment D). The requested variances (Table 1) and rationale for support are described below.

Table 1. Proposed Variances

Maple Ridge Zoning Bylaw No. 7600-2019, Part 6, Section 610.4(b):	
1.	To reduce the required lot width in the RS-2 zone from 36.0 m to 35.0 m for Proposed Strata Lot 6.
2.	To reduce the required lot width in the RS-2 zone from 36.0 m to 32.0 m for Proposed Strata Lot 11.
Maple Ridge Zoning Bylaw No. 7600-2019, Part 6, Section 610.4(c):	
3.	To reduce the required lot depth in the RS-2 zone from 60.0 m to 53.2 m for Proposed Strata Lot 6.

The proposed subdivision will extend 118 Avenue through a road dedication, which abuts proposed Lot 11. The proposed variances are supported by staff as these are large rural lots that provide a sufficient building envelope (min 12.0 m x 15.0 m). Proposed Lot 6 is a pie-shaped lot with a minor variance to the lot width and a reduced lot depth due to the required Park-Conservation dedication on the east and south.

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

CONCLUSION:

It is recommended that Council authorize Development Variance Permit 2019-055-VP (Attachment E) as the proposed variances are deemed minor in nature, provide a sufficient building envelope, and accommodate the required environmental setback and tree protection areas.

Prepared by: Erin Mark, Planning
Technician

Attachments:

- (A) Location Map
- (B) Aerial Photo
- (C) Subdivision Concept Plan
- (D) Proposed Variances
- (E) Draft Development Variance Permit

Report Approval Details

Document Title:	2019-055-VP, 11795 and 11839 267 Street, Development Variance Permit.docx
Attachments:	<ul style="list-style-type: none">- Attachment A - Location Map.pdf- Attachment B - Aerial Photo.pdf- Attachment C - Subdivision Concept.pdf- Attachment D - Proposed Variances.pdf- Attachment E - Draft Development Variance Permit.pdf
Final Approval Date:	Apr 28, 2025

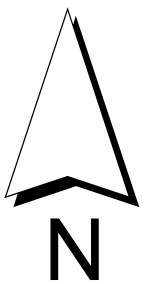
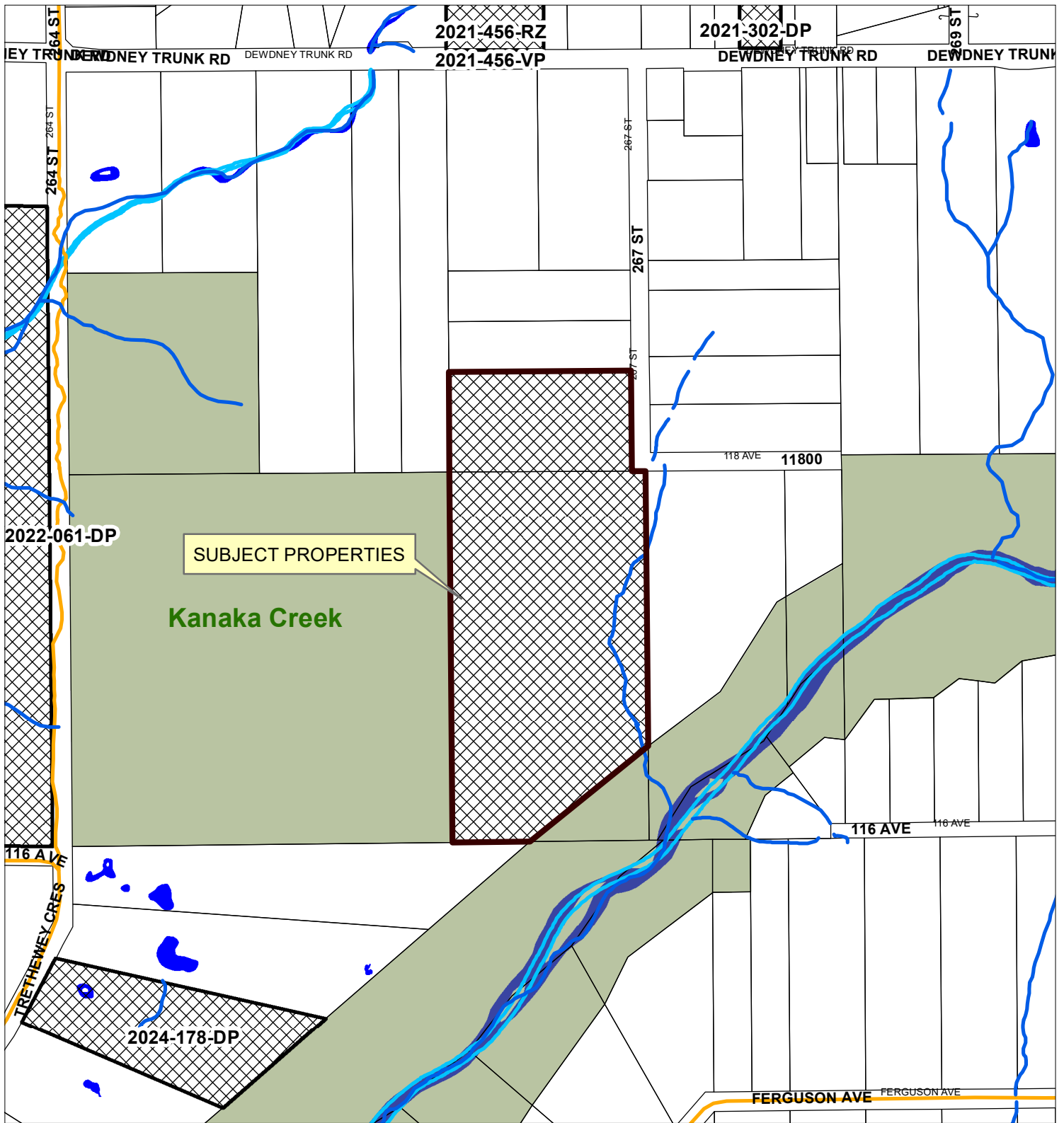
This report and all of its attachments were approved and signed as outlined below:

Hasib Nadvi, Deputy Director of Planning and Building

James Stiver, Director of Planning and Building

Carolyn Mushata, Director of Legislative Services and Corporate Officer

Scott Hartman, Chief Administrative Officer



Scale: 1:5,500

Legend

- Stream
- Existing Trails
- Major Rivers & Lakes
- Active Applications (RZ/SD/DP/VP)
- Regional Park
- Lake or Reservoir
- River

11795 & 11839 267 STREET LOCATION MAP

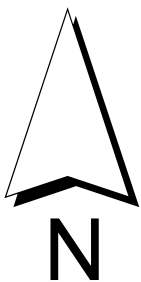
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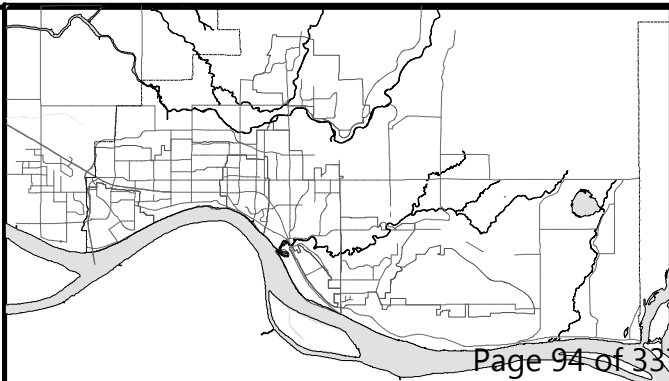
Maple Ridge

FILE: 2019-055-RZ
DATE: Apr 15, 2025

BY: DM



Scale: 1:5,500



Page 94 of 337

11795 & 11839 267 STREET AERIAL PHOTO

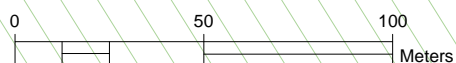
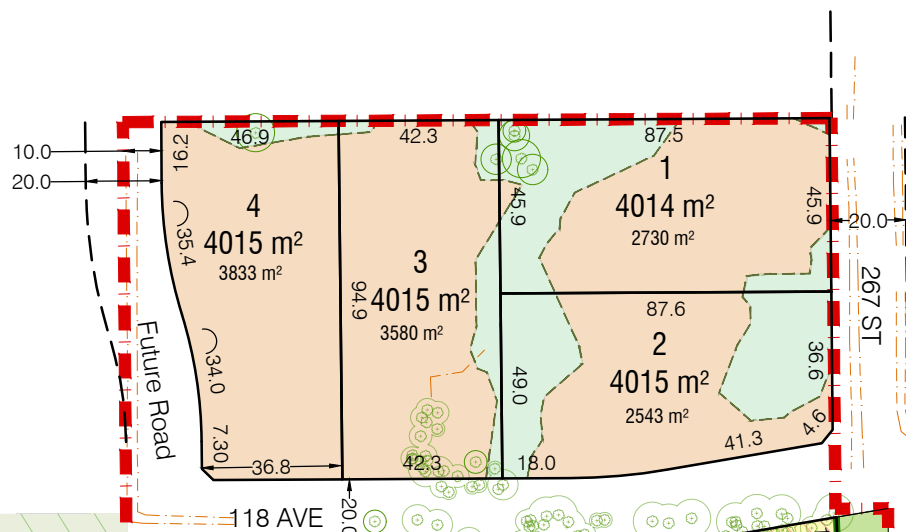
PLANNING DEPARTMENT



Maple Ridge

FILE: 2019-055-RZ
DATE: Apr 15, 2025

BY: DM



- Residential Development
11839 & 11795 267 St
Maple Ridge, BC

M:\SUR-LD\2015\15-144\PLANNING\DWG\15-144- Subdivision Concept - 2025-05-01.dwg

PROPOSED BARELAND STRATA PLAN OF LOT 5
SECTION 18 TOWNSHIP 15 NEW WESTMINSTER DISTRICT PLAN
EPP _____

DRAWING: MARCH 14, 2025
REV-R6

CIVIC ADDRESS:
11795 267th Street, Maple Ridge, B.C.

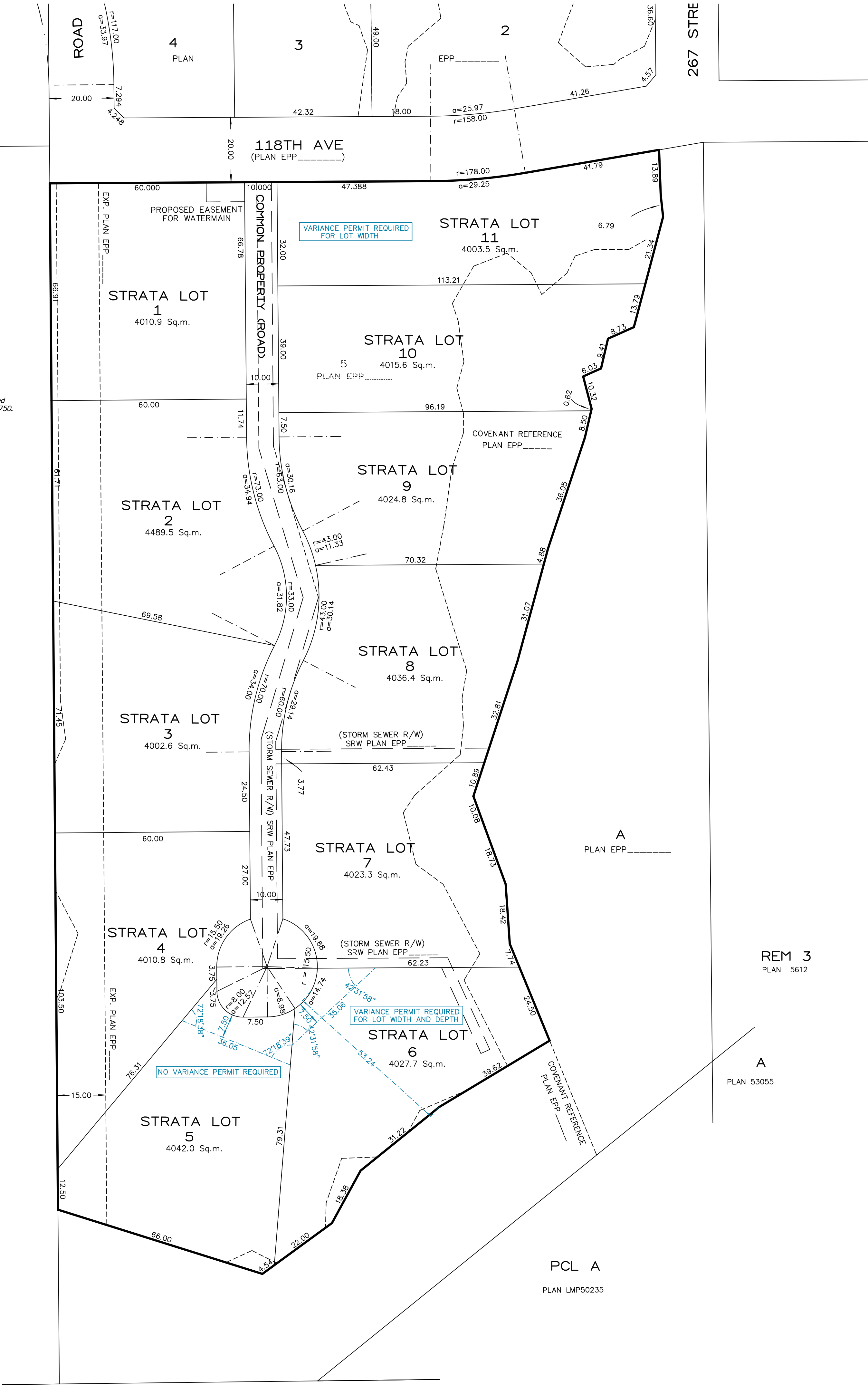


SCALE 1 : 750

ALL DISTANCES ARE IN METRES

The intended plot size of this plan is 432mm in width and 560mm in height (D size) when plotted at a scale of 1:750.

SW 1/4 of
NW 1/4



Perimeter Property boundary dimensions shown hereon, are derived from FIELD SURVEY.

If this plan is used in digital form, Target Land Surveying will only assume responsibility for information content shown on original unaltered drawing.

This Plan was prepared for CITY APPLICATION AND DISCUSSION purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT



FILE: 7507-SUB-STRATA-R6

**CITY OF MAPLE RIDGE
DEVELOPMENT VARIANCE PERMIT NO. 2019-055-VP**

**TO: Irene Warner and Michael Warner
11795 267 Street
Maple Ridge, BC V2W 1N9**

**Yasuko McBeath and Gordon McBeath
11839 267 Street
Maple Ridge, BC V2W 1N9**

(the “Permittee”)

1. This Development Variance Permit (the “Permit”) is issued subject to compliance with all the Bylaws of the City of Maple Ridge (the “City”) applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Permit applies to, and only to those lands within the City described below and any and all buildings, structures, and other development thereon:

Lot 2 Section 18 Township 15 New Westminster District Plan 7439; and

**Lot 4 Except: Parcel A (Statutory Right of Way Plan LMP50235) Section 18 Township 15
New Westminster District Plan 5612
(the “Lands”)**

3. The *Maple Ridge Zoning Bylaw No. 7600-2019* as amended is varied as follows:

Maple Ridge Zoning Bylaw No. 7600-2019, Part 6, Section 610.4(b):

1. To reduce the required lot width in the RS-2 zone from 36.0 m to 35.0 m for Proposed Strata Lot 6.
2. To reduce the required lot width in the RS-2 zone from 36.0 m to 32.0 m for Proposed Strata Lot 11.

Maple Ridge Zoning Bylaw No. 7600-2019, Part 6, Section 610.4(c):

3. To reduce the required lot depth in the RS-2 zone from 60.0 m to 53.2 m for Proposed Strata Lot 6.

4. The Lands described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
5. If the Permittee does not substantially commence the development permitted by this Permit within 2 years of issuance, this permit shall lapse.
6. This Permit is not a Building Permit.

ISSUED on the day of , 2025.

CORPORATE OFFICER

Appendix A – Aerial Photo

Appendix B – Proposed Variances

Bring to Market Industrial Land Study for the Albion Industrial Area, Fraser River, Kwantlen First Nation Lands

Recommendation:

That Council receive the Bring to Market Industrial Land Study attached to the report titled “Bring to Market Industrial Land Study for the Albion Industrial Area, Fraser River, Kwantlen First Nation Lands”, dated May 6, 2025, for information.

Report Purpose and Summary Statement:

The purpose of this report is to provide Council with the completed *Bring to Market Industrial Land Study* for the Albion Industrial Area, Fraser River, Kwantlen First Nation (KFN) Lands, intended to support new industrial uses and development in the area.

Previous Council Action:

N/A

Strategic Alignment:

Liveable Community; Climate Leadership and Environmental Stewardship; Diversified, Thriving Economy.

Communications:

The final study will be posted on the City of Maple Ridge website, and staff will continue to work with local landowners, businesses, and other parties to facilitate and support the development, redevelopment, and densification of the Albion Industrial Area, Fraser River, KFN industrial Lands.

Bring to Market Industrial Land Study for the Albion Industrial Area, Fraser River, Kwantlen First Nation Lands

BACKGROUND:

Maple Ridge and the Metro Vancouver region contain limited remaining developable industrial areas. The lands that do exist have notable challenges, including infrastructure servicing and transportation access challenges, environmental features, etc.

In 2024, as part of the ongoing implementation of the [Regional Industrial Lands Strategy](#), Metro Vancouver advanced a “bring to market” initiative. Metro Vancouver requested proposals from member municipalities for possible project sites. The City of Maple Ridge, as a joint effort between Economic Development and Community Planning, submitted a proposal for the Albion Industrial Area / Fraser River / Kwantlen First Nation (KFN) Lands and it was selected. Metro Vancouver co-funded a study by contributing \$30,000, with the City contributing \$20,000, along with KFN participating. The total \$50,000 budget was used to hire a consultant team. McElhanney Ltd. and Mullholland Parker Land Economists were contracted to complete the technical work, which was completed in April 2025.

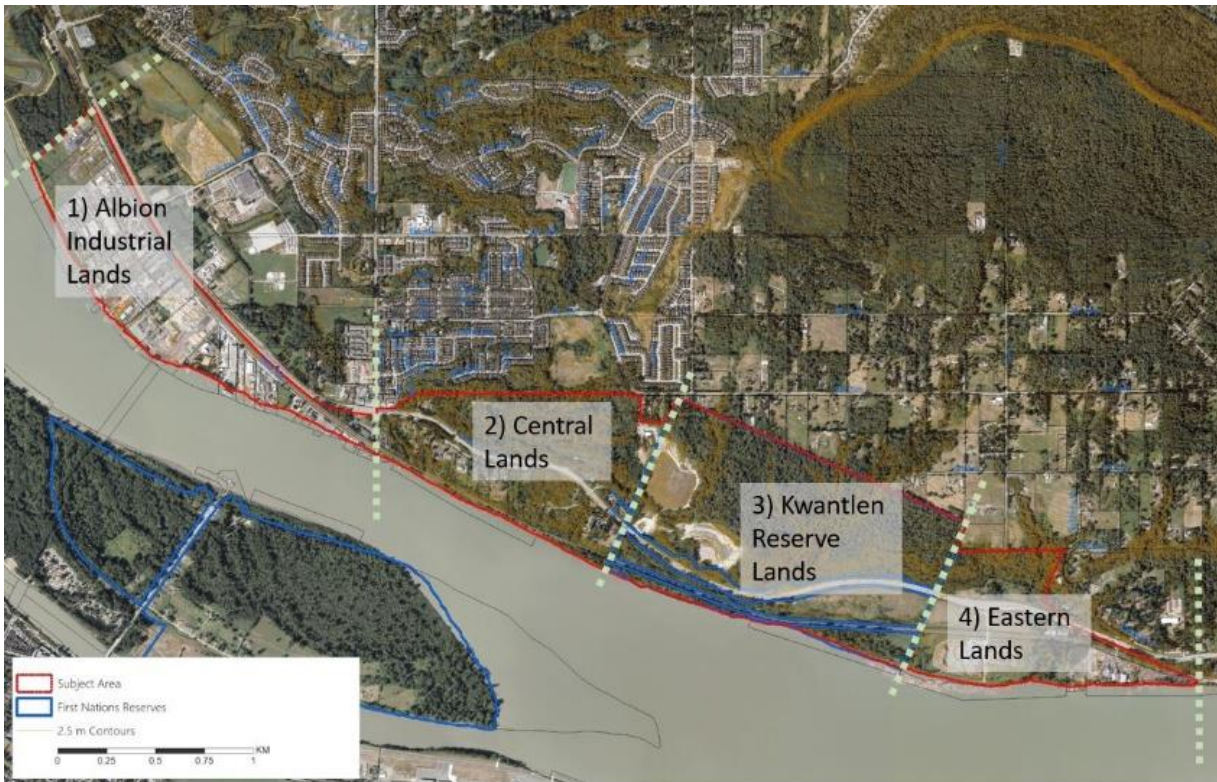
The City, in partnership with Metro Vancouver and KFN, is taking proactive steps to enhance the long-term supply of industrial lands in the community and to guide decisions related to servicing, phasing, and optimal use of the Albion Industrial Area, Fraser River, KFN Lands. To set a strategic framework for investment and development efforts, the Bring to Market Industrial Land Study (Attachment 1) evaluates the planning, servicing, economic, and market conditions of the study area and recommends actions be taken to facilitate additional industrial development and uses in the study area.

The project explores the issues that have prevented the development of the lands in the study area (Figure 1) and provides recommendations on how to advance industrial development. The study outlines ways to accommodate industrial uses through development, redevelopment, and densification in the short term along with achieving fully serviced uses over time. While the results and recommendations of the study are directly relevant to Maple Ridge, they may also benefit other member jurisdictions in the region with industrial lands that are facing similar issues.

Problem Statement:

The lands in the study area are currently underutilized and face various challenges relating to industrial redevelopment and development. The western lands have older, established industrial uses, with property fragmentation and site contamination, while the eastern lands have low intensity industrial uses and limited infrastructure servicing. Other issues, including transportation accessibility and intersection access from the Lougheed Highway, require

Figure 1. Study Sites



attention. These challenges have prevented the full industrial development of these lands that maximize the potential of economic growth of the area and wider region.

The purpose of the Bring to Market Industrial Land Study is to create a comprehensive development strategy for the subject lands, by documenting the issues and developing an action plan to address them to achieve successful industrial development.

ANALYSIS:

The subject lands are located between 232 Street and 261 Street, south of Lougheed Highway (Highway 7) and extend to the Fraser River. The overall study area is 355 hectares (877 acres), and the potential net development area is approximately 119 hectares (294 acres).

Study Area Attributes:

The study area has the following common attributes, which affect its development potential:

- 1) All of the lands benefit from high demand for industrial land in Maple Ridge and Metro Vancouver, and being located in a rapidly growing region.
- 2) The geography of the study area is challenging, with sites either located within the 200-year flood plain or on sloped sites constrained by creeks, riparian areas, and poor soil conditions.

- 3) Transportation is a key driver of industrial land use and the marketability of sites; the sites are located away from Highway 1 and the Golden Ears Connector, but are very close to Lougheed Highway. However, the Lougheed Highway access points from the site tend to be inconvenient due to constraints in the form of right-in, right-out limitations, CPKC railway grade crossings, and narrow local roads.
- 4) Transit service in the area is limited to the Albion Industrial area; all other sites lack transit services.
- 5) Servicing the sites is a challenge:
 - a) Some sites in the study area are serviced but would need upsizing to meet modern fire flow needs, while other sites, located outside the Fraser Sewerage Area and the Urban Containment Boundary of the Regional Growth Strategy, have no access to sanitary sewers or water mains.
 - b) Preliminary investigations showed limited aquifer supply and would require more wells to meet demand than is practical.
 - c) Developing an independent, on-site sanitary treatment system would require a similar investment to that required to extend traditional municipal servicing into the area.
- 6) Servicing networks for sanitary and water servicing have been getting incrementally closer to the study area sites as the City has grown. Extensions of municipal servicing methods could be completed and cost recovery mechanisms such as area Development Cost Charges (DCCs) could enable the extension of services into the study area.
- 7) There is some misalignment of land use designations between the Official Community Plan and the Regional Growth Strategy.

Sub-Areas:

The study area was analyzed as four sub-areas, given the unique attributes of the different properties. Each of the sub-areas has its own unique sets of opportunities and challenges that could inform the scope, scale, and form of development capacity. The four main sub-areas are described as follows (from west to east):

- The Albion Industrial Lands present strong land use opportunities due to its excellent transportation access by highway, rail, and water, including a potential for short sea shipping. However, challenges include varying landowner interests, environmental considerations such as wetlands and flooding, and high upfront infrastructure costs that may deter redevelopment.
- The Central Lands offer strong opportunities due to its natural extension from an existing industrial area. Greenfield development allows for flexible infrastructure planning, with strong transportation access by highway, rail, and water, including potential for a short sea shipping facility. However, challenges include varying landowner interests, perceived remoteness, potential rail access / crossing constraints, adjacent land requirements from CPKC Rail, and the need for easements if crossing agreements are unavailable.

- The Kwantlen Reserve Lands offer the potential opportunity to re-contour the land during ongoing site filling, minimal municipal and regional regulatory constraints, and the potential to integrate complimentary uses, parks, and environmental protections and riparian area setbacks from the creeks. The site may also attract 'dry industrial' uses (i.e., not connected to municipal water and sewer services) if servicing remains limited. However, securing funding for infrastructure, through possible infrastructure funding from federal or provincial government sources, obtaining a servicing agreement with the City or Metro Vancouver, and arranging highway access with the Ministry of Transportation and Transit (MOTT) present challenges.
- The Eastern Lands include one large property currently under review for rezoning to industrial and the potential for rail spur and short sea / river shipping and barging functions. The site offers a strong potential for improved transportation access to Highway 7, the CPKC railway, and the Fraser River. Some challenges include securing infrastructure funding, addressing land adjacency requirements from CPKC, and the need for area planning to attract investors.

Servicing Analysis and Cost Estimates:

The largest constraints for the study area are the absence of water and sanitary sewer servicing. The area is located outside of the Urban Containment Boundary of the Regional Growth Strategy and the Fraser Sewerage Area. The sites presently obtain water from wells on site and use on-site sanitary treatment approaches. Storm water is generally managed on site. The Lougheed Highway and CPKC railway are constraining features to the development of any future servicing corridor for water or sanitary sewer lines.

The study included a high-level assessment of servicing strategies for the study area. Cost estimates for servicing strategies use "Class D" ($\pm 50\%$) planning-level unit rates, with results presented in the study. Note that a significant amount of the cost is for site preparation, rather than infrastructure extension, as the soil conditions in the area are poor and would require filling and other works to develop.

From a cost and ease of servicing perspective, certain sites will be easier to bring to market than others. For example, the western Albion Industrial Area sites are already serviced, and upgrades to these water and sanitary sewer systems are well known. Given the concerns about the ability to meet water demands through water wells, and the need for additional investigations which may or may not provide positive outcomes, it appears that the extension of services (generally from west to east) could offer the greatest certainty to meet servicing demands. What remains to be better understood is flood construction level and the necessary flood control improvements, and what implications they may have on development in the area.

Site Development Financial Viability:

The study included creating draft development scenarios of hypothetical future uses in the near term and longer term for each site. The short-listed development scenarios are shown in Table 1, recognizing that not all are necessarily financially feasible. Servicing and site preparation costs, which inform the viability of uses, ranges from approximately \$4 million to \$14 million per

acre. In some cases, interim or temporary uses, such as dry industrial uses, may be appropriate until the full infrastructure servicing is provided to the lands.

The Study includes much more information about the servicing costs for each sub-area and specific development forms tested.

Table 1. Development Scenarios

	Albion Industrial Lands			Central Lands		KFN	Eastern Lands	
Site	1A	1B	2	3	4	5A	6	7
Open storage				X	X	X	X	X
Generic industrial (25% site coverage)	X	X	X	X		X		X
Generic industrial (40% site coverage)	X		X	X		X		
Film studio					X			
Marine industry			X					
Short sea shipping		X	X				X	
Aggregate processing		X			X		X	
Concrete plant		X	X				X	

Study Recommendations:

The Bring to Market Industrial Land Study presents the following recommendations, organized as infrastructure servicing and planning policy topics.

Recommendations to address the known servicing and infrastructure matters:

- 1) To account for the challenges posed by the flood plain, establish flood construction levels of sites and undertake further soil condition investigation and analysis to inform how sites can be developed.
- 2) Transportation improvements can make accessing certain sites in the study area more convenient, overcoming the constraints that make these sites difficult to access. Engage MOTT and CPKC Rail to assess the feasibility of improvements designed to increase convenience for industrial users and to address safety concerns.
- 3) The level of transit service in the Albion Industrial area has been mentioned by employers as a limiting factor in accessing available labour, therefore exploring service level improvements with TransLink could benefit employers' ability to attract and retain staffing.
- 4) Improve the servicing of the area by water main looping and work with Metro Vancouver to assess the implications of policy changes to enable an extension of existing water and sanitary servicing to support industrial development.
- 5) Devise cost-sharing plans for allocating shared infrastructure costs within the study area, such as an area-specific municipal DCC to fund servicing extensions.

Recommendations for advancing industrial development, redevelopment, and densification on the sites:

- 6) The City and Metro Vancouver further discuss the potential for policy and planning for servicing extensions that could enable industrial expansion. This could include advocacy for amendments to the Fraser Sewerage Area and the Greater Vancouver Water District boundary, and studies that would support these amendments.
- 7) The City and Metro Vancouver explore aligning land use designations in the Official Community Plan and the Regional Growth Strategy. Advance an amendment application to update the Regional Growth Strategy land use designations for all areas in the OCP currently identified as industrial. This could be supported through the preparation of a local area plan.
- 8) The City introduce a new type of dry industrial zoning for sites, to permit a wider variety of interim uses so that sites can be productively used until they become more fully serviced.
- 9) KFN leads discussion with members about the potential for changes to their land use plan, shifting from commercial development to industrial development.
- 10) The City to enter into discussion with CPKC Rail on crossings improvements and options for some of the sites.
- 11) The City advocate and enter into discussions with MOTT about Highway 7 access improvements for all sites and what studies they would require to consider improvements (as well as TransLink about area transit service), such as:
 - Access improvements including signalization enhancements to Highway 7 / Lougheed Highway at River Road / Tamarack Lane and at 240 Street.
 - Highway access to KFN lands.
 - Highway access improvements for select sites via a single consolidated access point and an internal local road.
 - Right-in / right-out highway access improvements for other sites in the study area.
- 12) Complete the necessary studies to establish flood construction level for sites in the floodplain, as well as geo-technical assessment of the area.
- 13) Leverage the City's intergovernmental relationships and identify potential grant and funding sources that could establish partnerships to advance recommendations and future studies referenced in the report. This could include matching grants and stacking grants to attract funding and to cover servicing and other costs.
- 14) Consider marketing the sites for the uses most likely to find market interest and ensure that land use designations, zoning, and servicing are in place to enable rapid review and permitting approvals of industrial uses.

Strategic Alignment:

Facilitating and advancing the industrial development of the Albion Area, Fraser River, KFN Lands supports objectives in the Official Community Plan and the Economic Development Strategy in terms of providing space for business growth, economic opportunities, and local

employment, and aligns with a number of priorities within the 2023-2026 City of Maple Ridge Council Strategic Plan, including: Liveable Community, Climate Leadership and Environmental Stewardship, and Diversified, Thriving Economy.

The initiative is also supportive of regional and provincial interests relating to protecting, creating, and utilizing industrial lands to support economic development and employment growth.

NEXT STEPS:

The Bring to Market Industrial Land Study identifies a series of findings and recommendations. The City will need to continue to work with partners and other parties to address these items to attract industrial investment in the area. Staff will explore opportunities to advance the study's recommendations.

In terms of other industrial lands in Maple Ridge, the City is also working on the North 256 Street Industrial Lands Area Plan.

CONCLUSION:

In support of industrial development in the Albion Area, Fraser River, and KFN Lands, the Bring to Market Industrial Land Study identifies the challenges and provides recommendations on how to advance the development of the area and is being presented for information.

"Eric Aderneck"

Prepared by: Eric Aderneck, Industrial Lands Program
Manager

Attachment: (A) Bring to Market Industrial Land Study

Report Approval Details

Document Title:	Bring to Market Industrial Albion Area Fraser River KFN Lands.docx
Attachments:	- Industrial Bring to Market Land Study - April 23, 2025 Final Report.pdf
Final Approval Date:	Apr 29, 2025

This report and all of its attachments were approved and signed as outlined below:

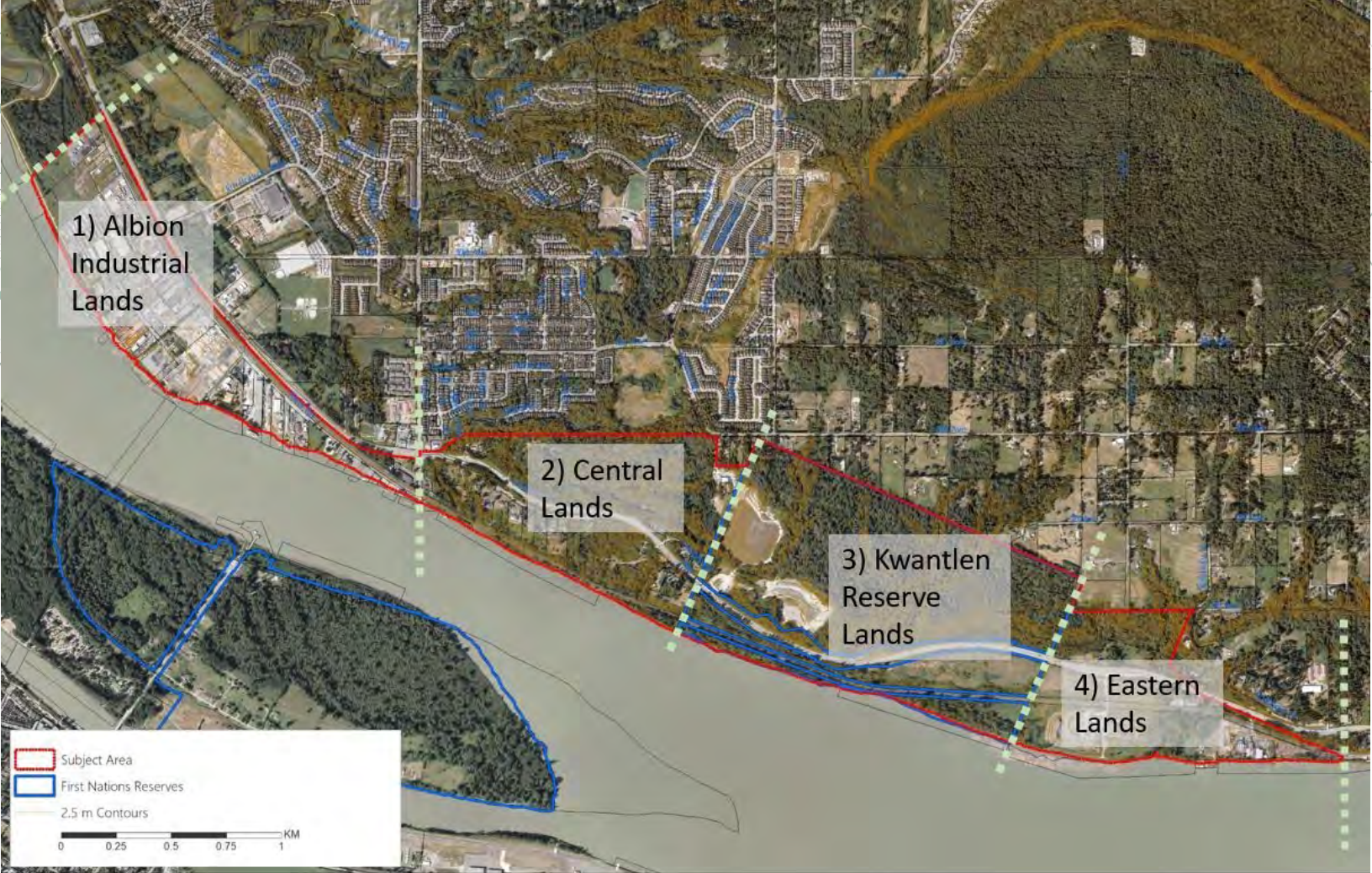
Amanda Grochowich, Manager of Community Planning

Katerina Anastasiadis, Manager of Intergovernmental Affairs

James Stiver, Director of Planning and Building

Carolyn Mushata, Director of Legislative Services and Corporate Officer

Scott Hartman, Chief Administrative Officer



Bring to Market Industrial Land Study

April 23, 2025

Submitted to City of Maple Ridge, Kwantlen First Nation, and
Metro Vancouver

Prepared by McElhanney

Contact

Colton Kirsop
Division Manager
778-554-0590
ckirsop@mcelhanney.com

Address

Suite 2300 Central City
Tower, 13450 – 102nd
Avenue, Surrey BC
Canada V3T 5X3

Our file: 2111-06526-00

A stylized topographic map with contour lines in shades of green and grey, serving as a background for the top half of the page.

Your Challenge. Our Passion.

Land Acknowledgement

McElhanney's project team respectfully acknowledges and respects that the City of Maple Ridge is situated on the traditional territories of the Katzie (q'ícəy') First Nation and Kwantlen (q'wá:ḥł'əḥ) First Nation. We are grateful for their stewardship of these lands since time out of mind.

April 23, 2025

City of Maple Ridge

Economic Development

11995 Haney Place Maple Ridge, BC, V2X 6A9

Attention: Eric Aderneck, Industrial Lands Program Manager, City of Maple Ridge

Bring to Market Industrial Land Study

The City of Maple Ridge (the City) is taking proactive steps to study and enhance the long-term supply of industrial lands in the community and to guide decisions related to servicing, phasing, and optimal use of the subject lands (*Figure 1*). This project involves three organizations – Kwantlen First Nation, the City of Maple Ridge, and Metro Vancouver (the Client Group). To determine a focus for investment and development efforts, this *Bring to Market Industrial Land Study* evaluates the planning, servicing, economic, and market considerations to understand what actions can be taken to facilitate and attract industrial users to sites in the study area. Retaining industrial land, which is in limited supply relative to other types of land in the region and attracting industry and jobs aligns with the City's and region's long-term vision for economic growth and sustainable development. This study entailed:

- Seven meetings with the Bring to Market Client Group
- Review of current uses and servicing of sites in the study area
- Site visit and on-site tours and discussions with industrial businesses
- Mapping and constraint analysis of the study area and potential development sites
- Discussion and collaboration to produce a short list of future industrial uses for sub-areas
- High-level servicing analysis and cost estimates
- Industrial market research and interviews
- Development financial analysis
- Formulating recommendations

The study outlines ways to accommodate industrial uses through development, redevelopment, and densification in the short term along with a plan for achieving fully serviced uses over time.

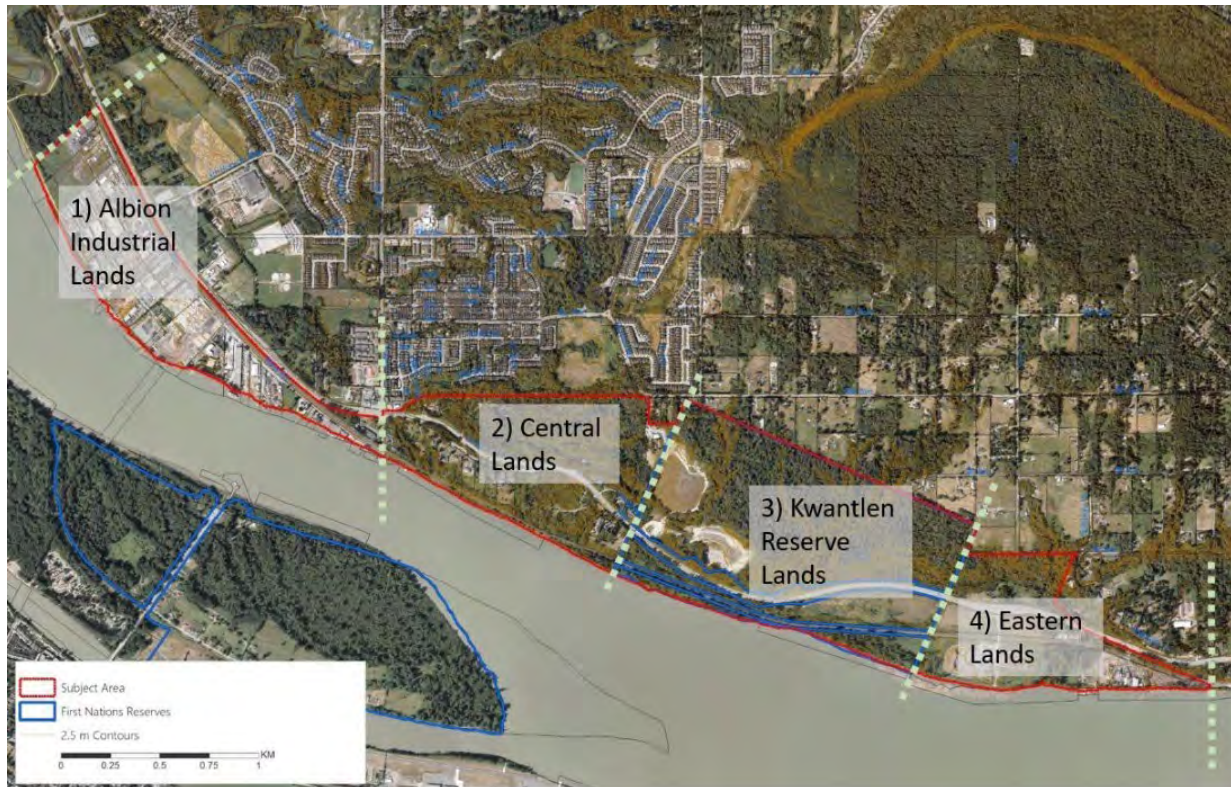


Figure 1: The subject sites are grouped into 4 sub-areas, with each sub-area containing a number of smaller sites. Image supplied by City of Maple Ridge.

The attached report identifies land use directions and servicing investments and actions that the Client Group can take to strategically position the industrial lands. The findings can assist the Client Group to make informed decisions about capital efficient industrial land development.

The recommendations in this report are supplemented by two technical memos on servicing prepared by McElhanney (see [Appendices C and D](#)), and industrial market research and interviews, as well as development financial analysis, prepared by Mulholland Parker Land Economists.

Sincerely,
McElhanney Ltd.

Prepared by:

Colton Kirsop, Senior Planner and Division Manager
ckirsop@mcelhanney.com
 778-554-0590

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1. Introduction

The City of Maple Ridge (the City), Metro Vancouver, and the Kwantlen First Nation (KFN) have been working together, along with other interested parties, to identify mutually beneficial industrial lands development opportunities that could result in enhanced economic development in Maple Ridge and on KFN land at I.R.#5 (IR5). This report will refer to the three partners – the City, Metro Vancouver, and KFN – collectively as the Client Group.

McElhanney Ltd (McElhanney) was retained by the Client Group to prepare a Bring to Market Industrial Land Study for a number of sites located along the Fraser River, located within the City or in the Kwantlen First Nation I.R.#5. Mulholland Parker Land Economists (MPLE) provided industrial market research and interviews and development financial analysis which can be found in [Section 9](#) of this report.

The subject sites are approximately between 232 Street and 261 Street, south of Lougheed Highway (Highway 7) and extending to the Fraser River. The overall study area is 355 hectares (877 acres), and the potential development sites have a total area of approximately 119 hectares (294 acres), noting that the net developable area of these sites will be much less when accounting for internal roads, utility right of ways and development setbacks. More specifically, the study area includes the *Albion Industrial Lands* (Areas 1A, 1B, and 2), the *Central Lands* (Areas 3 and 4), the *Kwantlen Reserve Lands* (Areas 5A, 5B, 5C, 5D, and 6A), and the *Eastern Lands* (Areas 6B, 6C, and 7). These study area sites of interest are shown in [Figure 2](#) and can also be found in [Appendix A – Maps](#).



2. Executive Summary

Maple Ridge is one of the fastest growing municipalities in Metro Vancouver; however, much of that growth has been residential, while industrial development and job growth has lagged. Within Maple Ridge, there are limited developable industrial areas; lands that do exist have notable challenges, including infrastructure servicing, transportation access, environmental features, etc. Furthermore, potential industrial areas are limited by competing land uses such as ALR, commercial, residential, or environmental, or are not located close to transportation corridors or logistics hubs.

For many years, industrial activity within Metro Vancouver has shifted away from the central municipalities of Vancouver and the North Shore towards outlying areas such as Maple Ridge, Pitt Meadows, and Surrey. Increased demand for industrial space in Surrey caused increased rents and decreased vacancy, leading to increased demand in Langley, and so on. A wave of industrial demand and supply shortage therefore spread eastward and has reached Pitt Meadows and Maple Ridge.

The Hammond industrial area at the foot of the Golden Ears Bridge, south of the Lougheed Highway, is nearly at capacity and has evolved into a full-service area built to an urban standard. With this level of completion attained, new industrial areas are needed to ensure Maple Ridge can capture additional industrial market share and support the continued growth of the region's economy and workforce. Industrial growth in Maple Ridge and on KFN lands contributes to the prosperity of the local community, Metro Vancouver region and beyond.

The process for this project entailed the following key activities:

- Project kick off meeting held on November 25, 2024, with the Client Group.
- Site tour and onsite interviews with local industries held on December 13, 2024.
- Seven Client Group progress meetings (on-line and in-person format) were held to review study progress and provide updates five times over the course of the study.
- Identified the site gross areas based on desktop analysis informed by topographic and fixed infrastructure constraints and riparian setbacks, further investigations are required to verify net development areas, see maps in [Appendix A](#).
- Created draft development scenarios for distribution and discussion with the Client Group, which were refined through collaboration, see Appendix B, prior to being distilled to a short list of the most realistic future uses, see [Section 7](#) and [Appendix B](#).
- Servicing analysis explored the potential for independent water and sanitary servicing, through groundwater supply and developing an independent sanitary treatment system (see [Appendix C and D](#)) and provided a high-level opinion on the potential costs.
- Servicing analysis explored the potential for extending sanitary and water supply to the study area site and provided a high-level opinion on the potential costs of servicing (see [Appendix D](#)).
- High level estimates of servicing costs for the area under the noted development scenarios.

- MPLE conducted industrial market research and interviews with market sector participants and prepared development financial analysis (see [Section 9](#) of this report).
- Recommendations to bring underutilized industrial lands to market or to achieve enhanced utilization and intensification are provided in [Section 10](#).

The findings of this study are summarized as follows:

- The geography of the study area sites are challenging, with sites either located in the 200-year flood plain or on hilly sites constrained by creeks, riparian areas and poor soil conditions.
- Transportation is a key driver of industrial use of land and the marketability of sites; the sites in the study area are located away from Highway 1 and the Golden Ears Connector but are very close to Lougheed Highway. However, Lougheed Highway access points from the site tend to be inconvenient due to constraints in the form of right-in, right-out, and CPKC railway grade crossings and narrow local roads.
- Transit service in the study area is limited to the Albion Industrial area; all other sites lack transit services.
- Preliminary investigations showed limited aquifer supply and would require more wells to meet demand than is practical, while developing an independent sanitary treatment system would require a similar investment to that required to extend traditional servicing into the area (see [Appendix C and D](#)).
- Servicing the sites remains a challenge. Some sites in the study area are serviced but would need upsizing to meet modern fire flow needs, while other sites, located outside the Greater Vancouver Sewerage and Drainage District and the Metro Vancouver Urban Containment Boundary, have no access to sanitary sewers or water mains.
- Traditional industrial zoning has been applied to most sites in the City, while sites in the KFN lands are outside of the jurisdiction of the City. The current zoning assumes a fully serviced industrial area; however, servicing to an urban standard is not likely to be achieved for many years.
- There is some misalignment of land use designations in the Regional Growth Strategy and the City's Official Community Plan.
- Interviews and market research by MPLE revealed the use of study area sites are most likely to be:
 - Storage and processing of aggregates.
 - Outdoor storage.
 - Small bay space, particularly spaces of less than 5,000 ft².
- Servicing networks for sanitary and water have been getting incrementally closer to the study area sites as the City has grown. Extensions of traditional servicing methods can be completed and cost recovery mechanisms such as Development Cost Charges (DCCs) could enable the extension of services into the study area.

The recommendations of this study include:

- To account for the challenges posed by the flood plain, establish flood construction levels of sites and undertake further soil condition investigation and analysis to inform how sites can be developed.
- Transportation improvements can make accessing certain sites in the study area more convenient, overcoming the constraints that make these sites difficult to access. Engage MOTT and CPKC to assess the feasibility of improvements designed to increase convenience for industrial users and to address safety concerns.
- The level of transit service in the Albion Industrial area has been mentioned by employers as a limiting factor in accessing the labour pool, therefore exploring service level improvements with TransLink could benefit employers' ability to attract and retain staffing.
- Improve the servicing of the Albion Industrial area through water main looping and consider working with Metro Vancouver to assess the potential to extend regional sewer and water servicing to support industrial development as an extension of existing water and sanitary servicing is more cost effective and functionally advantageous over independent water and sanitary.
- Introduce a new type of Dry Industrial zoning for sites in the City, to permit a wider variety of interim / temporary uses, with low servicing needs, so that sites can be productively used until they become more fully serviced.
- KFN may wish to consider changes to their land use plan, changing land use designations from commercial to industrial, if they determine an industrial use case offers advantages over commercial uses of the sites in this study.
- Update the City's Official Community Plan and apply for relevant amendments to the Regional Growth Strategy to align land use designations for sites in the study area.
- Consider marketing the sites for the uses most likely to find market interest and ensure that land designations, zoning, and servicing are in place to enable rapid review and permitting approvals of these uses.
- Devise cost-sharing plans for allocating shared infrastructure costs within the study area, such as an area-specific municipal DCC to fund servicing extensions into the area.

Appendices that support this report include the following documents:

- A. Maps: Site Overview Map, Site Overview with Topography Map, Site Constraints Map, Existing Utilities and Flood Plain Map, Comparison of OCP and Metro 2050 Land Designation Map
- B. Future Use Case Discussion Document
- C. Groundwater Supply Feasibility Memo
- D. Servicing Analysis Memo



3. Objectives of the Analysis

The Client Group and its partners wish to develop a comprehensive industrial development strategy for the subject lands (*Figure 2*), addressing both current conditions and future development potential with the goal of securing a long-range supply of industrial land and supporting the growth of the City. This *Bring to Market Industrial Land Study* focuses on creating a strategic framework to guide decisions related to infrastructure servicing, phasing, and optimal use of the lands, and on delivering an actionable strategy that aligns with Metro Vancouver's long-term vision for economic growth and sustainable development. The redevelopment of the subject lands is a collaborative effort between three organizations – City of Maple Ridge, Kwantlen First Nation, and Metro Vancouver (the Client Group).

Key objectives of this study are to:

- Support regional objectives to work with members to advance industrial lands through developing local Bring to Market Strategies as detailed in Recommendation 16 of Metro Vancouver's *Regional Industrial Lands Strategy*.
- Identify future potential uses of the study area sites.
- Determine the potential servicing options for the study area sites.
- Determine Class D¹ (±50%) cost estimates for servicing the study area sites.
- Complete industrial market research and interviews.
- Prepare a financial analysis of the study area sites based on their future potential uses.
- Make recommendations for further studies, analysis, and other actions that the Client Group can take to position the lands for industrial development.

This study contains detailed analysis and recommendations to guide future development and infrastructure planning efforts for the subject lands and outlines ways to accommodate different site uses in the short to medium term along with options for achieving fully serviced sites over the long term.

3.1. METHODOLOGY / APPROACH

The subject site consists of various sub-areas which have varying attributes in terms of topography and infrastructure capacity. The Client Group's intent is to document the area and site-specific matters that have been and continue to be obstacles to developing, redeveloping, densifying, and intensifying these lands with industrial uses.

¹ Class D estimate (±50%): A preliminary estimate which, due to little or no site information, indicates the approximate magnitude of cost of the proposed project, based on the client's broad requirements. This overall cost estimate may be derived from lump sum or unit costs for a similar project. It may be used in developing long term capital plans and for preliminary discussion of proposed capital projects. <https://www.egbc.ca/getmedia/c31c2f50-83fe-4cc2-83a6-f3d9f81c6905/APEGBC-Budget-Guidelines-for-Consulting-Engineering-Services.pdf.aspx>

3.1.1. McElhanney's Tasks

The project methodology for McElhanney included the following:

- **Task 1.01:** Kick-Off Meeting with the Client Group and relevant stakeholders to discuss the project outline.
- **Task 1.02:** Study area site visit and mapping including assessment of current land uses, to identify sites that are most feasibly / practically developable.
- **Task 1.03:** Servicing and water workshop and/or meetings.
 - Identify most feasible servicing and water supply opportunities and approaches.
 - Determine what additional information and studies are required to support design and construction of servicing.
- **Task 1.04:** Prepare high-level cost estimate for preferred servicing solutions.
- **Task 1.05:** Prepare a phasing plan including planning considerations.
- **Task 1.06:** Summarize findings in a technical memorandum.
- **Task 1.07:** Meet with the Client Group to discuss information gathered.
- **Task 1.08:** Meetings between McElhanney and MPLE for collaboration on draft combined report.
- **Deliverables:** Mapping and Technical Memos.
- **Task 1.09:** Prepare a draft report including findings and recommendations. Meet with the Client Group to present and discuss the draft report and complete a round of revisions to the report.
- **Deliverable:** Draft combined report and final report.

3.1.2. Mulholland Parker Land Economists Tasks

Mulholland Parker Land Economists' (MPLE) scope of work includes the following:

- **Task 2.01:** MPLE will meet with the Client Group to establish a shared language and vision for the project and to discuss project assumptions, methodology, data requirements, deliverables, reporting, and timing.
- **Task 2.02:** MPLE will review all relevant documents and materials including existing industrial market studies, property assessments for the Site, and any OCP and Local Area Plan components that pertain to the Site.
- **Task 2.03:** MPLE will visit the study area sites to better understand its physical characteristics, local economic and development context, constraints, and opportunities.
- **Task 2.04:** In consultation with the Client Group, MPLE will identify a set of at least ten local stakeholders with expertise in the industrial development sector.
- **Task 2.05:** For each of up to five development scenarios identified and explored through stakeholder interviews, MPLE will create a pro forma financial model representing the development

and ongoing operation of the Site from the perspective of a hypothetical developer or developer operator.

- **Task 2.06:** MPLE will contribute to the report sections that presents the methodology, assumptions, and results of Tasks 2 – 5 above using prose, graphics, and tables. MPLE and McElhanney will submit this report to the Client Group for discussion and revision.
- **Task 2.07:** MPLE will incorporate all comments, corrections, and revisions provided by the Client Group and Project Team to produce a final report.
- **Deliverable:** McElhanney and MPLE have collaborated to produce this summary report.



4. Study Area and Site Overview

The subject lands ([Figure 3](#)) are located approximately between 232 Street and 261 Street and south of Lougheed Highway (Highway 7), in Maple Ridge and include the Albion Industrial Lands, the Central Lands, the Kwantlen Reserve Lands, and the Eastern Lands, as shown in [Appendix A](#). The overall study area is 355 hectares (877 acres), inclusive of the KFN I.R. #5. Within the study area, the potential development sites have a total area of approximately 119 hectares (294 acres); these figures are inclusive of riparian area setbacks, but exclusive of internal roads and rights of way, except for sites 1A, 1B, and 2, which include setbacks from roads and statutory rights of way.

1. **Albion Industrial Lands** is located west of 240 Street between Lougheed Highway and the CPKC railway mainline and the Fraser River. This area is about 50 hectares (123.5 ac) in size. The Albion Industrial Lands are an established industrial area with existing industrial designations and zoning. The lands have access to the Highway 7 via River Road and other local roads, as well as a connection to 240 Street leading to Dewdney Trunk Road. The site is visible from Highway 7, offers direct access to the CPKC rail line including one existing spur line, and has partial waterfront access (Sites 1B and 2) with docks on the Fraser River. The area is under fee simple land ownership and includes some large parcels and many smaller parcels. The fragmented ownership of these lands limits their redevelopment potential and is a challenge for land assemblies. There is also potential soil contamination associated with past and ongoing industrial uses, and potential flooding and drainage issues given the location in the flood plain. High initial investment is required on these sites to address flood mitigation, though most of the Albion Lands are fully serviced. Another issue is whether the dike along the waterfront needs improvement or extension, which could decrease the developable area of sites along the river and increase development costs.
 - a. **Site 1A: West of McKay Avenue (18.8 ha / 46.5 ac):** Current uses on Site 1A include manufacturing, a lumber mill, and various open storage and enclosed industrial uses. Specific companies located on Site 1A: Maple Ridge Towing, Van Der Wal Equipment Sales, Vista Railings, Mr. Nu Building Materials, and Partap Forest Products. There are 2 to 3 vacant lots within Site 1A.
 - b. **Site 1B: East of McKay Avenue (21 ha / 52 ac):** Current uses on Site 1B include open storage and enclosed industrial uses. Specific companies located on Site 1B: Stella Jones Pole Yard, Gary's Auto Wrecking, Conteco Molds Plastic, Pacific Bending and Machine, Jewel Welding, Allied Crane, ProMix Concrete, and Eagle Tech Salvage. There is 1 vacant lot within the site.
 - c. **Site 2: Albion River Lots (10.1 ha / 25 ac):** Current uses on site include open storage, warehouses, and manufacturing, primarily for cedar products. Specific companies located on Site 2: Streifel Industries, Supreme Barge, and Lafarge Concrete. There are no vacant lots on the site.

2. **Central Lands** are located east of 240 Street between Jackson Farm Park and the Fraser River. The area is about 8.5 hectares (21 acres) in size. The Central Lands benefit from high visibility along the highway, access from Highway 7 and the 240 Street intersection, and fee simple land ownership with large parcels. The southern portion of the lands has potential access to the CPKC rail line and Fraser River waterfront, though feasibility for a spur line or docks is uncertain. Site challenges include conflicting designations in the Metro Vancouver Regional Growth Strategy and Maple Ridge Official Community Plan (OCP), including a non-industrial designation on Site 3, existing rural and residential uses, fragmented land ownership, steep terrain, environmental constraints, and heavily treed areas requiring clearing. Limited infrastructure, restricted highway and transit access, the need for additional roads, and high upfront costs further impact development potential.
 - a. **Site 3: Residential (4.5 ha / 11 ac)**: The site is currently used as single-detached residential housing on seven titled lots.
 - b. **Site 4: Residential and Hide-Away RV Park (4 ha / 10 ac)**: This site is currently used as residential with two lots used for single detached homes and one lot used for an RV / trailer park. The eastern portion of the site includes KFN lands.
3. **Kwantlen Reserve Lands** are located between 100A Avenue and the Fraser River. The area is about 38.9 hectares (96 acres) in size. The Kwantlen Reserve Lands benefit from high visibility along Highway 7 and access to the CPKC rail line and the Fraser River waterfront. The lands have a single owner which allows for flexible site design and phased development. Potential site challenges include lack of water and sewer infrastructure, potential soil contamination from historic landfill use, steep terrain, environmental constraints, heavily treed areas, and a significantly reduced net developable area. High upfront infrastructure costs, tenure limitations, limited access to transit, and adjacent land requirements from the CPKC may impact development feasibility.
 - a. **Site 5B, 5C, 5D: Kwantlen Lands Hillside (18.2 ha / 45 ac)**: The site is currently undeveloped forested land.
 - b. **Site 5A: Kwantlen Lands Gravel Pit (10.93 ha / 27 ac)**: The site is currently used as an aggregate / gravel pit.
 - c. **Site 6A: Kwantlen Lands River Bench (9.7 ha / 24 ac)**: The site is currently undeveloped lands located within the KFN and a portion of land outside the KFN where an RV park and single-detached residences are located.
4. **Eastern Lands** are located west of KFN and east of Spilsbury Street. The area is about 21.6 hectares (53.4 acres) in size. The Eastern Lands benefit from high visibility along the highway, access to the CPKC rail line with potential for a spur, and existing docks along the Fraser River. The southern portion of the site is already cleared, and fee simple land ownership with larger lots and fewer owners may accelerate land assembly and development opportunities. Site challenges include lack of water and sewer infrastructure, potential constraints on electrical and gas services,

and drainage issues or flooding risks in low-lying areas. Soil contamination from past industrial uses, heavily treed northern lands requiring clearing, high initial infrastructure costs, and restricted access to the highway and transit further impact development feasibility.

- a. **Site 6B and 6C: Sanscorp (16.4 ha / 40.5 ac):** Current uses on Site 6C south of the CPCK railway include a gravel and landscape site owned by Sanscorp. Lands north of the railway are vacant (Site 6B).
- b. **Site 7: Old Lumber Mill (5.2 ha / 12.85 ac):** Site 7 includes a disused timber mill with indoor and outdoor storage.



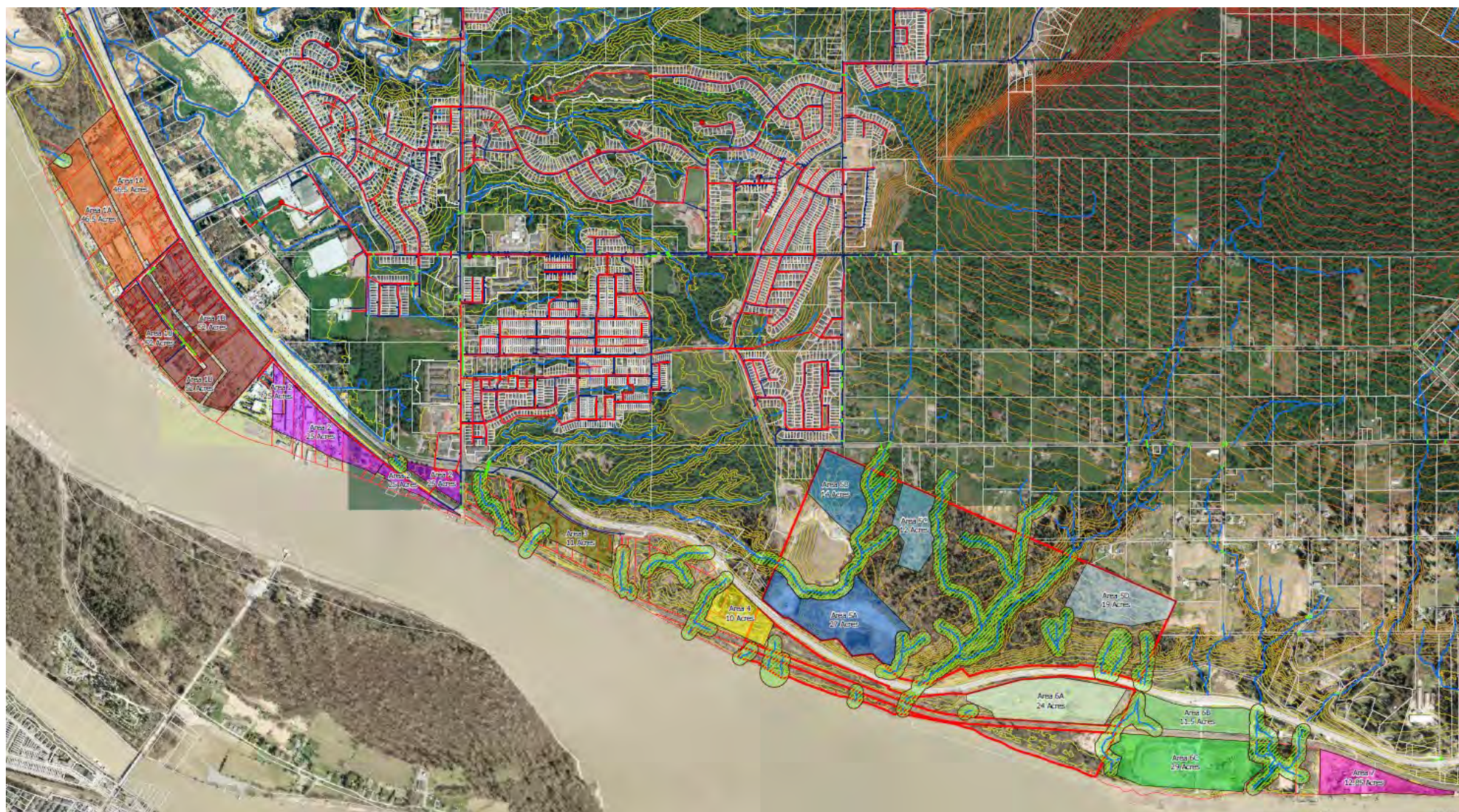


Figure 3: Subject Lands – and opportunity sites within the overall study area.

4.1. OPPORTUNITIES AND CONSTRAINTS

The demand for industrial land in Metro Vancouver remains elevated relative to supply especially when compared to other jurisdictions. Current market trends are somewhat less pronounced than they have been in the last decade due to high interest rates, inflationary pressures driving up construction costs, and concerns about the economic relationship with the United States. Nevertheless, the long-term fundamentals of the region with a limited industrial land stock and strong demand remain in place. Coordinated efforts to grow and diversify the regional economy means all subject sites have potential to support industrial development. At the same time, each of the subject lands have their own unique sets of opportunities and challenges that could limit the scope, scale, and form of their development capacity.

The **Albion Industrial Lands** present strong land use opportunities due to its excellent transportation access by highway, rail, and water, including potential for short sea shipping. However, challenges include varying landowner interests (most existing business occupants are associated with the forestry sector), environmental considerations such as wetlands and flooding, market-dependent industrial demand, and high upfront infrastructure costs that may deter redevelopment.

1. **Site 1A: West of McKay Avenue:** This site is fully serviced and has the option of maximizing utilization of existing servicing (water, sewer, storm, power, natural gas). The site also benefits from nearby transit access. The site is cut off from the Fraser River by a dike and the opportunity for river access is unclear. This area also has a public walkway and trail along the waterfront on the dike which restricts the site from introducing more heavy industrial uses. The site also has a Fortis pipeline right of way (ROW) that could be subject to restrictions prior to any future development on site. Coordination with the CPKC and the Ministry of Transportation and Transit (MOTT) is recommended prior to any development applications on site.
2. **Site 1B: East of McKay Avenue:** This site is fully serviced and has the option of maximizing utilization of existing servicing (water, sewer, storm, power, natural gas). The site also benefits from nearby transit access. Lots south of Fisherman Road have access to the Fraser River. This site features a CPKC rail spur for Stella Jones south of River Road which can be an asset for the site's interim redevelopment opportunities, such as transload or future users of the site that require bulk commodities import or export. Site 1B also has a Fortis pipeline ROW that could be subject to restrictions or covenants prior to any future development. Coordination with the CPKC and MOTT is recommended prior to any development applications on site.
3. **Site 2: Albion River Lots:** This site has access to the Fraser River and is fully serviced, providing the option of maximizing the utilization of existing servicing (water, sewer, storm, power, natural gas). The site also benefits from nearby transit access. The site is challenged by shallow site depth. Extending the site eastward would place a portion of the site in the floodplain, while extending the site westward would encroach on an easement on title.

The **Central Lands** offer strong opportunities due to its natural extension from an existing industrial area. Greenfield development allows for flexible infrastructure planning, with strong transportation access by highway, rail, and water, including potential for a short sea shipping facility. However, challenges include varying landowner interests, perceived remoteness, potential rail access / crossing constraints, adjacent



land requirements from CPKC, and the need for easements if crossing agreements are unavailable. Additional planning may be required to attract investors, while extensive tree removal, market fluctuations, and high upfront infrastructure costs could further impact development feasibility.

1. **Site 3: Residential:** This site is semi-serviced, with municipal water but without sanitary sewer servicing. There is no transit access to the site. The site has potential for residential buyouts as a land assembly by a private or public entity on an opportunity basis to change to industrial use. The site also has potential for civic facilities and amenities, such as a firehall, to help serve the area's expanding business and industrial community. The site is challenged by a high cliff over the CPKC railway and a riverbank. Due to the lack of existing sewer servicing, there are limited short-term industrial prospects for the site.
2. **Site 4: Residential and Hide-Away RV Park:** This site is not serviced with water or sanitary connections and it is therefore assumed to be self serviced via wells or trucked in water and sanitary septic fields. The site has two residential lots, one on either side a small RV / trailer park, and the easternmost portion of the site extends into the KFN Reserve. The westernmost residential lot and the RV / trailer park are accessed by a short dead-end section of River Road, while the easternmost residential lot is accessed directly by a driveway from Lougheed Highway. The KFN portion of the site is undeveloped and has an unimproved driveway to Lougheed Highway.

The **Kwantlen Reserve Lands** offer the potential opportunity to re-contour the land during ongoing site filling, minimal municipal and regional regulatory constraints, and the potential to integrate complimentary uses, parks, and environmental protections and riparian area setbacks from creeks. The site may also attract interim dry industrial uses if servicing remains limited, with possible funding from federal or provincial government sources. However, securing funding for servicing, obtaining a servicing agreement with the City or Metro Vancouver, and arranging highway access with MOTT present hurdles. Market perceptions of remoteness, industrial demand fluctuations, and the need for area planning to attract investors further contribute to development uncertainties.

1. **Site 5A: Kwantlen Lands Gravel Pit:** The site is without servicing and has no access to transit. The site is a good candidate for dry industrial uses, as it is currently used as an aggregate / gravel pit. It is understood from representatives of KFN that ongoing land contouring has filled in the waterbody that is visible on the site from aerial imagery. Coordination with MOTT for Lougheed Highway access improvements would be needed and preparation of lands and the filled waterbody through proper filling and grading is recommended prior to any development applications on site. The *Kwantlen First Nation Land Use Plan Summary Report* noted the following:
 - a. **Expected Contaminate Condition:** Contaminated surface water and groundwater, localized soil contamination. Iron staining along foreshore of Fraser River indicates probable discharge of deeper groundwater with metals contamination into riverbed. Surface water has been shown previously to have toxicity to aquatic organisms (This has been confirmed by recent tests with greatest toxicity at culvert discharge from north of Lougheed Highway).
2. **Site 5B, 5C and 5D: Kwantlen Lands Hillside:** These sites are without servicing and have no access to transit. The sites have potential for residential uses as they are close to significant

amounts of new residential development at Jackson Ridge (100 Avenue and 248 Street). There are nearby residential services such as a daycare in Jackson Ridge, and the sites would offer expansive south facing views of the Fraser River and Mount Baker. Coordination with the City and private landowners would be required to secure road rights of way and connections to 100 Avenue from Sites 5B and 5C; Site 5D could be accessed from 98 Avenue. Should Site 5B be developed, the roadway network will need to be designed in a way that retains a maintenance access road to the former landfill located immediate south of Site 5B.

3. **Site 6A: Kwantlen Lands River Bench:** The site is without servicing and has no access to transit. At the western tip of the site there is an existing graveyard that needs appropriate setbacks and preservation. The site is a good candidate for dry industrial uses as the majority of the site is currently undeveloped, relatively flat and only partially forested. The site may be an opportunity for rail line access via spurs off the CPKC rail line. Coordination with CPKC and MOTT is required for vehicle highway access, prior to development of the site. An internal road connecting to this site from Site 6B may be possible; however, there is a small creek crossing that would be required. The *Kwantlen First Nation Land Use Plan Summary Report* noted the following:

- a. **Expected Contaminate Condition:** Localized soil contamination (primarily metals) associated with debris in preload fill. Groundwater and surface water in receiving environment south of recently filled areas has been impacted by burial of stumps and wood waste resulting in low dissolved oxygen, and elevated metals and other parameters. Decaying wood waste is generating concentrations of methane and other combustible gases that could migrate into building structures unless controlled.

The **Eastern Lands** include one large property currently under review for rezoning to industrial and the potential for rail spur and short sea / river shipping and barging functions. The site offers strong potential for improved transportation access to Highway 7, the CPKC rail line, and the Fraser River. Some challenges for these sites include securing infrastructure funding, addressing land adjacency requirements from CPKC, and the need for area planning to attract investors.

1. **Site 6B and 6C: Sanscorp:** The site is without servicing and has no access to transit. Site 6C is currently being used by Sanscorp for off loading dredging spoils (primarily sand) to land for sale to contractors and the public. The site is a good candidate for dry industrial uses as lands north of the CPKC railway are relatively flat and vacant. Coordination with MOTT and CPKC could yield some access improvements or a better understanding of access constraints. Improved highway access and preparation of lands through filling and grading could be beneficial prior to any development of the site. An internal road connecting Site 6B to KFN Site 6A could benefit both sites by providing access to multiple future development lots.
2. **Site 7: Old Lumber Mill:** The site is without servicing and has no access to transit. The site was used for a cedar mill in the past with the logs coming off the river for milling; however, the mill appears marginally used or shuttered. The site is a good candidate for dry industrial uses as the site currently houses a disused timber mill with existing indoor and outdoor storage space. Coordination with MOTT and CPKC could yield some access improvements or a better

understanding of access constraints. The site has a lot of grade variations and preparation of lands through filling and grading may be beneficial prior to any development applications on site.

4.2. SITE VISIT FINDINGS

A site visit to the subject properties took place on December 13, 2024, and included representatives from the Client Group and consultants from McElhanney. Some key findings from the site visit include the following.

The Client Group walked along Albion Dike from Kanaka Creek Regional Park (*Figure 4*) to observe undeveloped potential of the lands in Site 1A immediately abutting the dike and south of Vista Railings. This portion of Site 1A represents untapped industrial development potential for manufacturing or light industrial uses. Access could be from River Road along the northeast side of Vista Railings (2328 River Road) or from one of the two undeveloped lot frontages on River Road that abut this site (23296 and 23320 River Road). There is also the potential for river access if right of way and access across the Albion Dike could be secured, although McElhanney has no knowledge as to the feasibility of dike crossing or river lot permits.



Figure 4: Vacant industrial land abutting Kanaka Creek Regional Park and the Albion Dike

Vista Railings (Vista) was visited on December 13, 2024, early in the afternoon (*Figure 5*). Vista is an example of local manufacturing of a value-add product and a company that transitioned from milling wooden railings and posts to manufacturing a variety of weatherproof railing systems and products. Vista noted the benefit of transit service that allows labourers to get to the site without a vehicle, but the limited number of trips (AM and PM peak service) limits how much the workforce can rely on transit. Vista likes the site and notes the location works well for their business but is concerned about increases in lease rates. Other concerns expressed were the limited access to and from Loughheed Highway via River Road.



Figure 5: December 13, 2024, Site Visit at Vista Railings

Workers were observed waiting for the bus at some bus stops in the area.

The Stella Jones pole yard spur was being switched by CPKC who were bringing out empties from the yard and replacing them with loaded lumber cars (*Figure 6*).



Figure 6: CPKC switching the spur at Stella Jones

Jewel Welding and Fabrication (Jewel) was visited in the mid-afternoon on December 13, 2024 (*Figure 7*). Jewel receives coated pipe in a variety of dimensions from suppliers in Oregon and California and then creates customized welded coated pipe junctions and curves for water and sanitary distribution mains for Metro Vancouver and municipalities. Jewel is part of a larger company that has sites on Vancouver Island; they have an interest in shipping components and equipment by sea and river to their site, especially if they move forward with an expansion that relocates their fabrication to another site. Their site is constrained and they have attempted to buy adjacent lots to expand their operations, but have not met success, leading them to consider relocation to a larger site. They noted access along Fisherman Road is tight and narrow and access to Lougheed Highway generally meets their needs, but improvements would be welcome.

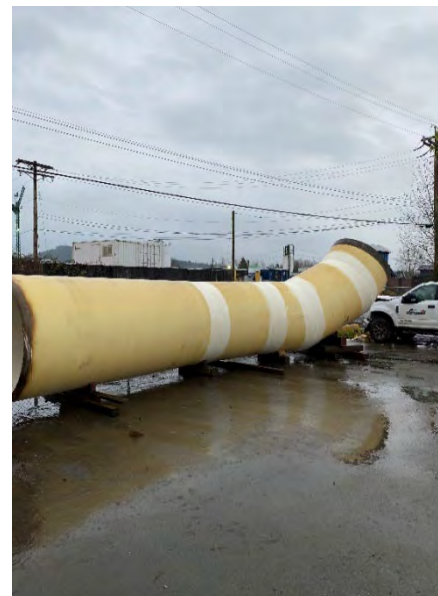


Figure 7: Jewel Welding and Fabrication

Sanscorp was visited after the site had closed for the day late in the afternoon of December 13 (*Figure 8*). The Client Group and McElhanney were not able to meet with any representatives from the company but were able to view the site and noted the relatively flat and level nature of Site 6B with sight lines into Sites 6A and 6C, which exhibited a similar flatness. Highway access from an existing slip lane separated from Loughheed Highway provides for deceleration and acceleration. The separated slip lane with Jersey barrier prevents any left turn movements onto or from Loughheed Highway.



Figure 8: Looking south into site 6B and site 6C

5. Planning Policy Framework

This section provides a review of the planning framework that governs the expansion of industrial lands within Metro Vancouver and the City. Metro Vancouver considerations include the Regional Growth Strategy, amendments to the Regional Growth Strategy, Greater Vancouver Sewerage & Drainage District (GVS&DD) boundaries and modeling submissions, Greater Vancouver Water District modeling submissions, and a Regional Context Statement Amendment. The City's planning considerations include the Official Community Plan and Zoning Bylaw and area servicing.

5.1. METRO VANCOUVER REGIONAL GROWTH STRATEGY (METRO 2050)

Metro Vancouver, a federation of 23 member jurisdictions, guides development using a Regional Growth Strategy (Metro 2050). Metro 2050 was adopted on February 24, 2023. Metro 2050 is the region's shared vision for how growth will be managed to support the creation of complete, connected, and resilient communities, while protecting important lands and supporting the efficient provision of urban infrastructure like transit and utilities. It also describes how projected population, housing, and job growth will be managed over the next 30 years.

Like an OCP, Metro 2050 uses high level land use designations to guide development. The land use designations within the Regional Growth Strategy are high level and, for the purposes of this study, the most relevant land use designation is Industrial. There is also a policy that directs the GVS&DD not to allow connections to regional sewerage areas for lands with a Rural, Agricultural, or Conservation and Recreation regional land use designation, except in certain circumstances.

Within the City, 5 regional land use designations apply:

- **Conservation and Recreation** are intended to protect significant ecological and recreation assets, including drinking water supply areas, environmental conservation areas, wildlife management areas and ecological reserves, forests, wetlands, riparian areas, major parks and outdoor recreation areas.
- **Rural** generally comprises natural areas, agricultural lands, lands with low-intensity residential or built environments that are historical, remote, or not contiguous with the urban area, may have topographic constraints, and do not require urban services such as sewage services or transit.
- **Agricultural** designates lands protected and intended for agricultural production and agriculture-related uses.
- **General Urban** is intended for residential neighbourhoods and centres, including commercial, employment, and residential development, supported by shopping, services, institutions, recreational facilities and parks.
- **Industrial** is intended for heavy and light industrial activities. The intensification and densification of industrial, as contextually appropriate, is encouraged and limited industrial-serving commercial uses that support the primary industrial functions are also appropriate.

The Industrial designation also applies to the Albion Industrial Area, Sites 1A and 1B and Site 2, as well as Sites 6B, 6C, and Site 7. Site 3 and most of Site 4 are designated as Rural. KFN lands, including a portion of Site 4, Sites 5A through 5D and Site 6A, are not regulated by Metro 2050.

5.1.1. Metro 2050 Maple Ridge OCP Alignment

Maple Ridge, like all municipalities in the Metro Vancouver Regional Planning area, must align their Official Community Plan and the Regional Growth Strategy, through their Regional Context Statement.

5.1.2. Current Alignment

The Maple Ridge OCP was reviewed for alignment with the Metro 2050, noting that the OCP was initially prepared in 2014, when the earlier Regional Growth Strategy (Metro 2040) was in place. The regional and municipal land use policies are connected via a Regional Context Statement. The Albion Industrial Area Sites 1A, 1B, and 2 are aligned. Site 3 is designated in the OCP as Rural Residential and all other study area sites have an OCP designation of Industrial, with the exception of the KFN sites which are not subject to the OCP or Metro 2050. As shown below in [Figure 9](#) areas in red outline and cross hatching show misalignment between the OCP and Metro 2050.

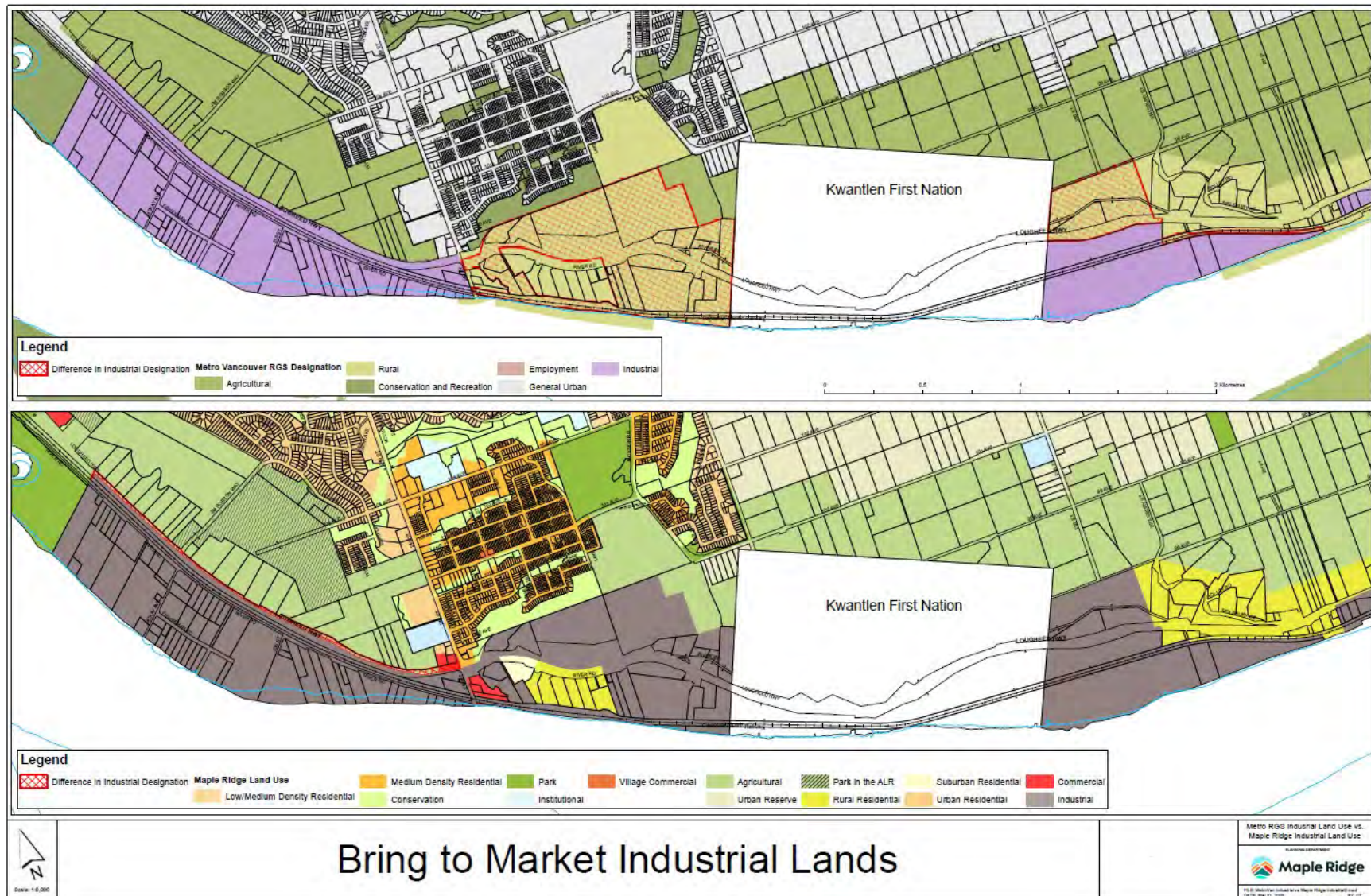


Figure 9: Metro 2050 Industrial Land Use vs. Maple Ridge Industrial Land Use Map

5.1.3. Future Alignment

Municipalities in Metro Vancouver are required to prepare a regional context statement that aligns with Metro 2050 – the Regional Growth Strategy.

5.1.3.1. *Maple Ridge Regional Context Statement Update / Metro 2050 Regional Context Statement*

For Maple Ridge to increase the industrial land base beyond what is currently provided for in Metro 2050 - through a change in regional land use designations -- the City must provide Metro Vancouver Regional District with an updated Regional Context Statement and submit a Metro 2050 Map 2 Regional Land Use Designation Amendment application. Upon approval, the City may then adopt its updated OCP to reflect the alignment of industrial land designations in the OCP and Metro 2050.



5.1.3.2. *Type II Metro 2050 Amendment Process*

Some of the lands in the study area are classified Industrial in the City's OCP but are designated Rural in Metro 2050, as shown in [Figure 9](#). Type II amendments to the Metro 2050 would be required in the future to permit industrial development. Metro 2050 offers amendment process guidance in the Metro 2050 Implementation Guideline Regional Growth Strategy Amendments (2023).

In addition to the Amendment process, two other requirements must be considered and planned for: The Greater Vancouver Sewerage and Drainage District Requirements and Greater Vancouver Water District Requirements.

5.1.3.3. *Greater Vancouver Sewerage and Drainage District Act Requirements*

An application to the GVS&DD will be required should the intent be to service and connect these lands to the regional sewer system, following an amendment of Metro 2050 land use designations.

Similar to the City's previous application for the Yennadon Lands, the City could benefit from sanitary and water modeling to support the policy that enables servicing of industrial lands outside the Greater Vancouver Sewerage and Drainage District sewerage area.

5.1.3.4. *Greater Vancouver Water District Requirements*

The Metro Vancouver staff report for the Yennadon Lands indicates that the City's applications and supporting reports do not provide an estimation of the increase in population served and associated water demand resulting from this redesignation and rezoning. As soon as the water demand and population details are available, the City is requested to forward the information to Metro Vancouver's Water Services. The City's water distribution system must be capable of providing fire flows to the subject lands.

The City could benefit from modeling of water service patterns and capacity to prove the feasibility of additional demands for developed industrial land on the sites located west of 240 Street.

6. Physical Constraints Analysis

Following the December 13, 2024, site visit, McElhanney incorporated the existing physical site features and constraints, such as stream setbacks, culverts, water and sanitary servicing, and steep slopes, into a map, found in [Appendix A](#), to identify gross developable area of the various sites. Contour lines on the map denote elevation change in 5m intervals. The map was distributed to the Client Group for review and comment and a number of refinements were made based on input received. The following list highlights obvious and known constraints; this list is not exhaustive and is based on desktop review.

- **Site 1A: West of McKay Avenue:**
 - Has a stream and drainage culvert on the western edge leading to the Fraser River.
 - A public trail extends the entire length of the dike along the waterfront, further restricting river access for future site uses.
 - Bisected by a Fortis pipeline right of way.
 - Located in the floodplain.
- **Site 1B: East of McKay Avenue:**
 - Bisected by a Fortis pipeline right of way.
 - Located in the floodplain.
- **Site 2: Albion River Lots:**
 - Located in the floodplain.
 - Bisected by the CPKC tracks and River Road.
 - Shallow lots along the Fraser River.
- **Site 3: Residential:**
 - Located at top of a steep bluff above the CPKC railway tracks.
 - Bracketed by creeks and their riparian setbacks.
- **Site 4: Residential and Hide-Away RV Park:**
 - Bracketed by creeks and their riparian setbacks.
 - Located on a bench below Lougheed Highway and above the CPKC railway tracks.
- **Site 5A: Kwantlen Lands Gravel Pit:**
 - Located in gravel extraction and fill site, with steep slopes.
 - Site is bracketed by creeks and their riparian setbacks.
 - Contamination issues need to be resolved or managed.
- **Site 5B: Kwantlen Lands Hillside:**
 - Bounded on the east by a creek and riparian setback.
 - Forested.

- Bounded to the south by an inoperative former landfill.
- **Site 5C: Kwantlen Lands Hillside:**
 - Bracketed by creeks and their riparian setbacks.
 - Forested.
- **Site 5D: Kwantlen Lands Hillside:**
 - Bounded on the west by a creek and riparian setback.
 - Bounded on the south by multiple creeks and riparian setbacks.
 - Forested.
- **Site 6A: Kwantlen Lands River Bench:**
 - Bracketed by creeks and their riparian setbacks.
 - Site is located on an upland bench that falls off just north of the CPCK railway tracks.
- **Site 6B: Sanscorp:**
 - Bracketed by creeks and their riparian setbacks.
 - Bounded on the south by CPKC railway tracks.
 - Bounded on the north by Lougheed Highway.
- **Site 6C: Sanscorp:**
 - Located in the floodplain.
 - Bracketed by creeks and associated riparian setbacks.
- **Site 7: Old Lumber Mill:**
 - Located in the floodplain.
 - Bounded on the west by a creek and riparian setback.
 - Site is located below Lougheed Highway and the CPCK railway track beds.

7. Future Use Scenarios

McElhanney created draft development scenarios for review and discussion with the Client Group (included in [Appendix B](#)). The purpose of these drafts was to ideate about hypothetical future uses in the near term and longer term for each site. The development scenarios were refined in collaboration with the Client Group (see [Appendix B](#)); further discussion led by MPLE and the Client Group resulted in a short list of use / development scenarios. MPLE shared this short list with McElhanney; it was reviewed and verified as feasible development scenarios for financial analysis and for McElhanney's servicing analysis and cost estimates in [Section 8](#) of this report. The shortlisted development scenarios for each site are shown in [Table 1](#).

Table 1: Development Scenarios

Site	1A	1B	2	3	4	5A	6	7
Open storage				X	X	X	X	X
Generic industrial (25% site coverage)	X	X	X	X		X		X
Generic industrial (40% site coverage)	X		X	X		X		
Film studio					X			
Marine industry			X					
Short sea shipping		X	X				X	
Aggregate processing		X			X		X	
Concrete plant ²		X	X				X	

7.1. FUTURE USE DESCRIPTIONS

Following is a description of the finalized short list of future land uses considered for each site and used in the financial analysis being prepared by MPLE and presented in [Section 9](#) of this report.

- Outdoor storage: (Sites 3,4, 5A, 6, & 7)
 - These are gravel lay-down yards for storage, parking, and similar outdoor use. They will have minimal built space.
 - These yards will be graded and prepared to either a gravel standard or a paved standard. MPLE has yet to determine the relative economics of these options.

² MPLE was unable to acquire local data regarding the economics of concrete plants, in part because this research took place in late February and early March of 2025, at which time Canada's industrial sector was focused on its strategic response to the threat of US tariffs. As such, MPLE has not performed financial analysis of concrete plant scenarios. They are included in this table in the interest of completeness and to suggest further investigation.

- Generic industrial (Sites 1A, AB, 2, 3, 5A, 6, & 7):
 - This is a mix of industrial space with bays (80%) and mezzanine office space (20%).
 - Outdoor space is productive yard.
 - Generic industrial varies site coverage and building height (suggestion from McElhanney based on previous jurisdictional scan: 15m to 18m and 40 foot / 12m clear heights), with the following sub-categories:
 - 25% site coverage.
 - 40% site coverage.
 - Examples:
 - Blue Mountain Business Park.
 - Webster's Corner Business Park.
 - Kanata Business Park.
 - Raven's Landing and Sean Heights Business Park, Central Saanich.
 - Many other examples.
- Film studio (Site 4):
 - A film studio would occupy two to three large industrial buildings of 30,000 – 70,000 ft² each. Each building would contain a large internal space with no posts in the middle or limited to one or two main beams. Each would require high ceilings, soundproofing, insulation, and sturdy construction to accommodate rigging equipment and 60 – 80 ft boom lifts.
 - The studio would also contain some office space, at least 10,000 ft² of mill space for carpenters, and 5,000 – 10,000 ft² for wardrobe.
 - The site would need sufficient parking for workers and hair and makeup trucks, or 80 – 100 stalls.
 - The studio would require 2,400 amps of power per studio building, water, and sanitary service.
 - Examples:
 - Bridge Studio, Boundary.
 - Bridge Studio, Lake City.
 - Bridge Studio, Griffiths.
 - Vancouver Film Studios.
 - Local examples of film studios investigated by MPLE exhibit total built area ranging from 112,000 – 841,000 ft² and overall density ranging from 0.39 – 1.07 FSR. Regarding a potential film studio at Site 4, MPLE assumes 258,000 ft² of built space to achieve overall density of 0.6 FSR. This studio would be typical in size and built form for the region.
- Marine industry (Site 2):
 - Chiefly boat repair and maintenance.
 - Possibly boat construction and sales, although this would be a niche use with an unproven market in this location.
 - Examples of similar operations include Lions Gate Marine Centre in North Vancouver.

- Market research by MPLE suggests that marine industrial uses of this kind occupy generic industrial space with normal tenure (either owner-operated or rented) except that access to a dock or bulkhead is required.
- Short sea shipping (Sites 1B, 2, & 6):
 - A barge or dock for river access, and yard space for associated preparation, staging, and transload, such as cargo container storage.
 - Only modest buildings for administration and bathrooms.
 - Operator would be a major operator, either Seaspan or the Port of Vancouver.
- Aggregates processing (Sites 1B, 4, & 6):
 - Like short sea shipping, this use consists mostly of yard space for materials storage.
 - This use requires a dock because its operations consist of cleaning and straining aggregates using the river. The river is also an important means of transportation for this use.
 - Example: Sanscorp.
- Concrete plant (Sites 1B, 2, & 6):
 - Ready-mix.
 - Examples:
 - Lafarge.
 - Vancouver Pipe Concrete Products.
 - Lehigh Northwest Cement.
 - Heidelberg Materials.
 - This could be driving wet concrete to local users for “cast in place” or pouring concrete into molds such as a pipe or sheet and shipping those pre-cast items as products.

8. Servicing Analysis and Cost Estimates

McElhanney explored high level opportunities to service the study area sites. The largest constraints on industrial lands in this corridor is the absence of water and sanitary servicing. The corridor is located outside of the Metro Vancouver Urban Containment Boundary and the Greater Vancouver Sanitary Sewage District. These sites presently obtain water from wells on site, or trucked in water, and use on site sanitary treatment approaches. Storm water is generally managed on site. The Lougheed Highway and CPKC railway are constraining features to the development of any future servicing corridor for water or sanitary lines. [Section 8.1](#) below describes the desktop investigation of groundwater feasibility. [Section 8.2](#) below describes the desktop feasibility of a centralized sanitary treatment facility and [Section 8.3](#) describes the ability to service sites by extending Metro Vancouver sanitary and the City's water lines.

Infrastructure servicing costs are typically the responsibility of the developer for individual sites. There is the opportunity to service the area or parts of the area in a coordinated manner which may provide for more cost-effective results. The City could facilitate such servicing through different funding mechanisms, for example, such as an area-specific municipal Development Cost Charge.

8.1. GROUNDWATER – HIGH LEVEL FEASIBILITY OF CENTRALIZED WATER SYSTEM

To support the consideration of options for water supply, McElhanney conducted a preliminary desk-top level groundwater study. The goal of this study was to assess the potential feasibility of using groundwater as source water to supply an independent centralized water system (i.e. private utility) for future industrial development. The complete details of the groundwater study are contained in [Appendix C](#).

Assessing the feasibility of groundwater (wells) as a new source of water supply typically includes:

- Technical assessment of available groundwater resources and their potential to meet the community water needs with water wells.
- A preliminary analysis of unknowns, risks, and relative costs to develop and license groundwater sources for a potable water supply.

Groundwater resource assessment typically occurs in phases, starting with a technical desktop assessment. The scope for this limited desktop assessment included:

- A high-level review of publicly available information on local hydrogeology, provincially delineated aquifers, water well records, and existing groundwater licenses to understand aquifers in the area, potential well yields, and existing water users.
- Provision of a professional opinion regarding the technical feasibility and practicality of groundwater as the source for the centralized water supply.

The scope for this feasibility assessment did **not** include site visits or field work, such as geologic mapping or study, selection of well locations, or water well drilling and testing.

This assessment of groundwater supply feasibility from a desktop study alone is limited. Further work is required to verify whether groundwater wells can provide adequate water supply and that the groundwater resources can be exploited without unreasonable negative effects to other existing users and to environmental flows (i.e., groundwater contributions to surface water). Generally, if there is adequate information available on local aquifers and water well yields, a desktop assessment can inform a decision about whether to proceed with drilling exploratory wells and can provide a general understanding of the number of wells that might be required to meet the area water demand.

The Province has designated two aquifers in the Study Area: sand and gravel Aquifer No. 970 and fractured bedrock Aquifer No. 19. Additional details about these aquifers are provided in [Appendix C](#).

Based on the limited desktop assessment, the technical feasibility of sourcing groundwater for a centralized water system appears to range from unlikely to challenging. The required water demand is high compared to both average and maximum groundwater yields available from existing wells in the area.

Based on average well yields, an unreasonably large number of water wells would be required to meet project water demands, even in a low water demand scenario. Logistically, it becomes challenging to manage and operate a water system with more than 3-5 water wells.

Further desktop hydrogeological assessment and exploration well drilling would be needed to properly assess the possibility of developing a suitable number of high-yielding wells for the proposed development.

[Table 2](#) outlines the next steps and associated costs to progress assessment, exploration, and development of a groundwater source for the project, based on the assumption that at least 9 wells would be required to meet the water demand.

Table 2: Estimate of costs for next steps in groundwater source development

Task Description	Estimated Cost
Additional desktop study: to better understand aquifer lithology (Aquifer 970) and fracture potential (Aquifer 19), assess potential well yields, and prepare preliminary well designs for contractor estimates (including total drilling depth)	\$ 8,000 to \$ 15,000
Well Drilling: exploration and production wells (<i>cost per well</i>)	\$ 30,000 to \$ 75,000
Pumping Tests: recommended to determine the long-term capacity of each production well. They are required in support of a water license for groundwater extraction. (<i>Cost per test</i>)	\$ 28,000 to \$ 65,000
Data analysis in support of water license application (depends on number of production wells, potential for mutual well interference, and potential impacts on other users and environmental surface water flows)	\$ 10,000 to \$ 50,000
Total Estimated Cost assuming NINE production wells	\$ 540,000 to \$ 1,325,000

Note that the estimated costs in [Table 2](#) are for development of the water source wells only. The costs presented in [Table 2](#) do not include costs for well pump, well pump installation, electrical connection, pump and water system controls, water conveyance, pressurization, water storage, water treatment (if necessary), or other costs associated with design and construction of a water utility.

8.2. SANITARY – HIGH LEVEL FEASIBILITY OF CENTRALIZED TREATMENT SYSTEM

Given the costs for upgrading and connecting to the sewer system and the fact that the Study Area is outside the Metro Vancouver Urban Containment Boundary and the Greater Vancouver Sewerage Service Area, an option for a centralized sewage treatment and disposal facility for the development of the KFN sites has been considered. The complete details of a centralized sewage treatment facility are contained in Section 5.1.1 of [Appendix D – Infrastructure Servicing Memo](#).

Given the size of the required sewage treatment plant, ground disposal is not a practical option; a riverine outfall must be considered. The scope for this feasibility assessment did **not** include site visits or field work for this purpose, or for locating and estimating the cost of an outfall.

It is likely that the chosen treatment technology will be in the form of an advanced biological process such as a moving bed bio-reactor (MBBR), membrane bioreactor (MBR), or other such technologies where the plant footprint can be optimized within the given space. The plant will require a sludge management plan for disposal of process solids within the regulatory framework.

Considering the need for site preparation, plant servicing, civil, structural, geotechnical, as well as mechanical and electrical system, plus a riverine outfall and diffuser, a possible central plant is likely to be in the order of **\$16M-\$20M**. This cost does not include individual land costs for a 0.5ha / 1ac lot for the plant site, site servicing, collection or conveyance to the plant site, which at this time has been identified as located on Site 5A, which is the most central in the study area.

Before committing to the idea of a centralized plant, more assessment is required and should start with the feasibility and cost for the outfall. Once it is determined that an outfall is feasible, site selection should commence with the intent of optimizing the collection system to the plant, while minimizing site development costs. From there, technology selection would precede final detailed design and approvals.

8.3. HIGH LEVEL FEASIBILITY OF SERVICING BY EXTENSION OF TRADITIONAL SERVICING

McElhanney has completed a high-level assessment of conventional servicing strategies for Sites 3 to 7 in the study area, the complete details are contained in the Infrastructure Servicing Analysis Memo in [Appendix D](#).

8.3.1. Sanitary Servicing

It is understood that existing industrial sites along the Lougheed Highway east of 240 Street manage sanitary flows onsite since there are no municipal utilities servicing these areas. Existing constraints for servicing the Central Lands, KFN Lands and the Eastern Lands Area include the Lougheed Highway and CPKC rights-of-way (ROW) which obstruct proposed utility ROWs to KFN Lands. There may be opportunities to connect the Central Lands, KFN Lands, and Eastern Lands to the gravity sanitary sewer

at 240 Street and River Road with a pump station on the KFN Lands and approximately 1.5 km of forcemain and gravity sewer adjacent to the Lougheed Highway / CPKC ROWs to 240 Street and River Road. An analysis of downstream infrastructure impacts would be required for the gravity sewers between 240 Street and the 225 Street Pump Station, and the 225 Street Pump Station and forcemain / gravity sewer to the Metro Vancouver Katzie Pump Station. In addition, the Study Area east of 240 Street is also outside the Metro Vancouver Urban Containment Boundary and regional sewerage area and would require additional coordination with the Greater Vancouver Sewerage & Drainage District to understand wastewater treatment capacity. Class D cost estimates have been generated for the sanitary pump station and sewer system to connect the KFN lands to the 240 Street gravity sewer.

The Sanitary Master Plan (AECOM, November 2016) recommended upgrades for the sanitary sewer along River Road, which services the Albion Industrial Lands. These upgrades have been completed, and the sanitary sewer currently has capacity to service the Albion Industrial Lands. Additional identified upgrades which could service the Central Lands, KFN Lands, and Eastern Lands include the option for twinning the existing gravity sanitary sewer along River Road from 240th Street to the 225 Street Pump Station. This upgrade was identified to service possible future densification of the Thornhill Urban Reserve development. The Sanitary Master Plan (AECOM, November 2016) estimated an approximate cost of \$6.2M (2016 dollars) for offsite works only, and did not include purchase of land / ROW, or additional pump station requirements. The engineering and contingency contributions for this cost estimate were not reported in the Sanitary Master Plan (AECOM, November 2016). For the purposes of this study, 5.5 km of sewer twinning was considered for the Class D cost estimate. The cost of sewer twinning could potentially be shared between the proposed industrial lands and Thornhill Urban Reserve.

Following serving the KFN Lands and Eastern Lands, local collection system to direct flows from sites to a centralized pump station system would be required.

Table 3 below summarizes sanitary servicing strategies and associated high-level class D cost estimates.

Table 3: Summary of Sanitary Services Strategies

Strategy Name	Description	Class D Costs (2024 Dollars)
S1	KFN Lands Sanitary Pump Station	\$2,000,000 to \$3,000,000
S2	1.5 km of Forcemain / Gravity Sewer from KFN Lands to 240 Street with the option to connect Area 3	\$4,200,000
S3	5.5 km of Gravity Sanitary Sewer Twinning from 240 Street to 225 Street Pump Station	\$12,900,000
Total		\$19,100,000 to \$20,100,000

*Cost could be shared with Thornhill Urban Reserve

8.3.2. Water Distribution

Similar to the sanitary system, there are no local municipal water distribution systems servicing the KFN Lands and Eastern Lands. The Master Water Distribution Plan (KWL, 2016) assessed the option of servicing the KFN Lands through the 158 m Albion zone. This option would avoid the Lougheed Highway

and CPR ROWs, but requires upgrades to the Albion Booster Pump Station and feeder transmission watermain along 240th Street and 104th Avenue. A feeder pipe would be installed on 248th Street between 100th Avenue and the KFN Lands. In addition, a local distribution system including reservoir sizing for system balancing, fire protection, and emergency storage, and potential pressure reducing valves, pumps, etc. would be required to service each site. The Eastern Lands could be serviced by the water distribution system in the KFN Lands.

Based on findings in Master Water Distribution Plan (KWL, 2016), the Albion Booster Pump Station upgrade would involve increasing the firm pumping capacity to provide the addition MDD from the KFN Lands and Eastern Lands (e.g. increase firm capacity by an additional 31 to 34 L/s) and be used to refill a new reservoir on the KFN Lands. Proposed upgrades to the 240th Street and 104th Avenue transmission main would likely require upsizing segments of 400mm to 450mm or 500mm, however this upgrade will need to be re-assessed if development in the Thornhill Urban Reserve or densification in the Albion area proceed. The feeder transmission main has approximately 320 metres of 400mm pipe along 240th Street which is considered as a required upgrade as part of this study. The feeder main to connect the 158 m Albion zone to the KFN Lands is assumed to be a 75-metre-long feeder main, as per the Master Water Distribution Plan (KWL, 2016).

For the Albion Industrial Lands, the Master Water Distribution Plan (KWL, 2016) recommended upsizing local watermains along McKay Avenue and Fisherman Road to 250mm pipe and adding looping the local watermain system with the River Road watermain for redundancy.

Water distribution system servicing strategies are summarized below in [Table 4](#).

Table 4: Summary of Water Distribution System Servicing Strategies

Strategy Name	Description	Class D Costs
W1	Increase firm capacity of the Albion Booster Pump Station	\$1,500,000 to \$2,000,000
W2	320m of Feeder Transmission Main Upgrades along 240 Street	\$600,000
W3	75m of Feeder Main from 248 Street to KFN Lands boundary	\$120,000
W4	450m of 250mm Watermain Upsizing and Looping	\$700,000
Totals		\$2,920,000 to \$3,420,000

8.4. COST ESTIMATES

This section summarizes cost estimates for the servicing explored in the servicing memos in [Appendix C](#) and [Appendix D](#). Cost estimates for servicing strategies in [Table 5](#) use “Class D” ($\pm 50\%$) planning-level unit rates which are based on recent similar projects in the City of Maple Ridge and the Lower Mainland. The memos in [Appendix C](#) and [Appendix D](#) provide more complete details, assumptions, and exclusions associated with these estimates.

Table 5: Summary of Servicing Costs Per Item

Task Description	Estimated Cost (low end of range)	Estimated Cost (high end of range)
Additional desktop study: to better understand aquifer lithology (Aquifer 970) and fracture potential (Aquifer 19), assess potential well yields, and prepare preliminary well designs for contractor estimates (including total drilling depth)	\$8,000	\$15,000
Well Drilling: exploration and production wells (<i>cost per well</i>)	\$30,000	\$75,000
Pumping Tests: are recommended to determine the long-term capacity of each production well. They are required in support of a water license for groundwater extraction. (<i>Cost per test</i>)	\$28,000	\$65,000
Data analysis in support of water license application (depends on number of production wells, potential for mutual well interference, and potential impacts on other users and environmental surface water flows)	\$10,000	\$50,000
Total Estimated Cost assuming NINE production wells	\$540,000	\$1,325,000
S4 - Centralized sanitary treatment plant on KFN lands (Strategy S4 would be implemented instead of S1-S3 below)	\$16,000,000	\$20,000,000
Total cost of independent treatment plant	\$16,000,000	\$20,000,000
S1 - KFN Lands Sanitary Pump Station	\$2,000,000	\$3,000,000
S2 - 1.5 km of Forcemain / Gravity Sewer from KFN Lands to 240 th Street with the option to connect Area 3	\$4,200,000	\$4,200,000
S3 - 5.5 km of Gravity Sanitary Sewer Twinning from 240 th Street to 225 Street Pump Station	\$12,900,000	\$12,900,000
Total Estimated Cost of Sanitary Servicing Extensions	\$19,100,000	\$20,100,000
W1 - Increase firm capacity of the Albion Booster Pump Station	\$1,500,000	\$2,000,000
W2 - 320m of Feeder Transmission Main Upgrades along 240 th Street	\$600,000	\$600,000
W3 - 75m of Feeder Main from 248 th Street to KFN Lands boundary	\$120,000	\$120,000
W4 - 450m of 250mm Watermain Upsizing and Looping	\$700,000	\$700,000
Total Estimated Cost of Water Extensions and Upgrades	\$2,920,000	\$3,420,000



8.4.1. Costs Per Site

In *Table 6* below the cost of servicing upgrades has been attributed to each site on an area basis. Note that a significant amount of the cost is for site preparation, rather than infrastructure extension, as the soil conditions in the area are poor and require removal and replacement with up to one metre of construction grade fill and other works to develop.



Table 6: Summary of Servicing Costs Per Site (\$100,000s)

Site	Site Area (ac)	Geotechnical Study	Transportation Impact Analysis	Site Preparation ³	S1 ⁴	S2	S3	W1 ³	W2	W3	W4	TOTAL	TOTAL per ac
1A	46.5	\$0.20	\$0.25	\$282	-	-	-	-	-	-	\$2.79	\$285	\$6.13
1B	52	\$0.20	\$0.25	\$210	-	-	-	-	-	-	\$3.12	\$214	\$4.11
2	18	\$0.20	\$0.25	\$73.1	-	-	-	-	-	-	\$1.09	\$74.6	\$4.14
3	11	\$0.20	\$0.25	\$135	-	\$3.73	\$8.41	-	-	-	-	\$148	\$13.4
4	10	\$0.20	\$0.25	\$120	\$2.16	\$3.31	\$7.48	\$1.09	\$0.37	\$0.07	-	\$135	\$13.5
5A	27	\$0.20	\$0.25	-	\$5.90	\$9.03	\$20.4	\$2.96	\$1.01	\$0.20	-	\$39.9	\$1.48
5B	14	\$0.20	\$0.25	-	-	-	\$10.7	\$1.55	\$0.53	\$0.11	-	\$13.3	\$0.95
5C	12	\$0.20	\$0.25	-	-	-	\$9.16	\$1.33	\$0.46	\$0.09	-	\$115	\$0.96
5D	19	\$0.20	\$0.25	-	-	-	\$14.4	\$2.09	\$0.72	\$0.14	-	\$17.8	\$0.94
6A	24	\$0.20	\$0.25	\$291	\$5.25	\$8.04	\$18.1	\$2.63	\$0.90	\$0.18	-	\$327	\$13.6
6B	11.5	\$0.20	\$0.25	\$141	\$2.54	\$3.89	\$8.79	\$1.28	\$0.44	\$0.09	-	\$158	\$13.8
6C	29	\$0.20	\$0.25	\$117	\$6.33	\$9.69	\$21.9	\$3.17	\$1.09	\$0.22	-	\$160	\$5.51
7	13	\$0.20	\$0.25	\$156	\$2.81	\$4.31	\$9.72	\$1.41	\$0.48	\$0.10	-	\$175	\$13.6
TOTAL	287	\$2.60	\$3.25	\$1,525	\$25.0	\$42.0	\$129	\$17.5	\$6.00	\$1.20	\$7.00	\$1,759	\$6.13

³ Site preparation costs \$1.21 million per ac for all sites except for Site 1A (\$607,000 per ac) and Sites 1B, 2, and 6C (\$405,000 per ac). Site preparation costs for Site 5 are assumed to be zero because this work is already underway and may be considered a sunk cost for our purposes.

⁴ For cost items with a range (\$2 - \$3 million for S1 and \$1.5 - \$2 million for W1), the midpoint of the range is applied.



8.5. PHASING CONSIDERATIONS

Typical phasing strategies are developed when more details are known about specific forms of development, including road networks, servicing corridors, and conceptual site design, and are informed by biophysical, geotechnical and hydrological studies, and by decisions made by developers concerning the sequencing of revenue and expenditures associated with specific development sites.

From a cost and ease of servicing perspective, certain sites in the study area will be easier to bring to market than others. The Albion Industrial Area Sites 1A and 1B are already serviced, and upgrades to these water and sanitary systems are well known. What remains to be better understood is flood construction level and flood control improvements and what implications they may have on development in the area.

Given the concerns about the ability to meet water demands through water wells, as described in [Appendix C](#), and the need for additional investigations which may or may not provide positive outcomes, it appears that servicing by traditional extension of services (generally from west to east) could offer the greatest certainty to meet servicing demands.

Based on the infrastructure servicing analysis, servicing the Study Area sites will require a staged approach. Stages could include:

1. Conduct additional studies and detailed designs for connecting sanitary and water infrastructure to the KFN Lands and Eastern Lands, and the interaction with the City's and MV's infrastructure. The Central Lands will need to be considered in the sanitary study.
 - a. Consider conducting additional technical studies for a centralized sewage treatment and disposal facility including assessments for the feasibility and detailed cost of a riverine outfall and diffuser.
2. Conduct a localized stormwater and flood management study and servicing strategy for KFN Lands and Eastern Lands, and associated watershed / sub-watershed and the Fraser River. Additional studies for stormwater and flood management will be required in the Albion Industrial Area.
3. Conduct additional studies and detailed designs for local sanitary and water servicing, including sanitary sewers, water distribution mains, water reservoirs, and drainage infrastructure.
4. Complete upgrades to the City's 158 m Albion Zone booster pump station, 240th Street transmission feeder main, and connecting the City's water system to the KFN Lands.
5. Construct the KFN Lands' sanitary pump station and forcemain / gravity sewer along the Lougheed Highway / CPR ROW to 240th Street. Complete necessary upgrades to the City's sanitary sewer and 225 Street Pump Station to accommodate additional flows from the KFN Lands. Connect the Central Lands to the proposed sanitary forcemain / gravity sewer.
6. Construct local infrastructure in the KFN Lands and Eastern Lands to service sites.
7. Complete watermain upgrades in the Albion Industrial Lands.

9. Market Factors – Supply and Demand Analysis

9.1. INDUSTRIAL MARKET RESEARCH

9.1.1. Regional Industrial Market

The Lower Mainland is a geographic area that includes Metro Vancouver and the Fraser Valley region. By North American standards, the Lower Mainland is a challenging place for industrial operators according to local experts interviewed by MPLE. The region competes with industrial sites in Ontario, Alberta, and the United States and has very scarce and costly land values compared to those markets. The region's municipalities are also less aggressive in permitting and promoting industrial development here, unlike in Central Canada.

Notwithstanding the above, demand for industrial real estate in the Lower Mainland saw robust growth in the two years of post-pandemic market expansion between 2021 and 2022. The regional industrial vacancy rate sat below 1% for three straight years from mid-2020 to mid-2023. Meanwhile, rental rates rose unsustainably, with annual growth in average asking rates between Q4 2020 and Q4 2021 exceeding 25%⁵. This demand surge and supply shortage were particularly intense in the category of large-scale spaces tailored for distribution and third-party logistics, which are increasingly the backbone of the regional supply chain.⁶

The year 2023 saw normalization for the Lower Mainland industrial market after years of intense shortage. A substantial influx of new supply entered the market compared to the previous three years (7 million sq ft compared to 3.2 – 4.4 million sq ft), the vacancy rate moved closer to the 10-year average of 1.5%, and the average asking rental rates peaked and then declined. With the supply chain bottleneck gradually loosening and the impact of restrictive monetary policies hitting the economy and slowing the expansion of business operations and space demand, industrial rental rate growth slowed to 1.6% in 2023.

2024 saw the continuation and intensification of this trend with an industrial market slowdown unlike anything seen since the Global Financial Crisis of 2008. In response to global economic headwinds, high construction costs and interest rates, and softening revenue potential, the pace of new supply slowed considerably: the Lower Mainland saw 2.8 million sq ft of new industrial space in 2024, the slowest pace of development in more than a decade (annual growth takes in 2015 – 2023 ranged from 3 million to 7 million sq ft). And for the first time since before the Global Financial Crisis, absorption of industrial space in the region was negative, with almost 1 million sq ft less occupied space than one year earlier. Regional industrial vacancy rose to 3.1%, its highest level since 2014.

⁵ Source: Colliers International (2024). Metro Vancouver Industrial Market Report Q4 2023.

⁶ Source: NAI Commercial (2023). Metro Vancouver Industrial Market Report Q2 2023.

The short-term future of the regional industrial market is currently very uncertain because demand for industrial space will likely depend on the outcomes of trade conflict with the United States driven by US tariff policy and Canadian government responses to that policy at all levels.

At present, according to local experts interviewed by MPLE, the region is experiencing a shortage of land suitable for heavy industrial use. South Burnaby and Mitchell Island are good examples of this. To sustain its growth, the Lower Mainland will need additional warehousing, distribution, and building materials (cement, concrete, and lumber),. By contrast, most new industrial developments have consisted of logistics or business parks without much parking and with retail uses which are not good neighbours for industrial users.

Local experts report that generic industrial are not sufficiently viable to support current land values and that strata space is in low demand.

9.1.2. Maple Ridge and Pitt Meadows Industrial Market

Table 7: Maple Ridge and Pitt Meadows historical annual industrial market activity (2006 to 2024)⁷

Year	Inventory (ft ²)	New Supply (ft ²)	Absorption (ft ²)	Vacancy	Vacant space (ft ²)
2006	1,753,112			3.9%	69,116
2007	1,791,181	38,069	25,350	4.6%	81,835
2008	1,829,752	38,572	25,350	5.2%	95,057
2009	1,868,837	39,085	25,350	5.8%	108,792
2010	1,877,751	8,915	25,350	4.9%	92,357
2011	1,886,666	8,915	-32,191	7.1%	133,463
2012	2,320,552	433,886	414,193	6.6%	153,156
2013	2,760,146	439,594	414,193	6.5%	178,557
2014	2,899,266	139,120	133,914	6.3%	183,763
2015	2,899,266	-	134,527	1.7%	49,236
2016	3,332,998	433,732	416,308	2.0%	66,660
2017	3,779,526	446,528	416,308	2.6%	96,880
2018	3,863,757	84,231	161,612	0.5%	19,499
2019	4,035,798	172,041	55,927	3.4%	135,613
2020	4,035,798	-	79,451	1.4%	56,162
2021	4,180,316	144,518	193,537	0.2%	7,143
2022	4,416,588	236,272	223,247	0.5%	20,168
2023	5,280,588	864,000	859,368	0.5%	24,800
2024	5,392,168	111,580	-151,703	5.3%	288,083
Average		202,170	190,005	3.6%	

⁷ Source: Colliers International (2007, 2012, 2014 – 2024). Metro Vancouver Industrial Market Statistics, 2007 – 2024). MPLE possesses only some Colliers industrial market reports. Items in italics are inferred from existing data.

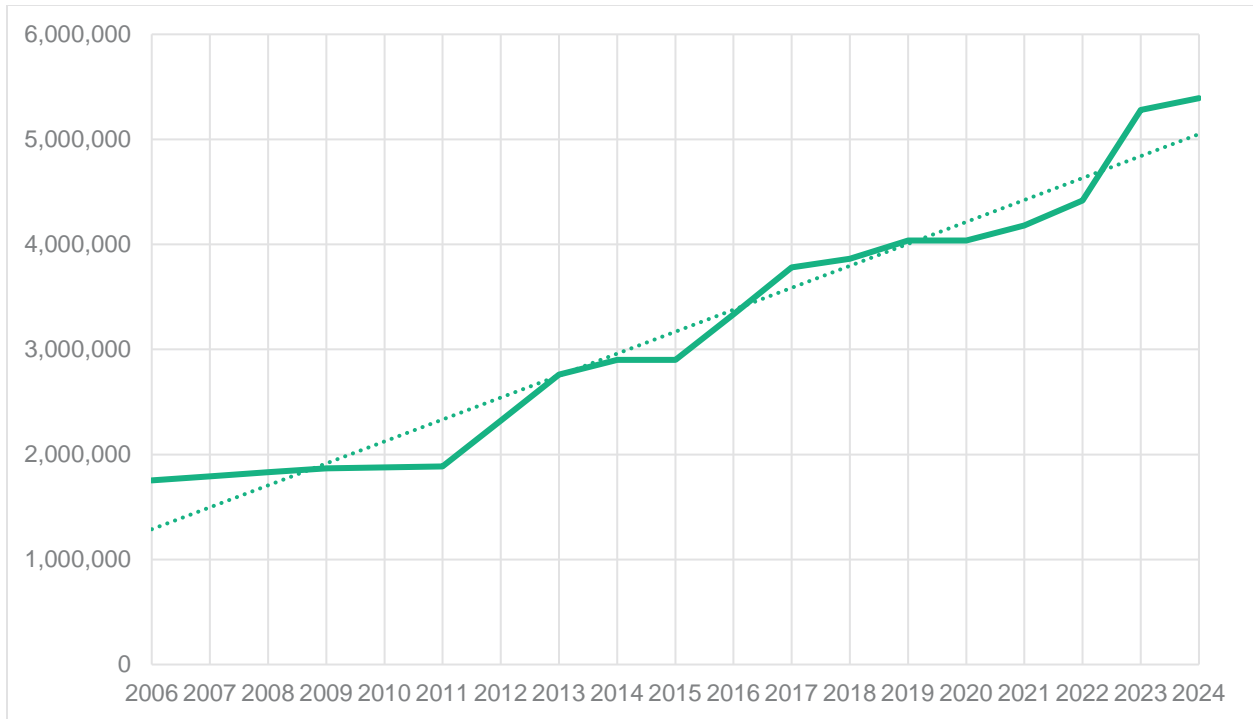


Figure 10: Maple Ridge & Pitt Meadows industrial inventory over time (ft²) ⁸

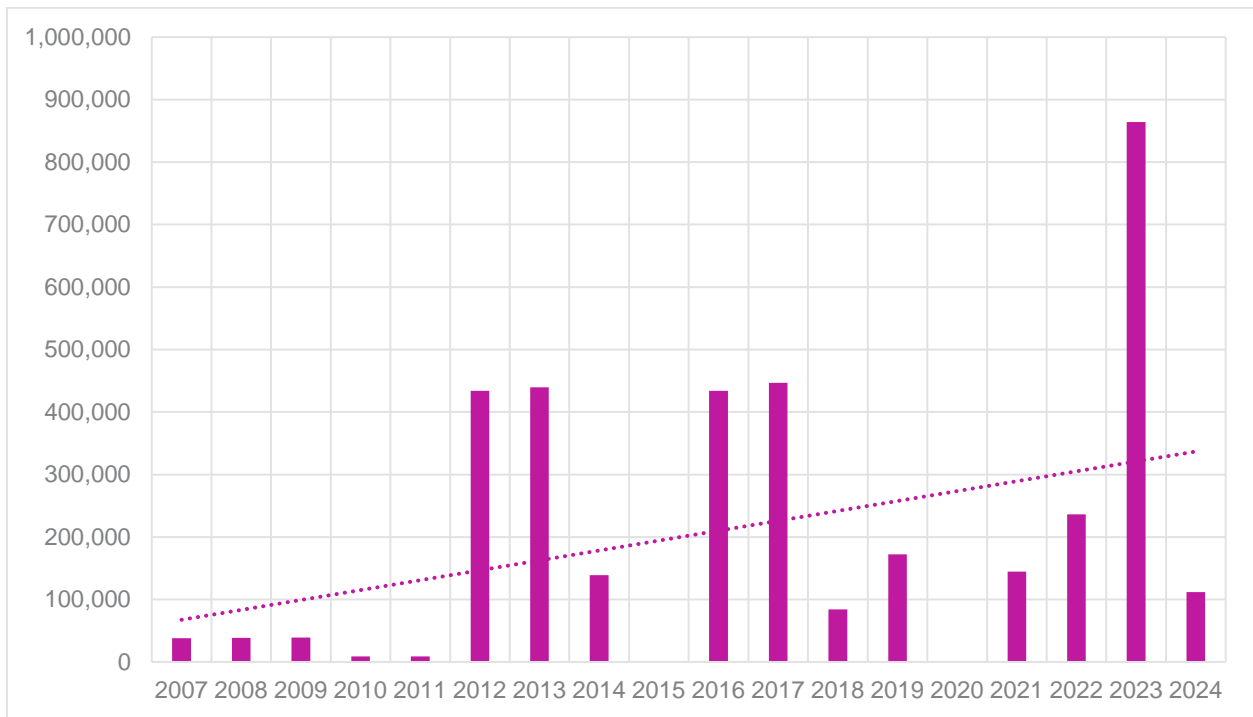


Figure 11: Maple Ridge & Pitt Meadows annual net new industrial supply over time (ft²) ⁷

⁸ Source: Colliers International (2007, 2012, 2014 – 2024). Metro Vancouver Industrial Market Statistics, 2007 – 2024).

Note that the increase of almost 900,000 sq ft of industrial floor space in Maple Ridge and Pitt Meadows in 2023 was largely due to the arrival of Golden Ears Business Park.



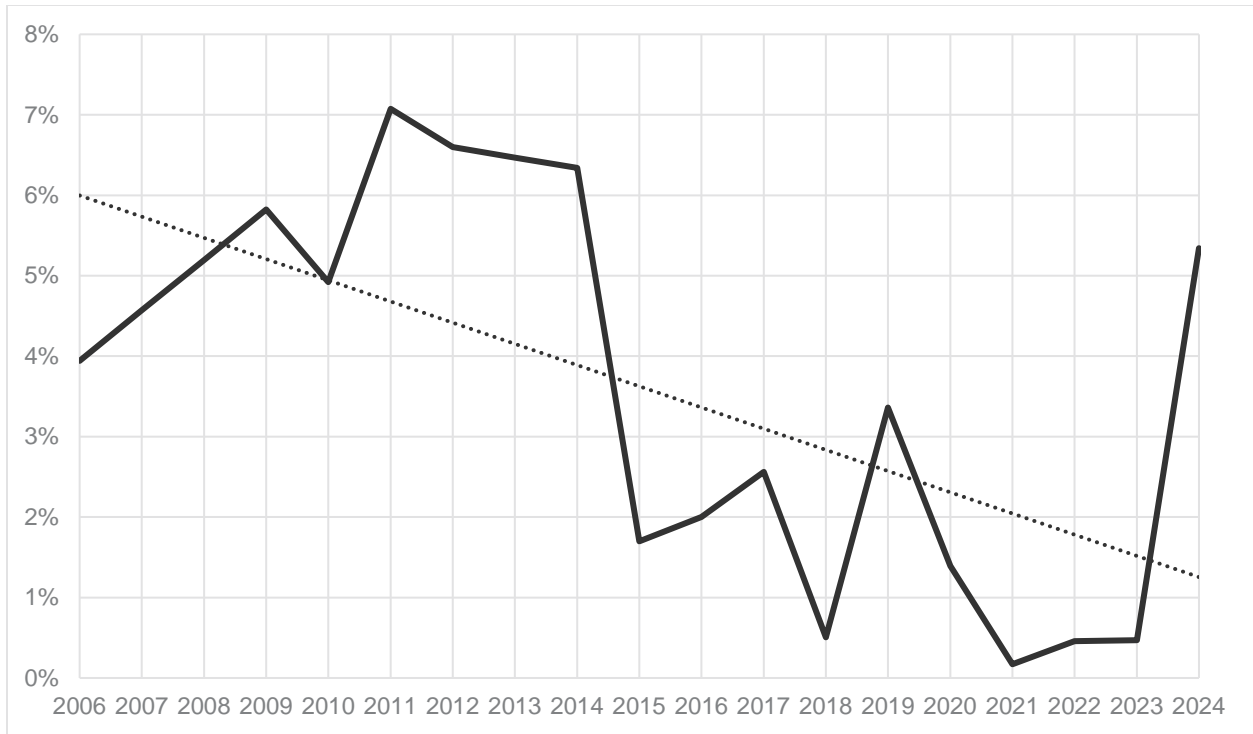


Figure 12: Maple Ridge & Pitt Meadows industrial vacancy over time⁹

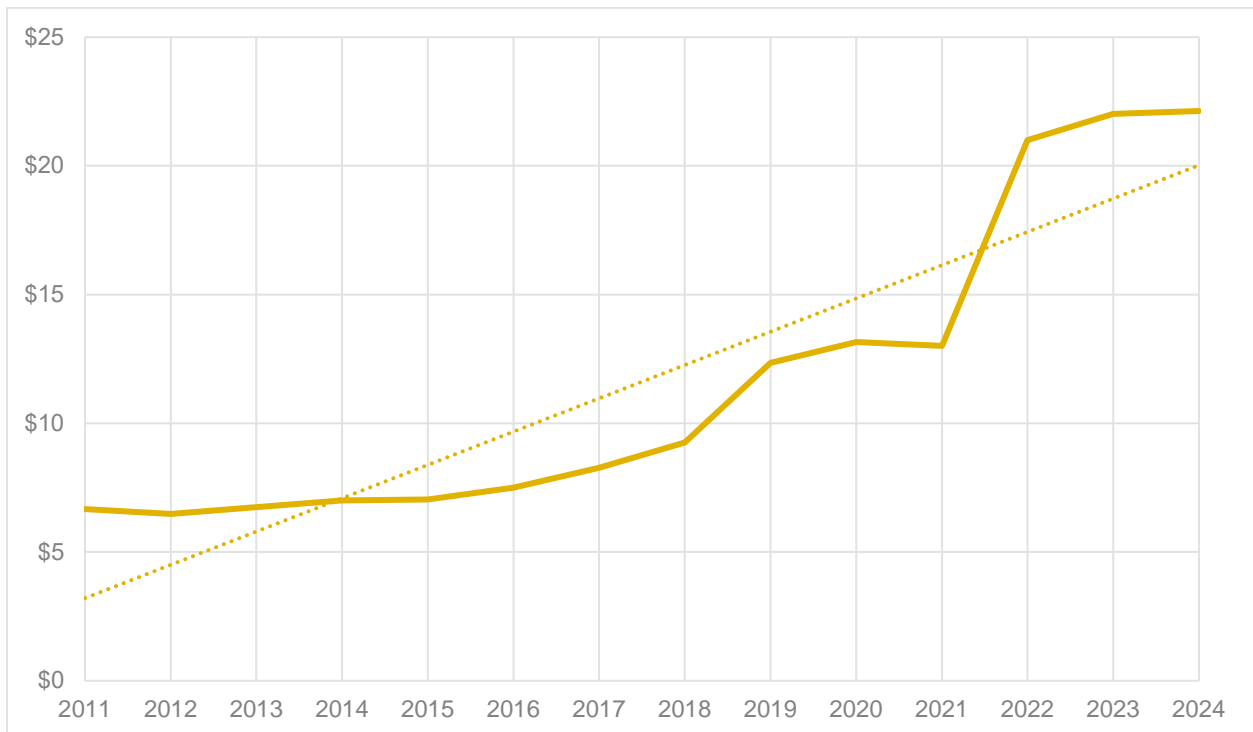


Figure 13: Average industrial asking rents in Maple Ridge & Pitt Meadows (\$ per ft², triple net)⁸

⁹ Source: Colliers International (2007, 2012, 2014 – 2024). Metro Vancouver Industrial Market Statistics, 2007 – 2024).

For many years, industrial activity has shifted within Metro Vancouver away from the central municipalities of Vancouver and the North Shore and towards more outlying areas such as Maple Ridge, Pitt Meadows, and Surrey. Increased demand for industrial space in Surrey caused increased rents and decreased vacancy, leading to increased demand in Langley, and so on. A wave of industrial demand and supply shortage therefore spread eastward and reached Maple Ridge and Pitt Meadows in 2015 as evidenced by a drop in vacancy rate from more than 6% to less than 2%. Consequently, from 2015 to 2024, industrial built space in Maple Ridge and Pitt Meadows increased by 86% whereas in Metro Vancouver overall it increased by only 19%. Since 2015, industrial vacancy in Maple Ridge has generally remained below 3% with many years below 1%. Asking rental rates have more than tripled from about \$7 per square foot in 2015 to more than \$22 per square foot in 2024. In line with regional trends described above, industrial vacancy in Maple Ridge and Pitt Meadows in 2024 increased abruptly from 0.5% to more than 5%, its highest level since 2014.

Local experts interviewed by MPLE report that as an industrial location, Pitt Meadows is just more attractive than Maple Ridge, but all throughout the region's northeast sector, available supply is challenged by small sites and poor access compared to the higher-access larger sites south of the Fraser River. Maple Ridge's population density and population composition are *not* barriers to industrial development; many of the community's residents are tradespeople and it is easy to attract employees to industrial businesses in Maple Ridge.

According to local experts interviewed by MPLE, Maple Ridge specializes in the primary sector (processing natural resources) rather than manufacturing. Current opportunities include:

- Storage and processing of aggregates.
- Outdoor storage (currently this is only available in Kanaka Business Park).
- Small bay space, particularly spaces of less than 5,000 ft².

By contrast, Maple Ridge is a challenging location for logistics because of its poor highway access and location relative to port terminals. Larger distribution companies might eventually locate in Maple Ridge but, at present, they prefer to locate near the Golden Ears Bridge, or elsewhere in the region, because that is the point of highest accessibility, or elsewhere in the region. In this regard, between Maple Ridge and Pitt Meadows, only Golden Ears Business Park in Pitt Meadows is suitable for logistical operations.

Additional observations about the market are summarized as follows:

- Demand is high, regional supply is low, and Maple Ridge has a large share of it. Demand for industrial land in Maple Ridge is expected to grow even compared to historical trends.
- It is expected that the Study Area will appeal to industrial users more than office users who are drawn more to the Town Centre, where there is better transportation access, off-site amenities, and proximity to other existing office uses.
- Relative to other municipalities in Metro Vancouver, Maple Ridge has the highest volume of new industrial development proposed, proving the City's industrial opportunity.
- Industrial development in the Metro Vancouver has been focused south of the Fraser River, in Surrey, Langley, and Delta. However, growth in these areas is anticipated to decrease going

forward due to a diminishing supply of vacant industrial land. Conversely, Maple Ridge has more than 1,000 acres of available industrial land, mostly located in northern Maple Ridge, although it would require roads, servicing, and City approvals.

- Recognizing these trends, it is estimated that over the next twenty years, demand for industrial land in Maple Ridge could be some 370 acres or 19 acres per year on average. Assuming 0.5 Floor Space Ratio (FSR), this would represent about 8 million square feet of new useable industrial floor space.
- Most short-term demand (to 2032) is anticipated to be met in the Kingston Business Park, Hammond Mills site, Kanaka Business Park, and Yennadon Lands. The Albion / KFN / Fraser River Study Area will be more important in the longer term.
- Preparing lands with necessary planning, roads, and services will be key to bringing them to market.

In mid/early 2024, Parcel Economics performed interviews and identified seven key themes:

1. The current supply of industrial land is insufficient to meet growing demand by industrial users.
2. Providing optionality and flexibility is key to meeting demand from a range of industrial for a range of building formats:
 - a. Some promising industries include wood truss manufacturing, building supply manufacturing, truck and trailer storage, mobile trailer manufacturing, pipeline storage, and resource storage.
 - b. Demand for small bay, single-level industrial by businesspeople and service-oriented tradespeople.
 - c. Many suggest that stacked industrial is not a premium product and is not as desirable as traditional options. Not viable.
3. Incorporating green infrastructure is challenging due to added costs for tenants.
4. Built form is tied to location, land capacity, and industry type:
 - a. 10,000 ft² units are optimal across most industries.
 - b. Coverage typically ranges from 42% - 55% and can go as high as 65%.
 - c. Maple Ridge should focus on creating lot patterns that allow for either large lots or subdivision into smaller lots, for flexibility to maximize potential range of users.
 - d. Clear heights typically range from:
 - For small bay users: 24 – 26 ft.
 - For big bay users: 28 – 32 ft.
 - For logistics and distribution: 36 – 40 ft.
 - e. Mezzanine space is typical, and usually ranges from 2,000 – 5,000 ft²
5. Transportation and access are key to supporting industrial users: For the Study Area, an improved road network would be helpful and in particular the ability to turn left onto and off of Lougheed Highway.



6. Maple Ridge has many advantages that will help attract industries and employees.

7. Reducing costs and improving services is key to drawing industrial development to Maple Ridge.

In summary, Maple Ridge's main advantages include competitive land pricing, availability of vacant land, and access to skilled labour. Its disadvantage is the transportation network, including narrow roadways, limited turning radii, separation from major highways, and limited transit connectivity.

9.1.3. Study Area Market Research

Local experts interviewed by MPLE agree that these are challenging development sites due to the following barriers:

- Slopes.
- Poor highway, rail, and transit access.
- Right-only turns off of and onto Highway 7.
- Lack of infrastructure.
- High servicing costs and geotechnical and remediation issues.
- Lack of amenities.
- Environmental regulations reduce net usable space.
- Slow environmental studies and approvals.

Particularly for trade and transportation related uses, the further a site is from Highway 1, the lower its lease value or price will be, and these sites are at a considerable distance from Highway 1 compared to competing sites in Surrey, Langley, and even Pitt Meadows or elsewhere in Maple Ridge. Given their high costs, only strata industrial – rather than rental – would have the upfront cash flow to consider developing these sites. In general, land values are not where they would need to be to support the development of such sites given their associated risk profile; developers want a degree of certainty that is impossible to find in today's market.

Water access is a strength of the Study Area.

We received the following site-specific comments from interview subjects:

- Site 1: much of Site 1's available land is classified as wetland (23295 River Road) and has therefore struggled to develop.
- Sites 1 and 2:
 - This area is already developed with a mix of wood processing and outdoor-oriented light industrial users. There is very little logistics
 - This area is convenient for users who need more yard space.
 - Many owner-occupants
 - One challenge this area faces is that the City blocked off the second access to Highway 7 at River Road and Tamarack Lane

- McKay Avenue gets blocked when the rail spur to Stella Jones is in use. This imposes periodic 5 – 10 minute delays
- Fisherman Road is narrow and its business require street parking, resulting in traffic greater than the road's capacity.
- Overhead power lines can be knocked down by car collisions, resulting in hazard and power outages. Underground lines would be better.
- Site 3: this Site's main barrier is the lack of left turn access and egress to Highway 7
- Sites 3 through 5: Steep slopes are a big barrier to development
- Sites 3, 4, 6, and 7:
 - Sites have riparian silt, which is harder to build on and not stable.
 - Sites have floodplain issues. Heavy power of the kind industrial users would probably want would require complete site fill to elevate the powered components.
 - The floodplain also imposes insurance risk.
- Sites 3 through 7:
 - Insufficient water and sanitary services.
 - Schedule 2 earthworks is a big cost that will impact development potential.
- Site 5:
 - These sites contain blue clay soil, which is terrible for industrial use because it is unstable
 - Topography is also an issue; these sites are too steep and interrupted with many streams.
- Site 6: this is a promising site but the rail line that runs through it is a barrier. A rail spur would be very helpful to some industrial users, but it is likely cost prohibitive.

Interview subjects expressed that the following uses might be appropriate for development within the Study Area:

- General uses (applicable to all or most sites):
 - Manufacturing but not logistics:
 - Lower-intensity uses with greater outdoor / yard needs
 - 1 – 4 ac parcels with 25% site coverage
 - Similar to what already exists in Sites 1 & 2
 - HVAC repair.
 - Outside storage (1 – 2 ac parcels).
 - Heavy industry: processing of wood or aggregate.
 - Local, service-based industrial users such as recreation or craft brewing. Such uses would occupy small-bay industrial spaces.
- Sites 1 and 2:

- Largely already developed and active. Expect infill to resemble existing built form and activities.
- No potential for large-scale redevelopment, at least not in the short or medium term due to fragmented nature of sites, small parcel size, and until larger sites turnover.
- Sites 3 through 7:
 - Small-scale development similar to existing use of Sites 1 & 2:
 - 1 ac parcels
 - 25% site coverage
 - Needs power and water to lot line, drainage, and levelled and packed ground.
 - Off-dock logistics (although this would be challenged by the area's poor access)
 - Film studio:
 - Components:
 - Two to three studio buildings with 30,000 – 70,000 sf each. Buildings would have large internal space (limited internal beams that complicate filming) and need to be sturdy enough to support equipment rigging. Minimum height of 30 ft, and ideally 36 – 50 ft. Soundproofing and insulation
 - Some office space
 - 10,000 sf of mill space for carpenters
 - 5,000 – 10,000 sf wardrobe
 - Sufficient parking for workers and hair & makeup trucks, about 80 – 100 stalls
 - Three phase power, and water sufficient for office use.
 - The film industry recently received favourable tax conditions within the Province of BC. Demand for this use is high and industry experts interviewed by MPLE suggest that at least several years of market growth are expected.
 - This use may be negatively impacted by the presence of an active rail line in the site due to unwanted noise. Further investigation may be required to verify this land use's specific technical needs and whether Site 4 would in fact be an appropriate location.
 - Automotive uses
 - District energy systems
 - Future Sky Train rail yard
 - Lithium ion battery manufacture
- Sites 3, 4, 6, and 7 (foreshore sites): Short haul shipping. This use consists mostly of open space.
- Sites 6 and 7: Relatively better positioned for heavy industrial uses due to lack of residential adjacency.
- Site 6: In an interview, Sanscorp suggests a possible expansion which would include:
 - Addition of a rail spur for improved access
 - Site 6C:

- Continuation of the current aggregate processing operation (9 ac)
- A bagging plant (5 ac)
- Sites 6A and 6B:
 - Concrete plant and/or asphalt plant (5 ac each)
 - Laydown yard.

Unfortunately, we were not able to acquire reliable local information regarding the economics of concrete, asphalt, or bagging plants, and so we could not financially model this scenario.

Interview subjects recommended the following policy interventions to facilitate development in the Study Area:

- **Easier approvals:** development approvals should be faster and more flexible. With that said, note that Maple Ridge is not particularly slow or challenging compared to regional norms, but improvement is still possible. Regulatory streamlining would also help with costs and risk, because over time rates go up, so the less time passes, the less likely a development is to experience a rate increase.
- **Fronting servicing:** servicing timelines are too slow to attract developer attention. Aim for turnkey sites with servicing in place. This would save time and ensure investor and developer confidence. This could be achieved through something like an area specific municipal DCC.
- **Area improvements to Sites 1 and 2:**
 - Underground pipe to replace ditch on Fisherman Road, which would also help with parking issues
 - Underground power would pose less risk of outage due to traffic accidents
 - Improved lighting and more police presence to improve security.
- **Better transit access (or shuttle service):** to increase access to the labour pool.
- **Development incentives:** tax holidays for green industrial users, or lower DCC costs. For example, the City of Delta grants tax breaks to allow site remediation, which might be helpful here where we expect significant preload.
- **Parking:** do not set parking requirements too high. For example, Campbell Heights in Surrey has too much parking.
- **Streamline Port of Vancouver involvement:** Interview subjects report that working with the Port of Vancouver can be a challenge. Communication tends to include long waits and rejected proposals.

9.2. DEVELOPMENT FINANCIAL ANALYSIS

MPLE has developed a financial model analyzing the development economics of the Study Area's eight industrial sites (Sites 1A, 1B, 2, 3, 4, 5A, 6, and 7) under several land use scenarios. The purpose of this model is to determine each development scenario's residual land value and compare it to the site's 'current' land value (as reported by BC Assessment, as of July 1 2024) to determine which industrial development scenarios might be viable in the Study Area in the near future.



The residual value is the maximum supported land value a developer could reasonably pay for the site (under the density and conditions tested) while achieving an acceptable return for their project. This means that a developer could pay the indicated value for the land, develop and sell or lease the finished product, and achieve the target performance metric. If by chance the land were bought for less than the indicated value, this would result in an increased profit for the developer and conversely if bought for more than the value indicated there would be less profit for the developer.

9.2.1. Methodology

This analysis uses a standard develop pro forma wherein estimates of revenue, costs, and timing are inputs and the remaining variable is the desired output. In typical proformas, this output is usually profit, following a revenue minus costs equals profit formula. For a residual land valuation, however, an assumption of developer's return needs to be included in order to leave land value as the outstanding variable to solve for.

For these analyses, MPLE determines the residual land value based on the developer achieving acceptable project performance. The performance metric applied here is annual internal rate of return (IRR): the IRR is the interest rate of a hypothetical asset that produces interest at the same pace that the project in question produces revenue. A higher IRR represents faster profit or greater profit over the same timeframe. IRR is a better measure of project viability than simple profit-to-cost for projects that generate revenue over a longer timeframe because the former reflects the time value of money whereas the latter does not. In this model, land value is based on the developer achieving the following annual IRR:

- Generic industrial with strata tenure: 17.5%.
- Higher risk revenue-generating uses (short sea shipping and aggregate processing): 10%.
- Lower risk revenue-generating uses (all other uses): 7.5%.

Generic industrial is assumed to include a mix of strata and rental product. To assign a residual land value to these scenarios, we divide all costs and all revenues between the strata and rental components, and we assume that each component achieves its target IRR.

9.2.2. Scenarios

This financial analysis looks at the future use scenarios presented in [Section 7](#) of this report. For modelling purposes, we provide the following more precise parameters:

- Generic industrial with 25% site coverage (Sites 1A, AB, 2, 3, 5A, 6, & 7):
 - Tenure: 50% strata and 50% rental.
 - Density: 0.31 FSR.
- Generic industrial with 40% site coverage (Sites 1A, AB, 2, 3, 5A, 6, & 7):
 - Tenure: 50% strata and 50% rental.
 - Density: 0.50 FSR.
- Film studio (Site 4):
 - Tenure: fully rental.
 - Density: 0.60 FSR.

- Marine industry (Site 2):
 - Tenure: 50% strata and 50% rental.
 - Dock use produces annual revenue for developer-owner.
 - Density: 0.50 FSR.
- Short sea shipping (Sites 1B, 2, & 6) or aggregates processing (Sites 1B, 4, & 6):
 - Open space / yard except for 5,000 ft² of administrative office.
- Concrete plant (Sites 1B, 2, & 6): not analyzed due to lack of data.

We assume that all of Sites 1 and 2 are buildable (gross land area equals net land area) but Sites 3 through 7 will lose 15% of gross land area to roads.

Combining these assumptions with the land use scenarios presented in [Section 5](#) yields the following overall built space totals:

- Site 1A:
 - Generic industrial with 25% site coverage: 632,000 ft²
 - Generic industrial with 40% site coverage: 1.01 million ft²
- Site 1B:
 - Generic industrial with 25% site coverage: 706,000 ft²
 - Short sea shipping: 5,000 ft²
 - Aggregate processing: 5,000 ft²
- Site 2:
 - Generic industrial with 25% site coverage: 246,000 ft²
 - Generic industrial with 40% site coverage: 393,000 ft²
 - Marine industrial: 393,000 ft²
 - Short sea shipping: 5,000 ft²
- Site 3:
 - Open storage: no built space
 - Generic industrial with 25% site coverage: 129,000 ft²
 - Generic industrial with 40% site coverage: 206,000 ft²
- Site 4:
 - Open storage: no built space
 - Film studio: 258,000 ft²
 - Aggregate processing: 5,000 ft²
- Site 5A:
 - Open storage: no built space
 - Generic industrial with 25% site coverage: 312,000 ft²
 - Generic industrial with 40% site coverage: 499,000 ft²



- Site 6:
 - Open storage: no built space
 - Short sea shipping: 5,000 ft²
 - Aggregate processing: 5,000 ft²
- Site 7:
 - Open storage: no built space
 - Generic industrial with 25% site coverage: 149,000 ft².

We assume that development of each scenario occurs according to the following timeline:

- Year 1: Land purchase, approvals acquired, research completed.
- Year 2: Site servicing and site preparation.
- Year 3: Construction.
- Year 4: Operation and/or sale.

Open storage has no construction so in those scenarios, operation begins in Year 3.

MPLE assumes that the market will absorb up to 100,000 ft² of generic industrial or marine industrial space per site per year comprised of 50,000 ft² of strata space and 50,000 ft² of rental space. It would be unlikely for the market to achieve this pace of absorption on all sites at the same time; in practice we would expect sites with similar uses to develop in sequence. This model looks at these sites independently, or as if each site is the first of its product type to development. In generic industrial or marine industrial scenarios, we therefore assume that construction occurs in annual phases of 100,000 ft². This produces the following timelines:

- Site 1A:
 - Generic industrial with 25% site coverage: 7 years of construction.
 - Generic industrial with 40% site coverage: 11 years of construction.
- Site 1B generic industrial: 8 years of construction.
- Site 2:
 - Generic industrial with 25% site coverage: 3 years of construction.
 - Generic industrial with 40% site coverage: 4 years of construction.
 - Marine industrial: 4 years of construction.
- Site 3:
 - Generic industrial with 25% site coverage: 2 years of construction.
 - Generic industrial with 40% site coverage: 3 years of construction.
- Site 5A:
 - Generic industrial with 25% site coverage: 4 years of construction.
 - Generic industrial with 40% site coverage: 5 years of construction.



- Site 7 generic industrial: 2 years of construction.

9.2.3. Cost Assumptions

For purposes of financial analysis, MPLE has made the following assumptions regarding project costs:

- Land costs:
 - Land price: calculated to achieve project performance targets defined in [Section 9.2.1](#).
 - Property transfer tax: 1% of land value below \$200,000, 2% of land value between \$200,000 and \$2 million, and 3% of land value above \$2 million.
 - Additional closing costs of \$50,000.
- Hard costs:
 - Site servicing costs as defined in [Table 6](#).
 - Site servicing connection fee:
 - Outdoor storage: zero.
 - Short sea shipping or aggregate processing: \$10,000 total.
 - All other scenarios: \$10,000 per gross hectare of land area.
 - Fencing for outdoor storage, short sea shipping, and aggregate processing: \$2,000 per hectare.
 - Building construction:
 - For film studio: \$165 per ft²
 - For all other scenarios: \$150 per ft²
 - Parking construction of \$6,000 per stall (surface), with the following quantities:
 - Outdoor storage: 4 – 12 stalls depending on site size.
 - Short sea shipping or aggregate processing: 20 stalls.
 - Film studio: one stall per 2,000 ft² of built area.
 - All other scenarios: one stall per 1,000 ft² of built area.
 - Dock construction:
 - Marine industrial: \$250,000.
 - Short sea shipping or aggregate processing: \$1.75 million.
 - Tenant improvements, per ft² of built space:
 - Generic industrial with 40% site coverage, or marine industrial: \$19.50.
 - All other scenarios: \$21.
 - Hard cost contingency equal to 25% of site servicing costs, plus 10% of all other costs listed above.
- Soft costs:
 - Project management: 2% of project costs
 - Architect fee: 1% of building construction costs without contingency
 - Engineering fee: 5% of sanitary sewer, water, and site preparation costs including 25% contingency



- Other consultant fees: 1% of hard costs.
- Research & appraisal:
 - Outdoor storage: \$20,000.
 - All other scenarios: \$100,000.
- Surveying:
 - Outdoor storage: \$20,000.
 - All other scenarios: \$100,000.
- Accounting:
 - Outdoor storage: \$20,000.
 - All other scenarios: \$100,000.
- Legal costs:
 - Outdoor storage: \$20,000.
 - All other scenarios: \$100,000.
- Insurance: 0.5% of hard costs.
- Subdivision fees: \$2,653 plus \$106 per parcel created in the following scenarios:
 - Site 1A – 9 new parcels.
 - Site 1B generic industrial – 6 new parcels.
 - Site 7 generic industrial – 3 new parcels.
- Engineering inspection: 4% of sanitary sewer, water, and site preparation costs including 25% contingency.
- Development permit:
 - No development permit fees for Site 5 (KFN Lands).
 - In all other scenarios:
 - Environmental development permit: \$3,184.
 - Landscape design review & inspection: \$3,184.
 - Plus, in scenarios that include built space:
 - Development permit base: \$3,184.
 - \$106 per 100 m² of built space.
 - Plus, in phased scenarios (generic industrial and marine industrial):
 - Phased strata plan approval: \$1,061.
 - Strata phase review: \$531 per phase.
- Building permit:
 - No building permit fees in Site 5 (KFN Lands).
 - In other scenarios:
 - Building permit engineering service review: \$53.
 - Yard inspection: \$106.

- For each phase of construction, \$1,265 plus \$9.75 per \$1,000 of building construction and dock construction costs above \$100,000, including 10% contingency.
- Development cost charges (DCCs) of \$21.10 per sq ft of building area consisting of:
 - Municipal DCCs: \$4.52 per sq ft
 - Metro Vancouver DCCs: \$16.91 per ft²
 - TransLink DCCs: \$0.33 per ft²
 - DCCs are not charged to Site 5 (KFN Lands)
- Utilities during construction: \$10,000 per year of servicing or construction
- Property taxes: \$10.6565 per \$1,000 of land value during construction period, plus taxes on component during sales period.
- GST: 5% of project value, paid by purchasers in the case of strata products.
- Advertising & promotion: 2% of project value, except for aggregate processing.
- Lease commission: 20% of normalized annual rental revenue for rental portion of generic industrial and marine industrial scenarios.
- Corporate overhead: 2% of project costs.
- Miscellaneous development costs: 2% of all soft cost items above.
- Soft cost contingency: 10% of all soft cost items above.
- Financing costs:
 - Amount of financing available:
 - For generic industrial and marine industrial: 50% of land value,
 - 75% of other project costs.
 - For all other scenarios: available financing limited to a mortgage with 25-year amortization and a debt cost ratio of 1.25. That is, mortgage payments equal 80% of normalized net operating income.
 - Financing fee: 1.25% of financed amount.
 - Interest rate: 7% annually.
- Cost escalation: MPLE assumes that project costs will increase by 2% per year.

9.2.4. Revenue Assumptions

For purposes of financial analysis, MPLE has made the following assumptions regarding project revenues, all based on local property sales and rental data as well as interviews with local experts:

- Generic industrial strata sales:
 - 25% site coverage: \$475 per ft², minus 3% sales commission.
 - 40% site coverage: \$445 per ft², minus 3% sales commission.
- Generic industrial rental and film studio:
 - Rental rate:
 - 40% site coverage: \$19.50 per ft² per year.
 - 25% site coverage, or film studio: \$21 per ft² per year.



- Vacancy rate:
 - First year of operation: 10%
 - Second year of operation: 5%
 - Ongoing operation: 2%
- Operating costs: \$12 per ft² of vacant space.
- Structural reserve fund: 1% of rental income net of operating costs.
- Periodic structural maintenance: \$1.5 per ft² of built area per year.
- Marine industrial is just like generic industrial with 40% site coverage, except:
 - The dock produces annual revenue of \$55,000.
 - The dock produces annual costs of \$16,500.
- Outdoor storage:
 - Rental rate: \$2.75 per ft²
 - Vacancy rate:
 - First year of operation: 20%.
 - Second year of operation: 10%.
 - Ongoing operation: 2%.
 - Operating costs: \$110,000 per year for security, plus property taxes.
- Short sea shipping:
 - Rental rate:
 - Yard space: \$4.00 per ft²
 - Office space: \$21 per ft²
 - Vacancy rate:
 - First year of operation: 20%.
 - Second year of operation: 10%.
 - Ongoing operation: 2%.
 - Operating costs:
 - Yard space: \$110,000 per year for security, plus property taxes.
 - Office space: \$12 per ft² of vacant space.
 - Structural reserve fund: 1% of office rental income net of operating costs.
 - Periodic structural maintenance: \$1.5 per ft² of office space per year.
- Aggregate processing:
 - Revenue: In this analysis, it is assumed that the aggregate processing use achieves the same degree of intensity on all sites (9 ac in use per 29 ac gross, and \$5 million in net revenue per 9 ac in use) observed elsewhere in Maple Ridge. This produces a total of \$16 per ft² of gross site area.
 - Vacancy rate:



- First year of operation: 20%.
- Second year of operation: 10%.
- Ongoing operation: 2%.
- Operating costs: about 74% of gross revenue.
- Revenue escalation: MPLE assumes that sales revenue, operating revenue, and operating costs will increase by 3% per year.

9.2.5. Results: Residual Land Value

Using the financial model defined above, MPLE has identified the residual land value of each site under each development scenario and compared these supported land values to each site's assessed land value as of July 2024 according to BC Assessment. In cases where land assembly would be required, this value is increased by 20% to reflect assembly costs.

Development scenarios that support positive residual land values are viable developments – they would be profitable if they occurred – but if they cannot afford the lands that comprise their sites, they are unlikely to proceed without major changes to the market. Such scenarios should not be anticipated in the foreseeable future. Scenarios that support negative land value would not be viable even if the developer already owned the land.

The supportable and current land values are as follows. Positive items that do not exceed assessed land values are in **black**, negative items are indicated in **red**, and scenarios that are viable under present market conditions including land prices are indicated in **green**:

- Site 1A:
 - Generic industrial @ 25% site coverage: **\$11.2 million**
 - Generic industrial @ 40% site coverage: **\$15.4 million**
 - Current assessment + 20% assembly cost: **\$214 million**
- Site 1B:
 - Generic industrial @ 25% site coverage: **\$23.6 million**
 - Short sea shipping: **\$48.4 million**
 - Aggregate processing: **\$65.8 million**
 - Current assessment + 20% assembly cost: **\$239 million**
- Site 2:
 - Generic industrial @ 25% site coverage: **\$11.8 million**
 - Generic industrial @ 40% site coverage: **\$16.2 million**
 - Short sea shipping: **\$14.6 million**
 - Marine industrial: **\$19.4 million**
 - Current assessment + 20% assembly cost: **\$125 million**
- Site 3:
 - Outdoor storage: **-\$5.51 million**
 - Generic industrial @ 25% site coverage: **-\$6.83 million**

- Generic industrial @ 40% site coverage: **-\$3.75 million**
 - Current assessment + 20% assembly cost: **\$21.0 million**
- Site 4:
 - Outdoor storage: **-\$5.56 million**
 - Film studio: **\$0.90 million**
 - Aggregate processing: **-\$1.55 million**
 - Current assessment + 20% assembly cost: **\$5.8 million**
- Site 5A:
 - Outdoor storage: **\$30.0 million**
 - Generic industrial @ 25% site coverage: **\$27.9 million**
 - Generic industrial @ 40% site coverage: **\$36.6 million**
 - Current assessment + 20% assembly cost: **Kwantlen Lands, so not applicable**
- Site 6:
 - Outdoor storage: **\$3.80 million**
 - Short sea shipping: **\$14.1 million**
 - Aggregate processing: **\$35.5 million**
 - Current assessment: **\$32.9 million + KFN portion**
- Site 7:
 - Outdoor storage: **-\$6.70 million**
 - Generic industrial @ 25% site coverage: **-\$8.51 million**
 - Current assessment: **\$29.8 million**

Looking at the results above, we see the following trends and findings:

- Sites 1 and 2 would be developable if the developer had already assembled the property. Under such conditions, the highest and best uses identified would be generic industrial at 40% site coverage (Site 1A), aggregate processing (Site 1B), and marine industrial (Site 2). However, because these sites are already developed and each contains many small parcels, their current land values are far in excess of what new development could afford. They should not be considered developable in the foreseeable future. Their highest and best use is therefore their current use.
- Site 3 is not viable for development under current market conditions. This is mostly due to its very high site preparation costs (\$13.5 million) which dwarf its sanitary sewer costs (\$1.2 million).
- Site 4 has similar issues related to high site preparation costs (\$12.0 million), but a film studio would still be a viable use on this site if the developer already possessed the land. This use shows promise and may be “almost viable”. This is investigated in greater detail in [Section 9.2.6](#) below.
- Site 5A’s significant site preparation costs are assumed to be zero from the perspective of our hypothetical developer because site preparation work is already underway. As such, development

of this site is considerably more viable than other sites. Site 5A's highest and best use is generic industrial at 40% site coverage.

- Site 6 is viable. If its current aggregate processing operation were expanded to Sites 6A and 6B, it would support \$35.5 million in land value, which is greater than the assessed value of the site's municipal component. This is a promising use that should be pursued. Note that Sanscorp's current aggregate processing operation at Site 6C is threatened by the regulatory environment so in reality the site is moving away from the use modelled here.
- Site 7 is not viable under any investigated scenario even if its land were free. This is due to high site servicing costs (\$15.6 million).

9.2.6. Results: Sensitivity Analysis

Except for Sites 5 and 6, industrial (re)development in the Study Area is not generally viable currently due to a combination of high land prices and high site preparation costs. To gain a better sense of which industrial uses may be viable in the next decade, we have calculated for each scenario how much revenues would need to increase (with costs staying the same) for the development scenario's residual land value to exceed its present land value, triggering (re)development potential. Lower numbers represent more development potential, with values less than 50% indicated in green:

- Site 1A:
 - Generic industrial @ 25% site coverage: **+142%**
 - Generic industrial @ 40% site coverage: **+108%**
- Site 1B:
 - Generic industrial @ 25% site coverage: **+139%**
 - Short sea shipping: **+138%**
 - Aggregate processing: **+182%**
- Site 2:
 - Generic industrial @ 25% site coverage: **+174%**
 - Generic industrial @ 40% site coverage: **+119%**
 - Short sea shipping: **+410%**
 - Marine industrial: **+111%**
- Site 3:
 - Outdoor storage: **+194%**
 - Generic industrial @ 25% site coverage: **+77%**
 - Generic industrial @ 40% site coverage: **+77%**
- Site 4:
 - Outdoor storage: **+94%**
 - Film studio: **+6%**
 - Aggregate processing: **+40%**
- Site 5A: Already viable.



- Site 6:
 - Outdoor storage: **+42%**
 - Short sea shipping: **+27%**
 - Aggregate processing: **+4%**
- Site 7:
 - Outdoor storage: **+228%**
 - Generic industrial @ 25% site coverage: **+93%**

We see that Sites 1, 2, and 7 are very challenging to (re)develop; revenues would need to more than double to create the conditions for these sites to support current land values. Site 3 is not much better.

Site 4 is nearly developable as a film studio site. A revenue increase of only 6% would yield residual land value in excess of its current assessed value. Further analysis is needed to mitigate the noise impacts of this site's proximity to the rail line, but this is otherwise a promising use. It is worth noting that existing film studios exist in Burnaby that are immediately adjacent to active rail lines, so mitigation seems very likely to be possible.

Site 5 will support industrial use as soon as it is finished land preparation. Outdoor storage is the site's highest and best use, but this may switch to generic industrial with site coverage of 40% within the next decade.

Site 6 would require revenue increases of only 4% to support the expansion of its aggregate processing operation from site 6C to all three sites. Notwithstanding its promising economics, Sanscorp's current operation is threatened by river use and environmental regulations.

10. Recommendations

This section provides a summary of recommendations that the City should consider in order to bring these underutilized industrial lands to market, or to achieve enhanced utilization and intensification. Detailed recommendations follow in [Section 10.2](#) below.

10.1. SUMMARY OF RECOMMENDATIONS

Below is a list of recommendations for advancing industrial development, redevelopment, and densification on the sites in this study:

- The City and Metro Vancouver further discuss the potential to extend regional sewer and water servicing that could enable industrial expansion. This could include amendments to the regional sewerage area boundary, and studies that would support these boundary changes.
- The City and Metro Vancouver explore aligning land use designations. Advance a single amendment application for Metro 2050 to change land use designations for the areas in the OCP currently identified as industrial. This could be supported through the preparation of a local area plan.
- The City introduce a new Dry Industrial Zone to allow development of sites in the study area, with interim or temporary uses, especially in regard to the uses explored in [Section 7](#) of this report and consult with property owners on the potential support for, or concerns with the application of a new Dry Industrial zoning on un-serviced industrial lots (Sites 5A, 6A, 6B, 6C and 7).
- KFN leads discussion with members about the potential for changes to their land use plan, shifting from commercial development to industrial development for Sites 5A and 6A.
- The City enter into discussion with CPKC on crossings improvements and options for Sites 1A, 1B, 2 and 6A, 6B, 6C, and 7.
- The City enter into discussion with TransLink about service improvements and with MOTT about Highway 7 access improvements for all sites in the study area and what studies they would require in order to consider improvements. Improvements of interest include the following:
 - Access improvements to Highway 7 / Lougheed Highway at River Road and Tamarack Lane and at 240 Street.
 - Highway access to KFN lands, specifically Site 5A
 - Highway access improvements to Sites 6A through C via a single consolidated access point and an internal local road.
 - Right in / out highway access improvements for other sites in the study area.

- The Client Group should determine what further investigations or studies should be actioned given gaps in study findings thus far. Potential studies include:
 - High-level geotechnical analysis of study area sites to determine the soil conditions and feasibility of sites for the uses recommended in this report
 - Appropriate studies to establish the Flood Construction Level (FCL) of sites in the study area
 - Geotechnical investigation and report to confirm the adequacy of the underlying soils for trenching and / or trenchless construction methods for water and sanitary servicing extensions and if any special construction techniques may be required on the project.
 - Archaeological investigations and/or Environmental Impact Assessments to inform design of water and sanitary servicing extensions and if any special construction techniques may be required on the project, and the buildability of sites in the study area.
 - Before committing to the idea of a centralized plant, more assessment is required and should start with the feasibility and cost for the outfall. Once it is determined that an outfall is feasible, site selection should commence with the intent of optimizing the collection system to the plant, while minimizing site development costs. From there technology selection would precede final detailed design and approvals.
 - Conduct additional studies and detailed designs for connecting sanitary and water infrastructure to the KFN Lands and Eastern Lands, and the interaction with the City's and MV's infrastructure. The Central Lands will need to be considered in the sanitary study.
 - Consider conducting additional technical studies for a centralized sewage treatment and disposal facility including assessments for the feasibility and detailed cost of a riverine outfall and diffuser.
 - Conduct a localized stormwater and flood management study and servicing strategy for KFN Lands and Eastern Lands, and associated watershed / sub-watershed and the Fraser River. Additional studies for stormwater and flood management will be required in the Albion Industrial Area.
 - Conduct additional studies and detailed designs for local sanitary and water servicing, including sanitary sewers, water distribution mains, water reservoirs, and drainage infrastructure.
 - Traffic studies to determine the feasibility of access improvements to sites along Lougheed Highway
- Review and consider the recommendations in [Section 10.3.1](#) below, for access improvements in the Albion Industrial area (Sites 1A, 1B and 2).
- The Client Group should consider identifying all potential grant and funding sources that could be leveraged to fund recommendations and future studies referenced in this report. This could include matching grants and stacking grants to attract funding and to cover costs.

- Facilitate faster development applications to reduce developer risk and increase developer confidence.
- Devise cost-sharing plan for allocating shared infrastructure costs within the Study Area, such as an area-specific municipal DCC

10.2. POLICY

10.2.1. Regional Growth Strategy (RGS)

An amendment to Metro 2050 is needed to permit the industrial development of Site 4, by applying a Metro 2050 regional industrial designation to the site. This Type II amendment to Metro 2050 can increase the area of land designated as “Industrial” by 10 acres. The purpose of the amendment application should aim to create alignment of the OCP with Metro 2050.

An amendment to Metro 2050 is also needed to change the Rural designation of Site 3 to Industrial. However, given Site 3 is currently developed for residential uses and the City’s OCP also designated the site Rural Residential, this is not an urgent action.

Explore opportunities to apply to GVS&DD and GVWD to allow servicing extensions into the study area for the explicit purpose of enabling industrial development.

10.2.2. City of Maple Ridge OCP Policy and Map Amendments

An OCP amendment would be needed to bring some study area sites, such as Site 3 into an industrial use designation and, as mentioned above, this is not an urgent action until some form of lot consolidation occurs or the adjacent fill site at 24548 Lougheed Highway is readied for development.

OCP policy could be introduced to elevate the importance of the bring to market industrial actions and clarify the long-term vision for the development of the study area in an integrated manner.

10.2.3. Kwantlen Land Use Plan

A review of the *Kwantlen First Nation Land Use Plan Summary Report* indicates that there are known remediation issues with Sites 4, 5A, and 6A. These will need to be resolved or managed into order to proceed with development. It is outside the scope of this study to provide further advice on the remediation of these sites.

The *Kwantlen First Nation Land Use Plan Summary Report* indicates that the long-term development program for Sites 5A and 6A is commercial development. A change to the land use plan would be up to the processes and procedures of the KFN.

10.3. PROJECTS

10.3.1. River Road Access Improvements

McElhanney recommends further consideration of the Lougheed Highway – 240 Street and Lougheed Highway and River Road signalization enhancements. These recommendations are highlighted given the feedback on River Road access improvements from discussion with representatives at Vista Railing and Jewel Welding and Fabrication.

10.3.1.1.240 Street Left Turn Signal Phase onto Loughheed Highway

Currently there is a left turn lane on 240 Street northbound allowing turns onto Loughheed Highway westbound. The recommendation is to add a protected left turn signal phase to replace the existing permissive left turn at this location. This would allow smoother and more convenient truck access onto Loughheed Highway given the time it takes loaded semi trucks to gear up and make the turn.

10.3.1.2. River Road / Tamarack Lane and Loughheed Highway Intersection Improvements

This intersection is not currently signaled; it allows right in, left in access from Loughheed Highway to River Road, and River Road only provides right out access to Loughheed Highway. The recommendation is signalizing the intersection, as shown in *Figure 14* below. This could allow left out access to Loughheed Highway and protected left turns from Loughheed Highway into Albion Industrial via River Road. These upgrades would need to be connected to the CPKC railway crossing gates to provide coordinated turning movements across the railway main line. These improvements could enhance the intersection as a viable secondary access to the Albion Industrial area making it a more convenient location for transportation and logistics industries.



Figure 14: River Road / Tamarack Lane / Loughheed Highway Signalization

10.4. FUTURE STUDIES

10.4.1. Groundwater Investigations

A high-level desktop analysis of the potential for groundwater to serve Sites 4 through 7 indicated limited potential to meet projected demands in the area, which is also key to supporting a centralized sanitary treatment facility. Additional studies would be required to fully understand the potential for groundwater to support development and support a potential centralized sanitary treatment facility.

10.4.2. Traditional Water and Sanitary Servicing Extensions

Based on the infrastructure servicing analysis, servicing the Study Area sites will require a staged approach. Stages could include:

1. Conduct additional studies and detailed designs for connecting sanitary and water infrastructure to the KFN Lands and Central Lands area, and the interaction with the City's and region's infrastructure. The Area 3 Residential Area will need to be considered in the sanitary study.
 - a. Consider conducting additional technical studies for a centralized sewage treatment and disposal facility including assessments for the feasibility and detailed cost of a riverine outfall and diffuser.
2. Conduct a localized stormwater and flood management study and servicing strategy for KFN Lands and Central Lands area, and associated watershed / sub-watershed and the Fraser River. Additional studies for stormwater and flood management will be required in the Albion Industrial Area.
3. Conduct additional studies and detailed designs for local sanitary and water servicing, including sanitary sewers, water distribution mains, water reservoirs, and drainage infrastructure.
4. Complete upgrades to the City's 158m Albion Zone booster pump station, 240 Street transmission feeder main, and connecting the City's water system to the KFN Lands.
5. Construct the KFN Lands' sanitary pump station and forcemain / gravity sewer along the Lougheed Highway / CPR ROW to 240 Street. Complete necessary upgrades to the City's sanitary sewer and 225 Street Pump Station to accommodate additional flows from the KFN Lands. Connect the Area 3 Residential Area to the proposed sanitary forcemain / gravity sewer.
6. Construct local infrastructure in the KFN Lands and Central Lands area to service sites.
7. Complete the W4 watermain upgrades in the Albion Industrial Lands described in [Section 8.3.2](#).

10.5. INTERGOVERNMENTAL COLLABORATIONS

10.5.1. Kwantlen First Nation

Establishing agreements with the City and Metro Vancouver is key to connecting Sites 5B, 5C, and 5D to regional sanitary and city water systems that would enable the desired residential development as articulated in the *Kwantlen First Nation Land Use Plan Summary Report*. Addressing reconciliation and contamination of sites in the KFN lands could be leveraged to secure provincial or federal funding to advance for remediation of or management of contamination and the future servicing connections required to facilitate development.



10.5.2. Metro Vancouver

The regional Growth Strategy limits the extension of servicing to the sites west of 240 Street and south of 100 Avenue / 98 Avenue. The City and Metro Vancouver should discuss the advantages of policy approaches that could enable the industrial development of sites along the Fraser River, while continuing to limit urban forms of residential development. Metro Vancouver's industrial development ambitions are well articulated in its own strategic plans, including in both the Regional Growth Strategy as well as the Regional Industrial Lands Strategy; however, the expansion and development of industrial lands requires servicing and transportation improvements. Metro Vancouver could also share the findings of this study with other member municipalities to advance other local area industrial lands bring to market opportunities.

10.5.3. Provincial Ministry Engagement

There are a number of Provincial ministries that can be engaged to assist with the bring to market strategic initiative, such as:

1. Ministry of Transportation and Transit to explore opportunities for improved highway access to / from study area sites. Representatives from Kwantlen First Nation noted that Ministry of Transportation and Transit has expressed collaboration potential.
2. Ministry of Jobs, Economic Development and Innovation to explore incentives, programs, and initiatives that address economic development, trade corridors, investment in businesses, and the role of the Ministry in contributing to bring to market strategies.
3. Ministry of Indigenous Relations and Reconciliation to explore options for economic development incentives or supports for KFN land development and enterprises.

10.5.4. Port of Vancouver

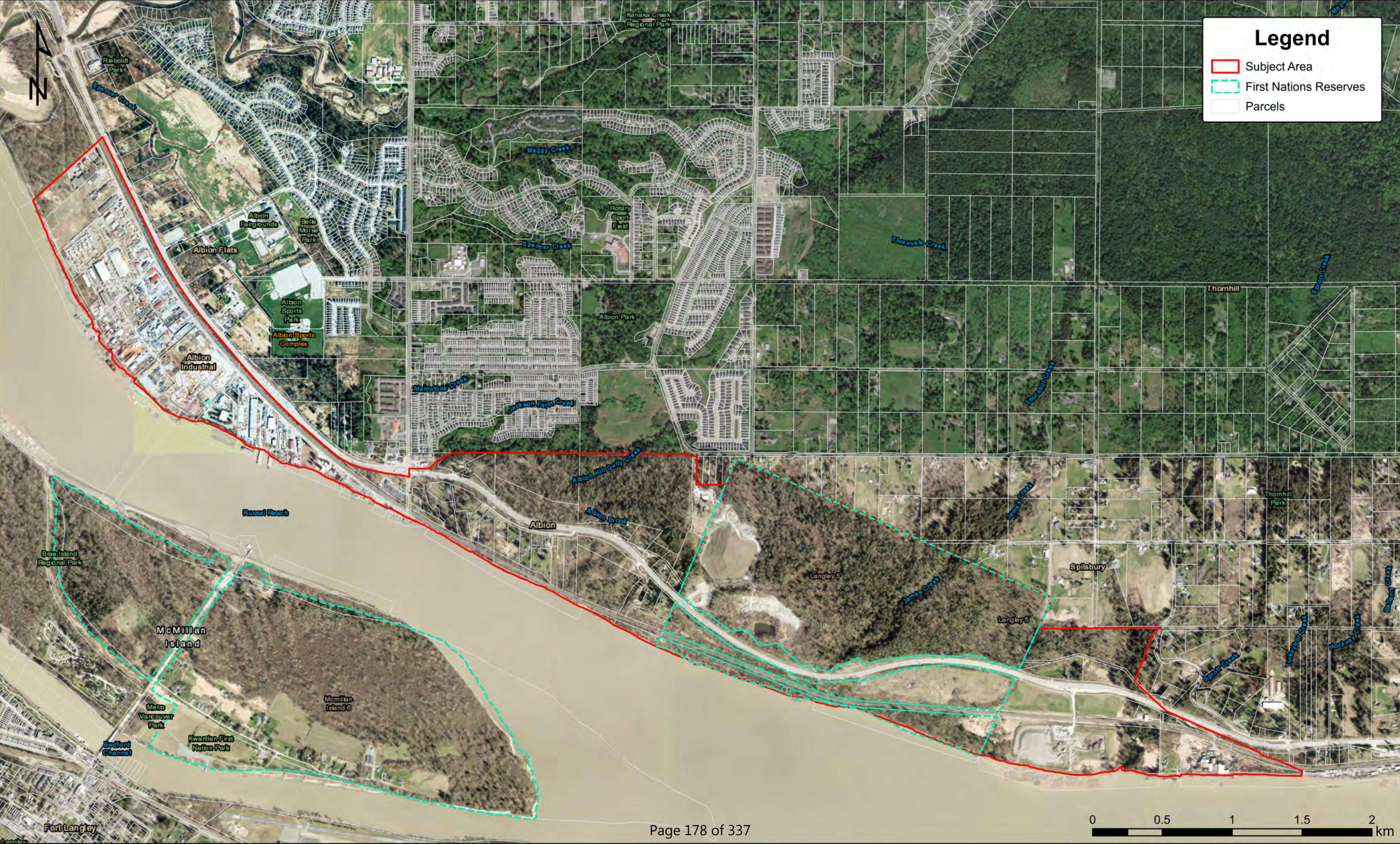
Port of Vancouver should be engaged for use of the Fraser River regarding short sea shipping and off dock facilities, to establish and understanding of how these lands and specific sites could be leveraged for port functions and roles, and what specific issues, regulatory consideration need to be further clarified and investigated. A further recommendation is to expand the jurisdiction of the port authority further up the Fraser River to include all the subject lands (or even further, to the boundary of Mission).

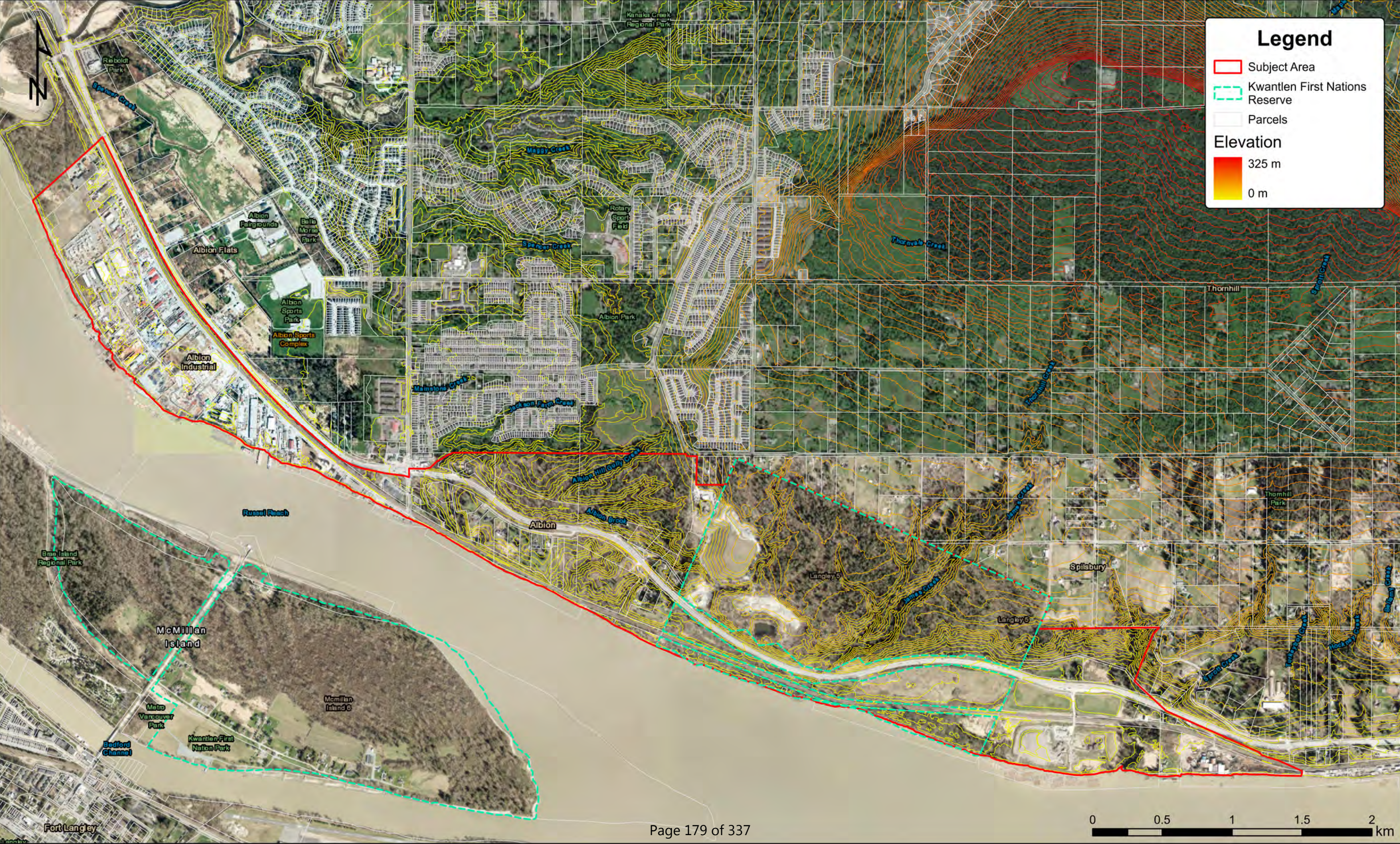
10.5.5. TransLink

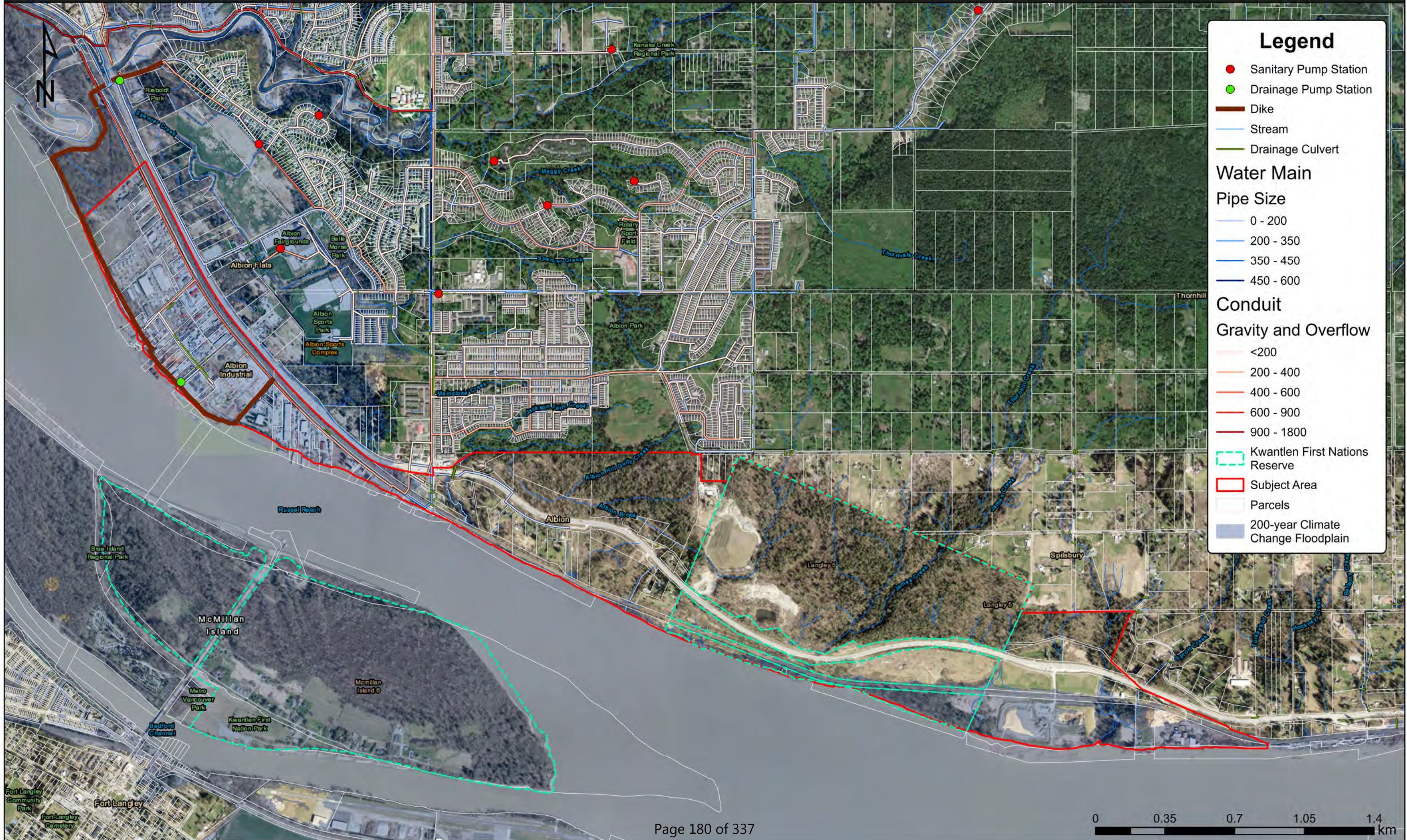
TransLink provides limited daytime service to the Albion Industrial area. The opportunity to improve service levels has a direct link to the labour pool access for industries in the area. Explore what service enhancements could be made to service levels and what success factors look like for TransLink and for area businesses.

Appendix A

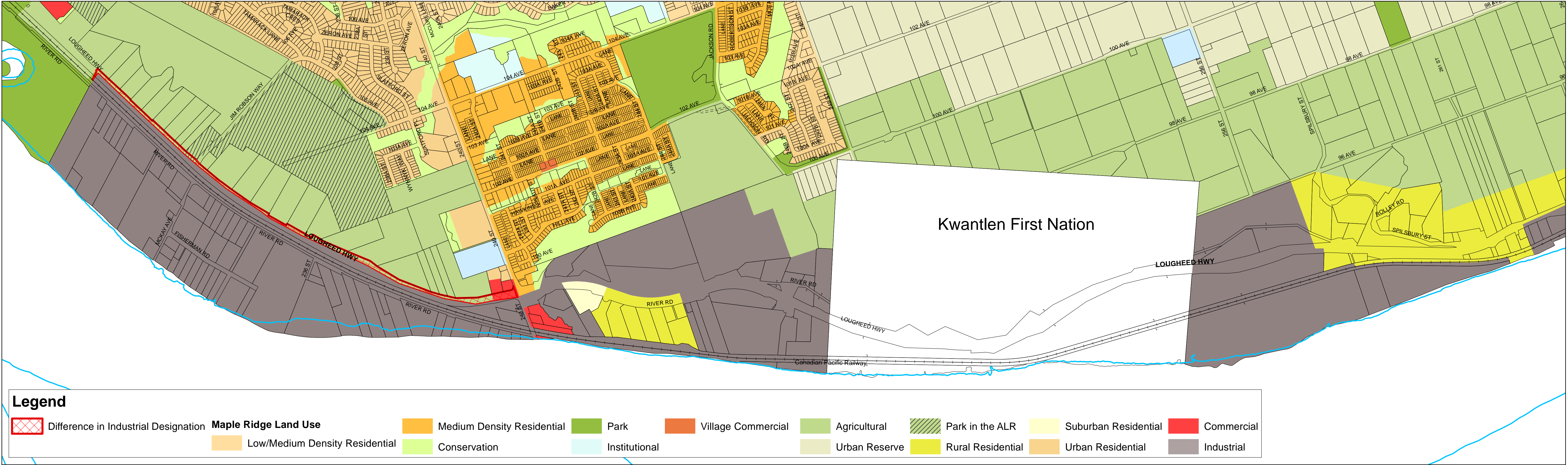
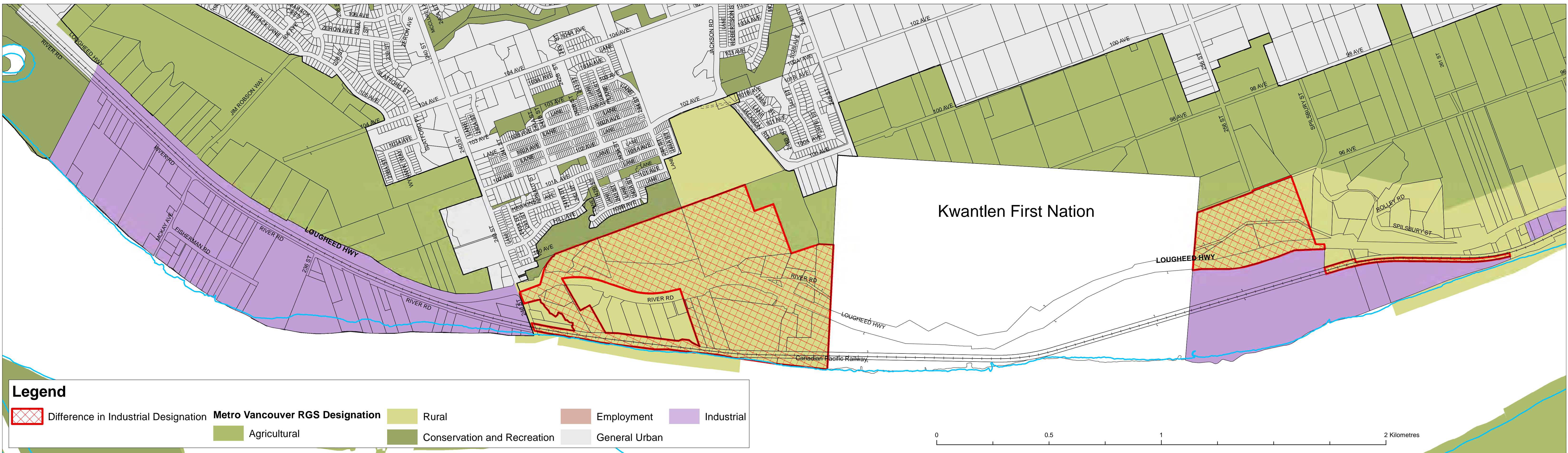
Maps



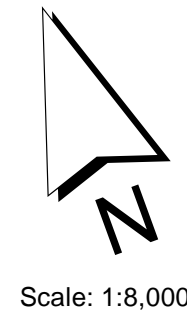








Bring to Market Industrial Lands



Appendix B

Future Use Cases Table

Subject Sites and Subareas:		1 West of McKay Ave (1A)	1 East of McKay Ave (1B)	2 Albion River Lots (2)	2 Residential (3)	3 KFN Lands Gravel Pit (5A)	3 KFN Lands Hillside (5B, 5C, 5D)	3 KFN Lands (4, 6A)	4 Sanscorp (6B, 6C)	4 Old Lumber Mill (7)
Size (acres):		46.5 ac	52 ac	25 ac	11 ac	27 ac	5B: 14ac, 5C: 12ac, 5D: 19ac	4: 10 ac, 6A: 24 ac	6B: 11.5 ac, 6C: 29 ac	12.85 ac
Current Use (As-Is) Now		<ul style="list-style-type: none">Open storage and manufacturing (Vista Railings, lumber mill, various open storage and enclosed industrial uses)Van Der Wal equipment SalesPartap Forest ProductsMaple Ridge TowingMr. Nu Building MaterialsVacant lots (2-3)	<ul style="list-style-type: none">Open storage and enclosed industrial usesVacant lot (1)Stella Jones Pole YardGary's Auto WreckingConteco Molds PlasticPacific Bending and MachineJewel WeldingAllied CraneProMix ConcreteEagle Tech Salvage	<ul style="list-style-type: none">Open storage and manufacturingCedar products (Various outdoor uses)Streifel IndustriesSupreme BargeWarehouseLafarge concrete	<ul style="list-style-type: none">Single Family ResidentialFill site	<ul style="list-style-type: none">Gravel/aggregates and fill site	<ul style="list-style-type: none">Undeveloped forest	<ul style="list-style-type: none">Vacant KFN lands and a portion outside KFN – RV park and residences (Sub-area 4)	<ul style="list-style-type: none">South of the railway gravel and landscape site (Sanscorp)Vacant north of the railway	<ul style="list-style-type: none">Disused, timber mill and storage
		Maximize utilization of existing servicing (water, sewer, storm, power, Natural gas) Transit service Serviced Industrial Cut off from River by dike – opportunity for river access unclear. This area also has a public walkway / trail along the waterfront on the dike. Fortis pipeline ROW Coordination with CPKC and MoTT.	Maximize utilization of existing servicing (water, sewer, storm, power, Natural gas) Transit service Serviced Industrial CPKC Rail Spur for Stella Jones south of River Road River Access (for lots south of Fisherman Road) Fortis pipeline ROW Coordination with CPKC and MoTT.	Maximize utilization of existing servicing (water, sewer, storm, power, Natural gas) Transit service Serviced Industrial <ul style="list-style-type: none">Challenged by shallow site depth (Could extend east but in the floodplain. Could extend west, note easement on Title, would need to verify purpose)River access	<ul style="list-style-type: none">Water serviceNo sewerNo transit Semi-Serviced Potential residential buyouts (land assembly by private or public entity) on an opportunity basis to change to industrial. Potential for civic amenities, such as a fire hall to help serve the business / industrial community. High cliff over CPKC and riverbank Limited short-term industrial prospects	<ul style="list-style-type: none">Un-servicedNo transit Candidate for Dry-Industrial Prepare lands by filling and grading the site Coordination with MoTT.	<ul style="list-style-type: none">Un-servicedNo transit Sub-areas 5B and 5C quick win candidate for Residential Sub-area 5D Candidate for short-term dry-industrial or storage use while awaiting feasibility testing, rezoning, development/building permit approval. Dry industrial as short-term use during rezoning/development application process. Prepare lands by filling and grading the site Coordination with MoTT.	<ul style="list-style-type: none">Un-servicedNo transit Candidate for Dry-Industrial Align KFN and CoMR and MV land use planning. Establish parallel approvals b/w KFN and CoMR to maximize permitting efficiency. Coordination with CPKC and MoTT for vehicle highway access. Sub-area 4 – Has topography constraints Sub-area 6A – opportunity for rail line access via spur.	<ul style="list-style-type: none">Un-servicedNo transit Candidate for Dry-Industrial Prepare the site and consolidate as need be. Coordination with CPKC and MoTT for vehicle highway access. Opportunity for rail line access via spur.	<ul style="list-style-type: none">Un-servicedNo transit Candidate for Dry-Industrial Prepare the as need be. Coordination with CPKC.
Transitional Use Industrial (near term) 5-10 Years	Option 1	<ul style="list-style-type: none">Manufacturing, processing, assembly, storage, distribution industrial uses, and Forestry related uses, such as saw mill, value add wood work, etc.Small bay industrialValue-add industrial uses manufacturing, assembly, repair, custom fabrication.Road and rail accessible employment hubs	<ul style="list-style-type: none">River access industries, fabricators, short sea shipping, plastic pellets and plastic molding, grain silos.Utilize and improve access to and from the river for short sea shipping.Metal recycling and milling Typology: Predominantly open storage with 25% building site coverage by warehouses or	<ul style="list-style-type: none">Light industrial uses, multi-bay warehouses, open storage, enclosed accessory storage Typology: Predominantly open storage with 25% site coverage by warehouses or multi-bay buildings, and site offices. <ul style="list-style-type: none">Heavy industrial uses, concrete mix batch plant, marine related industries	<ul style="list-style-type: none">Complete the filling in of the site, resolve contamination issue.Small scale multi bay industrial buildings Typology: small bay industrial buildings.	<ul style="list-style-type: none">Consider industrial usesTerrace the site for interim and future useOpen storage and distribution Typology: Open yards and storage areas with site offices (modular/temporary) and some simple enclosed workspaces for welding, fabrication and assembly	<ul style="list-style-type: none">Consider residential, such ground-oriented townhomes, and detached residential. This is probably higher revenue and easier to develop and market on sloped sites with river views. Typology: Residential housing in form of detached, attached, and ground oriented forms.	<ul style="list-style-type: none">Truck parks, container distribution and storage, other open / outdoor storage, transloading, if use/access to rail line. Typology: open yards with temporary site offices.	<ul style="list-style-type: none">Use as open storage of materials, trucks, containers, and logistics in the interim as sites are pre-loaded/prepared for heavier industrial uses Typology: open yards with temporary site offices.	<ul style="list-style-type: none">Remediate and prepare lands for longer term development.Use as open storage and prepare for heavier industrial uses. Typology: open yards with temporary site offices.



Industrial Bring to Market – Near and Long Term Use Cases – Feedback Integrated

Subject Sites and Subareas:		1 West of McKay Ave (1A)	1 East of McKay Ave (1B)	2 Albion River Lots (2)	2 Residential (3)	3 KFN Lands Gravel Pit (5A)	3 KFN Lands Hillside (5B, 5C, 5D)	3 KFN Lands (4, 6A)	4 Sanscorp (6B, 6C)	4 Old Lumber Mill (7)
Size (acres):		46.5 ac	52 ac	25 ac	11 ac	27 ac	5B: 14ac, 5C: 12ac, 5D: 19ac	4: 10 ac, 6A: 24 ac	6B: 11.5 ac, 6C: 29 ac	12.85 ac
		Typology: Predominantly open storage with 25%building site coverage by warehouses or multi-bay buildings, and small accessory site offices.	multi-bay buildings, raw materials or silos, and accessory site offices. Shipping terminal development/expansion	Typology: Predominantly open storage with 25% site coverage by warehouses or multi-bay buildings, raw materials or silos, and temporary/ modular site offices						
	Option 2	<ul style="list-style-type: none">Intensifies on Option 1 to 40% site coverage with the addition of onsite sales/showrooms and administrative functions (business park style)Small scale warehousing and contractor spaces for finishing products related to home building and construction with limited commercial functions such as onsite sales/showrooms.Value-add industrial uses manufacturing, assembly, repair, custom fabrication, small bay industrial spaces with outdoor storage of raw materials and indoor storage of finished product. Typology: Warehouses and small unit multiple-bay industrial with 40% or greater site coverage and limited outdoor storage, company administration and showroom functions.	<ul style="list-style-type: none">Concrete, ready mix, aggregates, circular economy park (reuse, pelletizing, chipping of goods, packaging for bulk, etc.) Typology: Open sites with machinery and truck yards and material piles / outdoor storage. Temporary/modular site offices.	<ul style="list-style-type: none">Steel and metal fabricationShip/barge building and repair Typology: High ceiling warehousing with vertical racking storage to improve yield.	<ul style="list-style-type: none">Truck parking and maintenance facilities until permits get approved and services get installed Typology: open yards with site offices	<ul style="list-style-type: none">Warehousing and multi-bay contractor / tradesperson's shops Typology: Predominantly open storage with 25% site coverage by warehouses or multi-bay buildings, and site offices.		<ul style="list-style-type: none">Sub-area 6A – aggregates barging, trucking, and sorting and larger scale sales and distribution Typology: Leveled, aggregate yards, with industrial machinery, silos, site offices and conveyor belts.	<ul style="list-style-type: none">Expand on aggregates distribution with input received by barge and output by trucking, rail, or barge once trucked down 240 St / 256 St.Rail spurs, yards or loop tracks to support the transloading of loose materials into hopper cards and gondolas. Typology: Leveled, aggregate yards, with industrial machinery, silos, site offices and conveyor belts.	<ul style="list-style-type: none">Storage and sale of wrecked vehicles and auto partsMaterials recycling and processing Typology: Leveled, aggregate yards, with industrial machinery, site offices and industrial machinery, limited covered/enclosed workspaces. .
Ultimate Industrial 10-20 Years	Option 1	<ul style="list-style-type: none">Heavy industrial uses include outdoor storage, onsite manufacturing, processing, assembly, storage, distribution industrial uses, and Forestry related uses, such as saw mill, value add wood work, etc. Typology: Predominantly open storage with 25% site coverage by warehouses or multi-bay buildings, and site offices.	<ul style="list-style-type: none">River access industries (short sea shipping), transloading, drayage,.Fabricators, manufacturers, distributing, packaging Typology: Open sites with enclosed workspaces, machinery and truck bays and material piles. Temporary/ modular site offices (may require consolidation of lots or new traffic patterning/ roadway alignments to facilitate contagious parcels).	<ul style="list-style-type: none">River access industries (short sea shipping), transloading, drayageHeavy machinery production which allows for manufacturing used in construction, mining, dredging, etc.Utilize and improve access to and from the river for short sea shipping Typology: Warehousing with office/employment functions in a portion of the building or on second level. Shipping terminal development/ expansion	<ul style="list-style-type: none">Tilt up warehousing for light industrialMultibay/multi-unit work spaces, similar to Blue Mountain Business Park on Liley DriveUtilize the River Road service road to allow trucks to turn into and enter the sites (requires further improvements to Highway 7 intersection to accommodate larger vehicles/ commercial trucks.	<ul style="list-style-type: none">Warehousing and multi-bay contractor / tradesperson's shopsLight industrial/retail like uses.Professional, scientific and technical services,Similar to FiberTech in Surrey, where they manufacture plumbing goods and also allow the sale of them in a showroom. Typology: Predominantly open storage with 25% site coverage by warehouses or	<ul style="list-style-type: none">Residential housing in form of detached, attached, and ground oriented forms.	<ul style="list-style-type: none">Bulk commodities silo storage and distribution (grain, plastics, fertilizer etc.) Typology: Paved, drained and lit yards, with industrial machinery, silos, site offices and conveyor belts.	<ul style="list-style-type: none">Short sea shipping and transloading, drayage.Bulk loading terminals (free-flowing commodities silos such as, plastic pellets, sand, liquids or gasses).Cross-dock or co-packaging facilityValue add processing transload - more valuable product and higher margins, and logisticsAsphalt paving and concrete/aggregatesReady mix plant Typology:	<ul style="list-style-type: none">Manufacturing, distribution, open storage of countertop materials. (Ie. TCE Stone, Richmond)Window/Door manufacturingTruck/machinery repair. Typology: Leveled, aggregate yards, with industrial machinery, site offices and industrial plant. Shipping terminal development/expansion



Industrial Bring to Market – Near and Long Term Use Cases – Feedback Integrated

Subject Sites and Subareas:		1 West of McKay Ave (1A)	1 East of McKay Ave (1B)	2 Albion River Lots (2)	2 Residential (3)	3 KFN Lands Gravel Pit (5A)	3 KFN Lands Hillside (5B, 5C, 5D)	3 KFN Lands (4, 6A)	4 Sanscorp (6B, 6C)	4 Old Lumber Mill (7)
Size (acres):		46.5 ac	52 ac	25 ac	11 ac	27 ac	5B: 14ac, 5C: 12ac, 5D: 19ac	4: 10 ac, 6A: 24 ac	6B: 11.5 ac, 6C: 29 ac	12.85 ac
						multi-bay buildings, and site offices.			Leveled, aggregate yards, with industrial machinery, site offices and industrial plant. Shipping terminal development/expansion	
	Option 2	<ul style="list-style-type: none">Light industrial uses include business park-style development for industries that support home construction i.e. cabinetry, doors, windows, moldings, and stainless-steel fabricators/assembly, production, furniture, household appliances. Trades-related companies like MBS or Sunbelt rentals. Shops/ offices. Outdoor/yard storage. Food and Beverage Processing <p>Typology: Warehouses and small unit multiple bay industrial with 40% max site coverage and limited outdoor storage and company administration and showroom functions.</p>	<ul style="list-style-type: none">Concrete, ready mix, aggregates, circular economy park (reuse, pelletizing, chipping of goods, packaging for bulk, etc.) <p>Typology: Open sites with machinery and truck yards and material piles / outdoor storage. Temporary/modular site offices.</p> <ul style="list-style-type: none">Marine-oriented industry such as boat/small ship building and repair and support services, dry dock, welding, buoy and caisson maintenance and construction. (Would require crossing the dike, which may be a constraint) <p>Typology: Predominantly open storage with 25% site coverage by warehouses or multi-bay buildings, and site offices.</p>	<ul style="list-style-type: none">Contractor and construction support serving industries (specialty trade contractors)Steel and metal fabricationShip/barge building and repair <p>Typology: Warehouses and small unit multiple bay industrial with 50% or greater site coverage</p>	<ul style="list-style-type: none">Low impact business such as high-tech industries, research and development companies. (Would require expansion of strong fiberoptic /telecom infrastructure to this area) <p>Typology: Warehouses and small unit multi bay industrial with 50% or greater site coverage and limited outdoor storage and company administration and showroom functions.</p>	<ul style="list-style-type: none">Small multibay/multi-unit workspaces, similar to Blue Mountain Business Park on Liley Drive <p>Typology: Warehouses and small unit multiple bay industrial with 25 to 50% site coverage and outdoor storage areas.</p>		<ul style="list-style-type: none">Film Studios <p>Typology: Film studio / Media production facility buildings composed of 2-3 buildings (warehouses) with 30,000 to 70,000 sq ft GFA, high ceiling 36-50 ft, clear spans, spans to support rigging, accessory office space and 10,000 sf carpentry and SFX workshop, wardrobe and parking for 80-100 parking stalls for staff and hair and makeup trucks.</p>	<ul style="list-style-type: none">Port expansionOff dock loading, transloading, shot-sea shipping <p>Typology: Leveled, aggregate yards, with industrial machinery, site offices and industrial plant.</p>	<ul style="list-style-type: none">Fill and level site for open storage and materials sales. <p>Typology: Leveled, aggregate yards, with industrial machinery, site offices and industrial plant.</p>

Appendix C

Technical Memo – Groundwater Supply Feasibility

TECHNICAL MEMO

To	From
Eric Aderneck, Industrial Lands Program Manager City of Maple Ridge	Jane Yetter, PEng Groundwater Resource Engineer
Re	Date
Groundwater Supply Feasibility (Preliminary) Maple Ridge Industrial Bring to Market Study	April 22, 2025

1. Introduction

The City of Maple Ridge has contracted McElhanney to develop a comprehensive Industrial Bring to Market Study for the areas shown in [Figure 1](#). To support the consideration of options for water supply, McElhanney has conducted a preliminary desk-top level groundwater study. The goal of this study was to assess the potential feasibility of using groundwater as source water to supply a centralized water system for future industrial development ([Figure 1](#)).

McElhanney has estimated water demands for the proposed industrial development ([Table A](#)). Details regarding the water demand calculations are presented in the draft *Industrial Servicing Analysis* technical memorandum¹.

Table A. Anticipated Water Flow Demands (m³/day) by Land Ownership and Development Areas

	Kwantlen First Nation: Areas 4, 5(A-D), 6A			Other Private Lands: Areas 6B, 6C, Area 7			Totals		
	Low	Medium	High	Low	Medium	High	Low	Medium	High
Average Daily Demand (m ³ /d)	572	595	602	781	827	884	1,353	1,421	1,486
Maximum Daily Demand (m ³ /d)	1,144	1,189	1,204	1,561	1,653	1,768	2,705	2,842	2,972

Note: Areas are shown in Figure 1. Considerations for Low, Medium, & High water use estimates are provided in the Infrastructure Servicing Analysis technical memorandum.

¹ McElhanney, 2025. 'Industrial Bring to Market – Infrastructure Servicing Analysis. DRAFT Technical memorandum prepared for Eric Aderneck, Industrial Lands Program Manager, City of Maple Ridge.



Figure 1. Subject Areas 4 through 7 for proposed development with consideration to service by centralized water system (Yellow striped areas around watercourses are riparian setbacks).

2. Approach & Scope of Work

Assessing the feasibility of groundwater (wells) as a new source of water supply typically includes:

- technical assessment of available groundwater resources and their potential to meet the community water needs with water wells, and
- a preliminary analysis of unknowns, risks, and relative costs to develop and license groundwater sources for a potable water supply.

Groundwater resource assessment typically occurs in phases, starting with a technical desktop assessment. The scope for this limited desktop assessment included:

- a high level review of publicly available information on local hydrogeology, provincially delineated aquifers, water well records, and existing groundwater licenses to understand aquifers in the area, potential well yields, and existing water users;
- provision of a professional opinion regarding the technical feasibility and practicality of groundwater as the source for the centralized water supply.

The scope for this feasibility assessment did not include site visits or field work for any purpose, such as geologic mapping or study, selection of well locations, or water well drilling and testing.

This assessment of groundwater supply feasibility from a desktop study alone is limited. Further work is required to verify whether groundwater wells can provide adequate water supply and that the groundwater resources can be exploited without unreasonable negative effects to other existing users and to environmental flows (i.e., groundwater contributions to surface water). If there is adequate information available on local aquifers and water well yields, a desktop assessment can inform a decision



about whether to proceed with drilling exploratory wells and can provide a general understanding of the number of wells that might be required to meet the water demand.

To help with planning, approximate costs and schedules are provided for potential next steps in groundwater feasibility assessment; the results of which would be used to inform the design of the required production wells and the water system.

The Study Area was limited to the lands proposed for development in consideration of conveyance costs. Regardless of well locations, it has been assumed that water will need to be transported from all wells to a centralized water treatment facility before distribution to points of use. The location of a treatment facility was yet to be determined at the time of this assessment.

3. Groundwater Feasibility

3.1. LOCAL AQUIFERS

The Province of BC has designated two aquifers in the Study Area: sand and gravel Aquifer No. 970 and fractured bedrock Aquifer No. 19. Fact sheets with details on these two aquifers are attached as [Appendix A](#). A summary of information for these aquifers is presented below in Table B. Average and maximum well yields are provided by the Province are based on available water well records.

Most water wells are drilled for private, domestic supply where small yields (i.e., 2 m³/day) are suitable, and available funds are modest. Therefore, drilling contractors typically complete a well at the shallowest depth where adequate supply was reached. Screens may not be installed in wells completed in sand and gravel, for cost savings, which limits the pumping rate to prevent sand from entering the well casing and installed pump. Therefore, well records are skewed toward shallow, low-yield water wells and average yields may not reflect true aquifer potential.

Table B. Summary of Local Aquifers

Parameter	Aquifer 970	Aquifer 19
Lithology	Sand and gravel interbedded with low permeability material	Fractured sedimentary rock
Median Well Yield	0.63 L/s (54 m ³ /d; 10 US gpm)	0.16 L/s (14 m ³ /d; 3 US gpm)
Maximum Well Yield (fr. records)	1.6 L/s (138 m³/d ; 25 US gpm)	3.7 L/s (320 m³/d ; 60 US gpm)
Median Depth to Groundwater	1.83 m	19.5 m
Median Well Depth	5.5 m	93 m
Maximum Well Depth	83 m	~ 280 m
Number of Current GW Licenses	0	4



3.1.1. Aquifer 970 (Sand and Gravel)

Aquifer 970 is located along the north bank of the Fraser River in Maple Ridge, roughly between 232 Street and 285 Street. It extends approximately 1-1.5 km inland from the riverbank and is comprised of sand and gravel deposits interbedded with low-permeability geologic materials. The thickness and extent of the sand and gravel may be limited in some areas, and not all of the permeable deposits may be interconnected. Thus, potential groundwater production rates may be variable with location and depth. The average and maximum well yields reported for Aquifer 970 are still relatively low as compared to the project water demands. We found no records of groundwater licenses for extraction from Aquifer 970, which suggests it has not been a target for commercial, industrial, or community water supplies that tend to need higher yields than the average private, domestic (household) well.

3.1.2. Aquifer 19 (Fractured Bedrock)

Aquifer 19 is hosted in fractured sedimentary rock of the Kitsilano Formation. The aquifer was delineated by the Province of BC along the north bank of the Fraser River and extends west to east from 224 Street to the Stave River, and north roughly 2-4 km from the riverbank. Rock types consist of conglomerate (cemented sand, gravel and cobble), sandstone, and shale with lesser amounts of volcanic rock (basalt flows, sills, and pyroclasts). Conglomerate and sandstone can host water within the rock matrix (primary porosity) if the rock is loosely cemented, as well as within fractures (secondary porosity). Typically, high-well yields are associated with large-aperture fractures in rock or with densely fractured rock. Large fracture apertures and densely fractured rock can be associated with faults; however, there are no faults mapped within the proposed development area.

There are two Provincial Observation Wells completed within Aquifer 19 (OW462 and 479), and three active groundwater licenses (with licensed withdrawal ranging from 1 to 20 m³/day). A summary of information from the two observation wells is provided below in [Table C](#). Well completion records and graphs of groundwater levels recorded over the last 5-6 years are attached as [Appendix B](#). Groundwater level data for both OW462 and OW479 show impacts from local groundwater extraction. Data from OW479 show a decrease of roughly 3 m in groundwater levels from winter 2019 to winter 2025.

Table C. Provincial Observation Wells Summary

Parameter	OW 462	OW479
Depth to Bedrock (m below surface)	2.5 m	28 m
Total Well Depth	151.5 m	121.0 m
Recorded Fracture Depths (m)	44.2 78.6 125 128.6 m	<i>None recorded</i>
Well Yield (driller estimate)	5 m ³ /day (1 US gpm)	27 m ³ /day (5 US gpm)
Static Groundwater Level (2018)	45.7 m below ground surface	19.5 m below ground surface



3.2. PRELIMINARY ASSESSMENT OF TECHNICAL FEASIBILITY

Based on the limited desktop assessment, the technical feasibility of sourcing groundwater for a centralized water system appears unlikely to be challenging. The required water demand is high, as compared to both average and maximum groundwater yields available from existing wells in this area.

Based on average well yields, an unreasonably large number of water wells would be required to meet the project water demands (*Table C*), even in a low water demand scenario (*Table A*). Logistically, it becomes challenging to manage and operate a water system with more than 3-5 water wells.

Further desktop hydrogeological assessment and exploration well drilling would be needed to properly assess the possibility of developing a suitable number of high-yielding wells for the proposed development.

Table D. Estimated Number of Wells Required to Meet Project Water Demand Based on Limited Assessment

Parameter	Aquifer 970	Aquifer 19
Lithology	Sand and gravel interbedded with low permeability material	Fractured sedimentary rock
Maximum Well Yield (from records)	138 m³/d	320 m³/d
Median Well Yield (from records)	54 m ³ /d	14 m ³ /d
Number of wells required to meet <u>Combined Water Demand</u> assuming MAXIMUM recorded well yield obtainable from <u>all wells</u>	20-22	9-10
Number of wells required to meet <u>Combined Water Demand</u> assuming average (median) recorded well yield from all wells	50-56	194-213

3.3. POTENTIAL NEXT STEPS & ASSOCIATED COSTS

Table D below outlines the next steps and associated costs to progress assessment, exploration, and development of a groundwater source for the project, based on the assumption that nine wells could meet the water demand. Note that based on the **maximum** reported well yield, at least 9 wells would be required.

As per the ACEC-BC's Budget Guidelines for Consulting Engineering Services (2009), a Class D estimate is within $\pm 50\%$. Basic engineering fees for the design portion only on complex municipal infrastructure projects could be expected to be approximately 15% of the construction costs. This would include required studies and detailed design. For the purposes of this report, a 35% contingency was added to construction cost estimates to account for unknown conditions, plus an additional 15% to cover total engineering and project management costs.



Table E. Estimate of costs for next steps in groundwater source development

Task Description	Estimated Cost
Additional desktop study: to better understand aquifer lithology (Aquifer 970) and fracture potential (Aquifer 19), assess potential well yields, and prepare preliminary well designs for contractor estimates (including total drilling depth)	\$ 8,000 to \$ 15,000
Well Drilling: exploration and production wells (<u>cost per well</u>)	\$ 30,000 to \$ 75,000
Pumping Tests: are recommended to determine the long-term capacity of each production well. They are required in support of a water license for groundwater extraction. (<u>Cost per test</u>)	\$ 28,000 to \$ 65,000
Data analysis in support of water license application (depends on number of production wells, potential for mutual well interference, and potential impacts on other users and environmental surface water flows)	\$ 10,000 to \$ 50,000
Total Estimated Cost assuming NINE production wells	\$ 540,000 to \$ 1,325,000

Note that the estimated costs in Table D are for development of the water source wells only. **The costs presented in Table D do not include costs for well pump, well pump installation, electrical connection, pump and water system controls, water conveyance, pressurization, water storage, water treatment (if necessary), or other costs associated with design and construction of a water utility.**

3.4. FURTHER CONSIDERATIONS

To further explore groundwater as a potential water source for a centralized water system, the following considerations are recommended:

- Groundwater chemistry was not considered for this assessment. While groundwater does not typically require the same level of filtration as surface water, it tends to have higher mineralization due to residence time in the geological materials in the host aquifer. Groundwater can require treatment for metals if concentrations exceed Health Canada's drinking water guidelines.
- The local health authority mandates treatment for drinking water systems and requires an assessment of the risk of pathogens and other contaminants for groundwater based water systems. The risks are a function of aquifer vulnerability, well construction & depth, and well location in proximity to surface water and to other potential sources of surface contamination (e.g. industrial land uses). These risks have not been considered at this early stage of assessment and would need to be considered when selecting locations and design characteristics for wells.



- An aquifer water balance was not conducted for this assessment. The capacity of each aquifer separately, or if combined, to support the water demand for the project has not been determined. Consideration of how the project demands will impact existing users and environmental flow to sustain groundwater and surface water interaction should be assessed if groundwater is further considered as a water source.

CLOSING

If there are any questions or concerns regarding the information within this technical memo, please contact the author, or your project manager, Colton Kirsop (ckirsop@mcelhanney.com). This document is subject to limitations ([Appendix C](#)) further to what has been mentioned above.

Sincerely,
McElhanney Ltd.

Prepared by:



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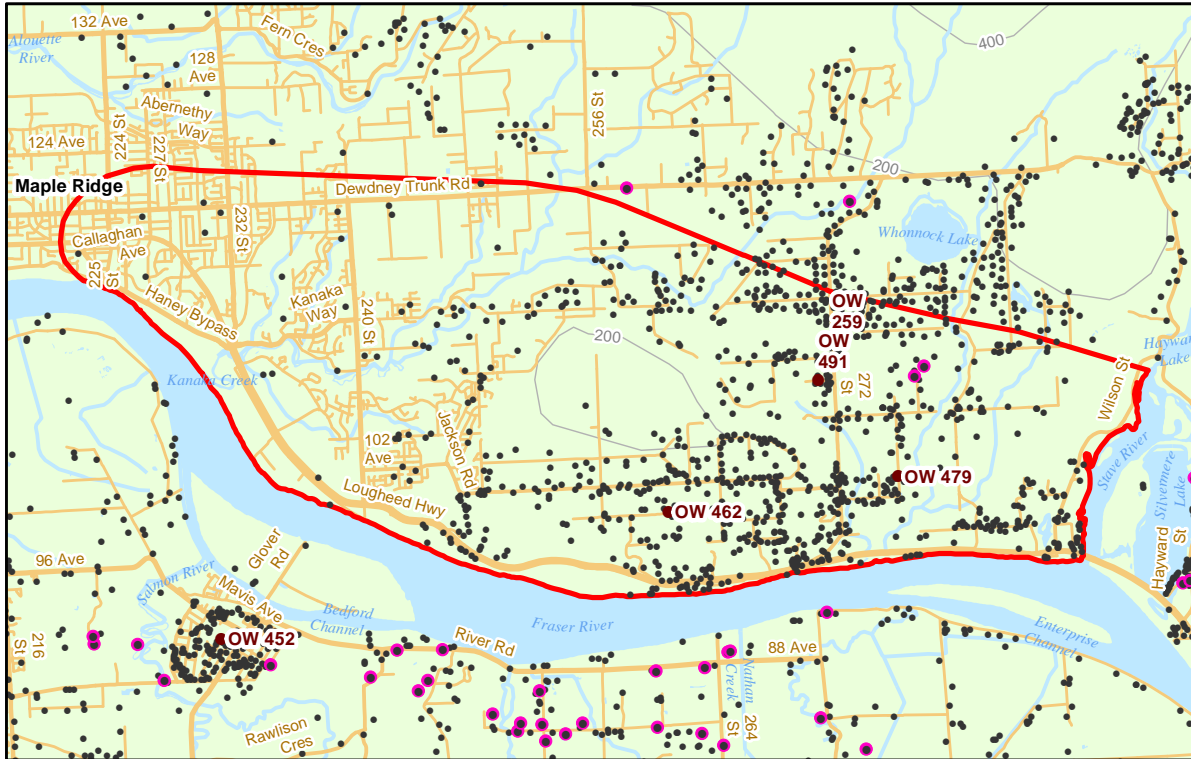
Enclosed:

1. Appendix C-1: Aquifer Fact Sheets
2. Appendix C-2: Provincial Observation Wells 462 and 479 – Well Records and Groundwater Level Graphs
3. Appendix C-3: Statement of Limitations



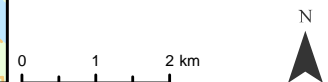
APPENDIX C-1

Aquifer Fact Sheets



Legend

- Registered Water Well - Artesian
- Registered Water Well
- Active Observation Well
- Aquifer Boundary



Aquifer Description (Mapping Report - 2016):

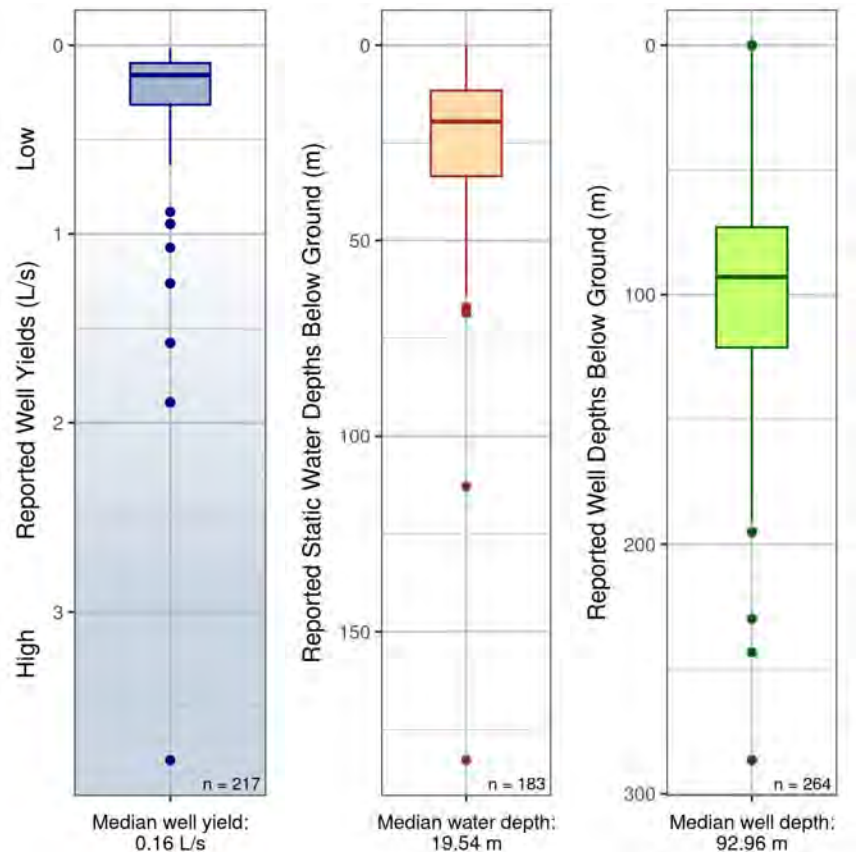
Fractured sedimentary rock aquifers primarily found in association with old sedimentary basins (subtype = 5a).

Aquifer Details

Region	South Coast
Water District	New Westminster
Aquifer Area	55.3 km ²
No. Wells Correlated	271
Vulnerability to Contamination	Moderate
Productivity	Low
Aquifer Classification	IIB
Hydraulic Conductivity *	Unknown
Transmissivity *	Unknown
Storativity *	Unknown
No. Water Licences Issued to Wells	3
Observation Wells (Active, Inactive)	462, 479

* min - max

For Hydraulic Connection see [guidance document](#)

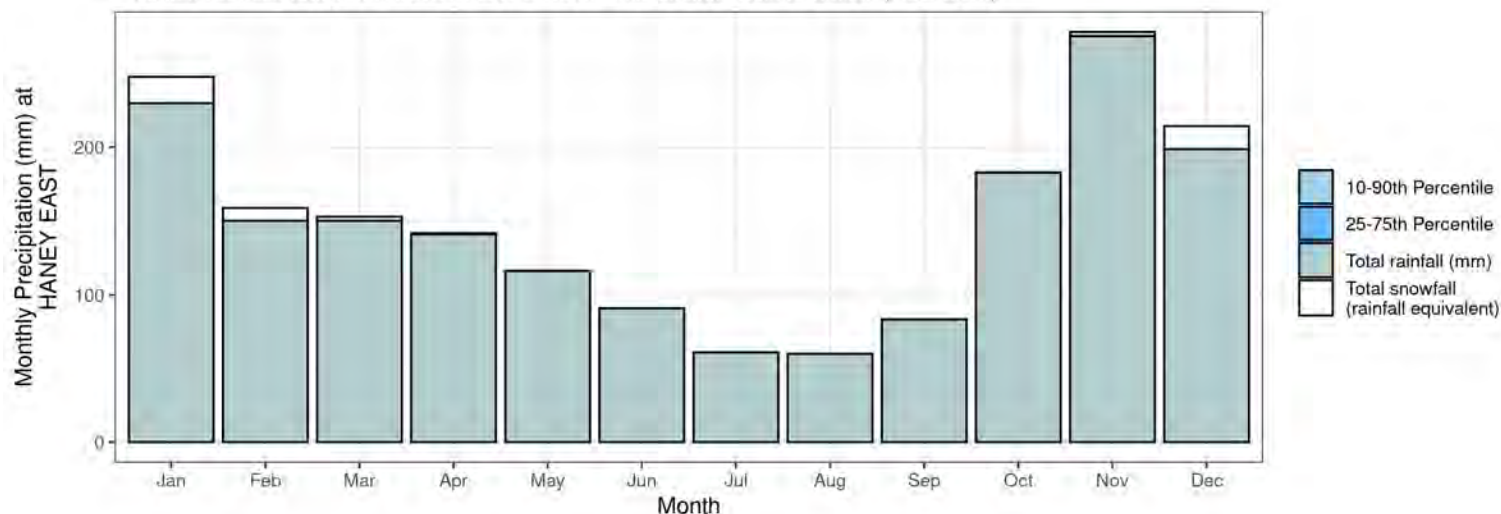


Disclaimer: Use of information from Aquifer factsheets (accessed by BC government website) is subject to limitation of liability provisions (further described on that website). That information is provided by the BC government as a public service on an "as is" basis, without warranty of any kind, whether express or implied, and its use is at your own risk. Under no circumstances will the BC government, or its staff, agents and contractors, be responsible or liable to any person or business entity, for any direct, indirect, special, incidental, consequential or any other loss or damages to any person or business entity based on this factsheet or any use of information from it.

Monthly Groundwater Level¹ with Precipitation from Climate Normals²

¹ No Monthly Water Level Summary (only 4 years of data; 2018-2022)

² Climate Normals Based on HANEY EAST Environment Canada Weather Station (1981-2010)

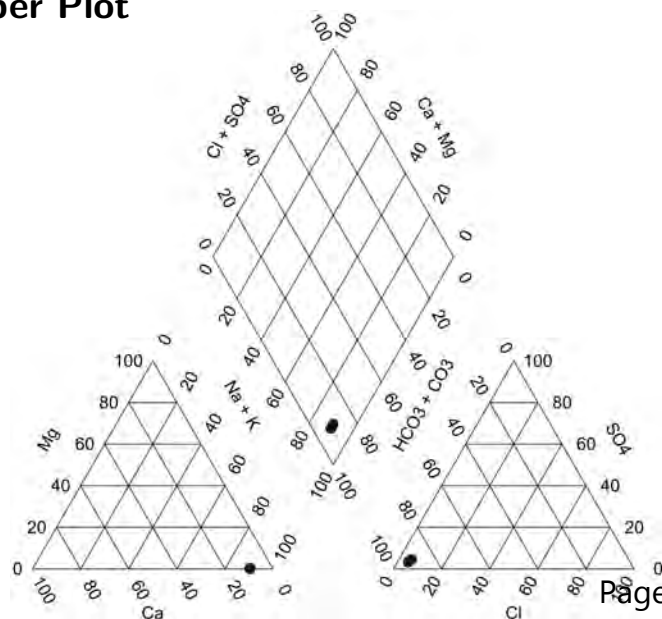


Groundwater Levels and Long-term Trend

Graph not available
(Not enough data)

For more information regarding trends in groundwater levels see [Environmental Reporting BC](#)

Piper Plot

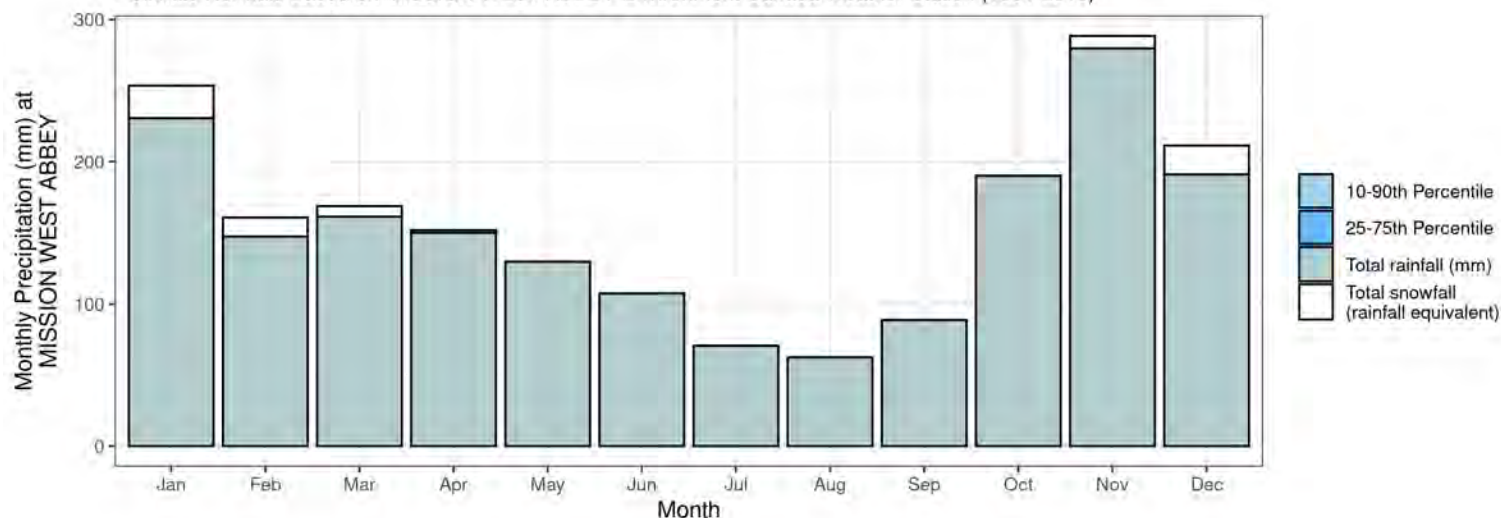


The groundwater samples are typically of the Na-HCO₃ type. Na is the dominant cation, which could be attributed to evolved/high rock-water interaction and or ion-exchange reaction. The fact that HCO₃ is the dominant anion shows the source is primarily recent precipitation in the bedrock aquifer #19. For EMS water chemistry data, see EMS ID E311428.

Monthly Groundwater Level¹ with Precipitation from Climate Normals²

¹ No Monthly Water Level Summary (only 4 years of data; 2018-2022)

² Climate Normals Based on MISSION WEST ABBEY Environment Canada Weather Station (1981-2010)

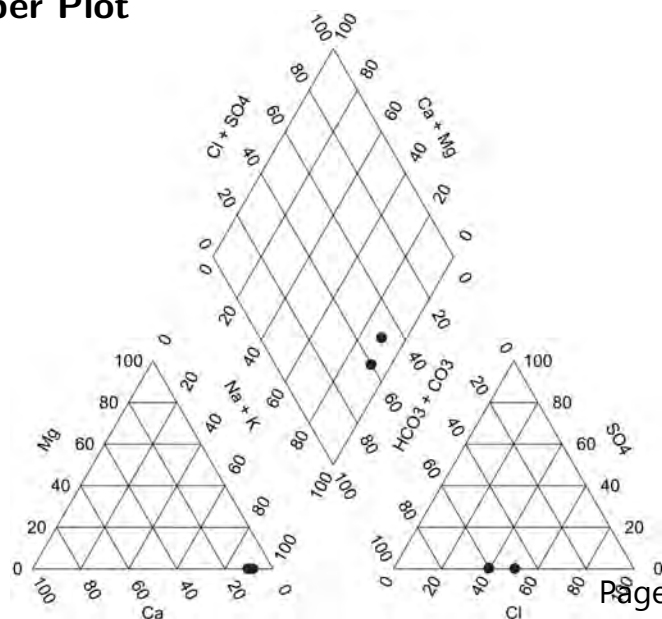


Groundwater Levels and Long-term Trend

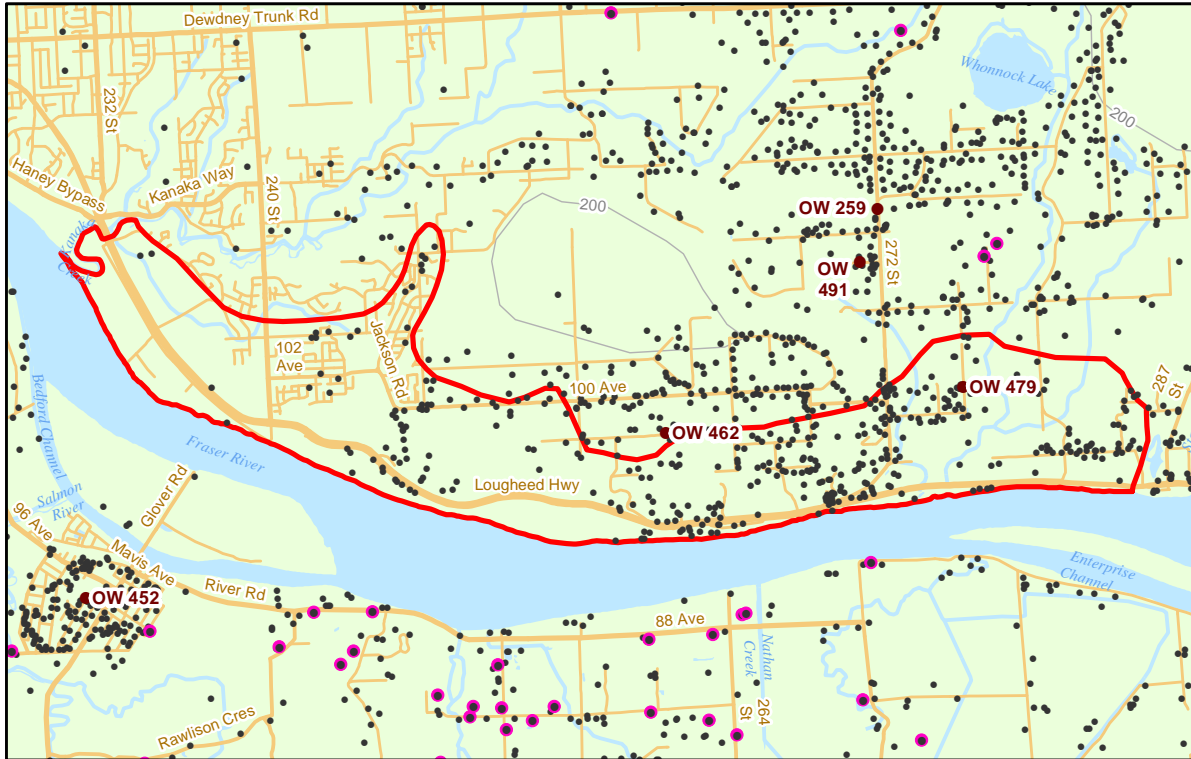
Graph not available
(Not enough data)

For more information regarding trends in groundwater levels see [Environmental Reporting BC](#)

Piper Plot



The groundwater samples are typically of the Na-Cl-HCO₃ and Na-HCO₃-Cl type. Na is the dominant cation, which could be attributed to evolved/high rock-water interaction and or ion-exchange reaction. The fact that HCO₃ is the dominant anion shows the source is primarily recent precipitation in the bedrock aquifer #19. For EMS water chemistry data, see EMS ID E316130.



Legend

- Registered Water Well - Artesian
- Registered Water Well
- Active Observation Well
- Aquifer Boundary



Aquifer Description (Mapping Report - 2016):

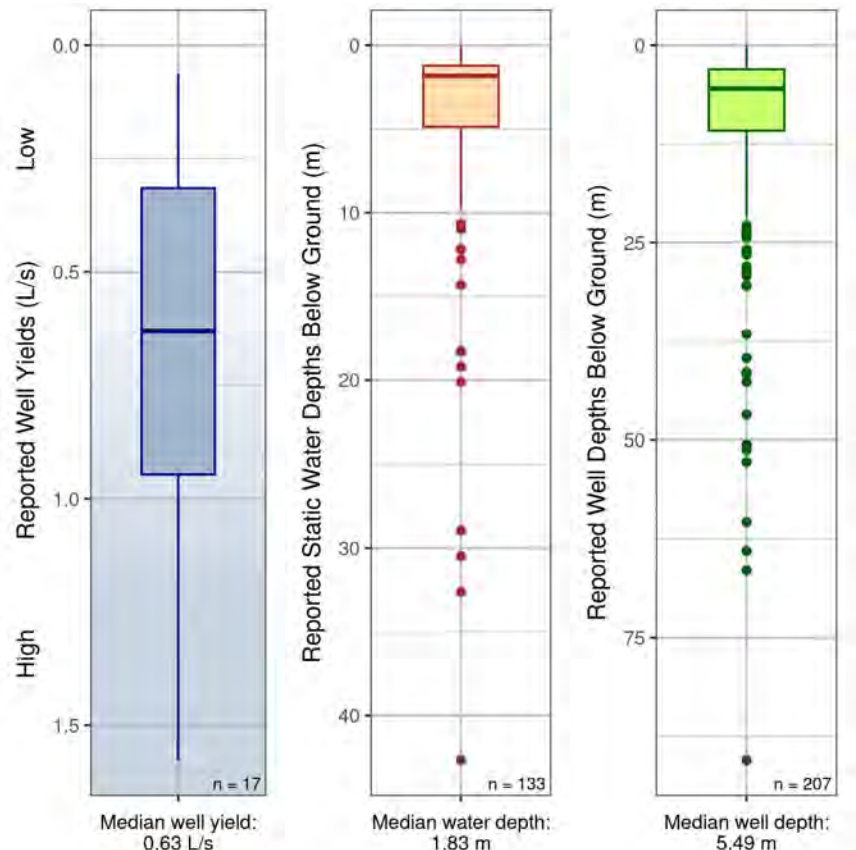
Confined Glacio-fluvial sand and gravel aquifers underneath till, in between till layers, or underlying glacio-lacustrine deposits (subtype = 4b).

Aquifer Details

Region	South Coast
Water District	New Westminster
Aquifer Area	15 km ²
No. Wells Correlated	209
Vulnerability to Contamination	Moderate
Productivity	Moderate
Aquifer Classification	IIB
Hydraulic Conductivity *	Unknown
Transmissivity *	Unknown
Storativity *	Unknown
No. Water Licences Issued to Wells	Unknown
Observation Wells (Active, Inactive)	None

* min - max

For Hydraulic Connection see [guidance document](#)



Disclaimer: Use of information from Aquifer factsheets (accessed by BC government website) is subject to limitation of liability provisions (further described on that website). That information is provided by the BC government as a public service on an "as is" basis, without warranty of any kind, whether express or implied, and its use is at your own risk. Under no circumstances will the BC government, or its staff, agents and contractors, be responsible or liable to any person or business entity, for any direct, indirect, special, incidental, consequential or any other loss or damages to any person or business entity based on this factsheet or any use of information from it.

APPENDIX C-2

Provincial Observation Wells 462 and 479
Water Well Records and Groundwater Level Graphs



Well Summary

Well Tag Number: 115015
Well Status: New
Observation Well Number: 462
Well Identification Plate Number: 44952
Well Class: Monitoring
Observation Well Status: Active
Owner Name: Ministry of Forests, Lands, Natural Resource Operations & Rural Development
Well Subclass: Permanent
Environmental Monitoring System (EMS) ID: E311428
Intended Water Use: Observation Well
Aquifer Number: 19
Alternative specs submitted: No
Artesian Condition: No
Technical Report: N/A
Drinking Water Area Indicator: No

Licensing Information

Licensed Status: Unlicensed
Licence Number:

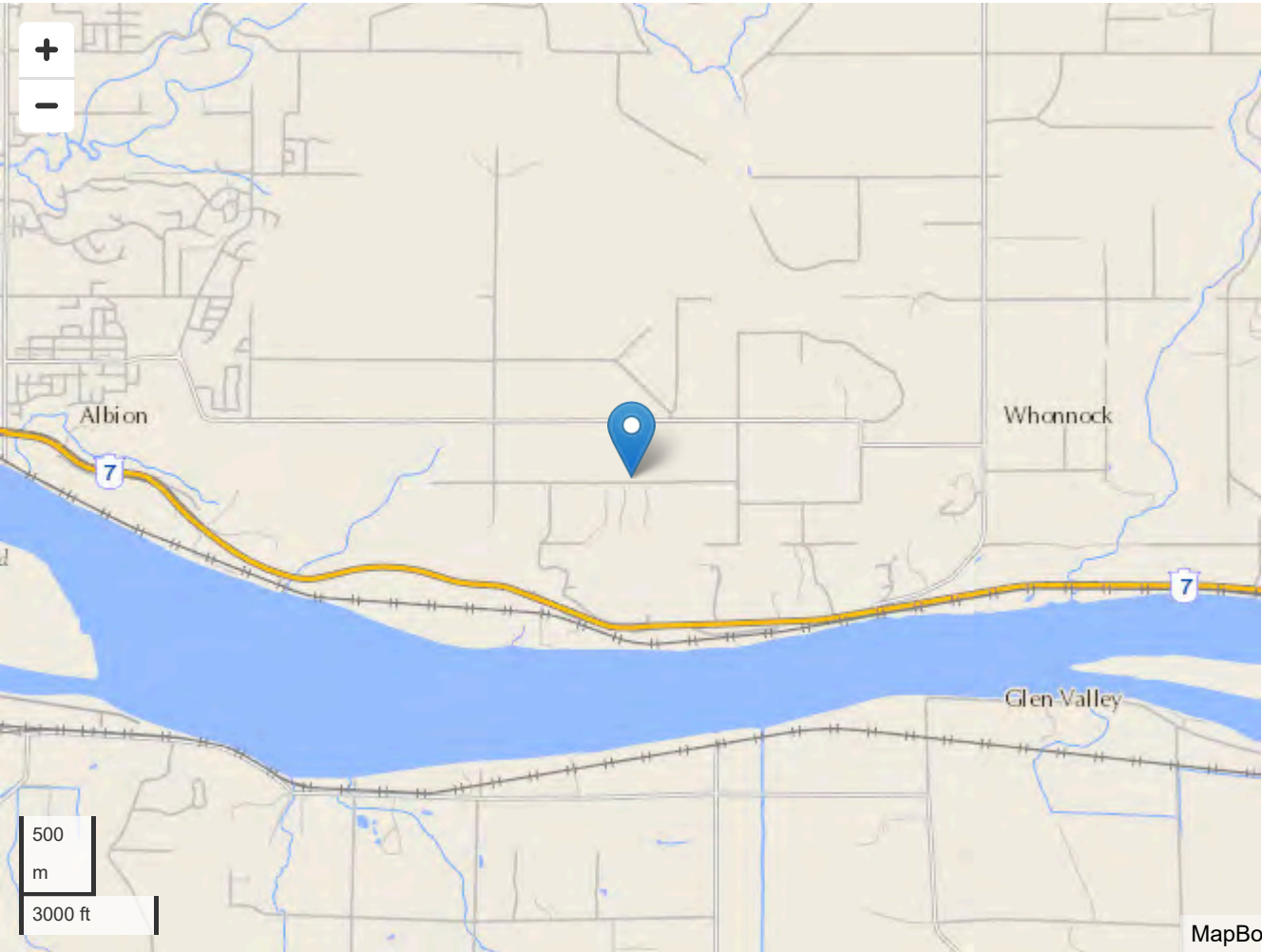
Location Information

Street Address: 26007 98th Avenue
Town/City: Maple Ridge

Legal Description:

Lot	
Plan	
District Lot	
Block	
Section	
Township	
Range	
Land District	
Property Identification Description (PID)	

Description of Well Location: 26007 98th Avenue, Maple Ridge (Thornhill Park)



MapBox | Government of British Columbia, DataBC, GeoBC

Geographic Coordinates - North American Datum of 1983 (NAD 83)
Latitude: 49.18054
Longitude: -122.50041
UTM Easting: 536409
UTM Northing: 5447646
Zone: 10
Coordinate Acquisition Code: (1 m accuracy) CDGPS

Well Activity

Activity	Work Start Date	Work End Date	Drilling Company	Date Entered
Legacy record	2018-03-02	2018-03-02	A. & H. Drilling Ltd.	April 30th 2018 at 7:15 AM

Well Work Dates

Start Date of Construction	End Date of Construction	Start Date of Alteration	End Date of Alteration	Start Date of Decommission	End Date of Decommission
2018-03-02	2018-03-02				

Well Completion Data

Total Depth Drilled: 497 ft bgl
Estimated Well Yield: 1 USgpm
Static Water Level (BTOC): 150 feet btoc
Finished Well Depth: 497 ft bgl
Well Cap: Locked Cabinet
Artesian Flow:
Final Casing Stick Up: 12 inches
Well Disinfected Status: Not Disinfected
Artesian Pressure (head):
Depth to Bedrock:
Drilling Method: Dual Rotary
Artesian Pressure (PSI):
Ground elevation: 417.7 feet
Method of determining elevation: Differential GPS
Orientation of Well: VERTICAL

Lithology

From (ft bgl)	To (ft bgl)	Raw Data	Description	Moisture	Colour	Hardness	Observations	Water Bearing Flow Estimate (USGPM)
0	8	Brown Sandy Till						
8	200	Granite Bedrock -Hard, Gray & Greenish					Fractures at 145 ft.	
200	244	Granite - Greenish, Gray, White & Black						
244	258	Granite - Darker Greenish, Gray, White & Black					Fractures at 258 ft.	
258	264	Light Green, Gray- White - Soft						
264	296	Sandstone - Gray - Soft Shale						
296	301	Granite - Dark Green						
308	362	Shale & Sandstone - Gray						
362	370	Sandstone - Gray, Light Gray & White						
370	384	Sandstone - Light Gray, Gray & White						
384	411	Granite - Dark Green & White, Hard					Fractures at 410 ft.	
411	422	Shale - Gray - Soft						
422	468	Sandstone & Shale - Gray - Soft					Fractures at 422 ft.	
468	474	Sandstone - Light Gray - Soft						
474	497	Sandstone - Light Gray - Soft						

Casing Details

From	To	Casing Type	Casing Material	Diameter	Wall Thickness	Drive Shoe
0	20		Steel	6	0.25	Not Installed
20	497		Open hole	6		Not Installed

Surface Seal and Backfill Details

Surface Seal Material: Bentonite clay
Backfill Material Above Surface Seal:
Surface Seal Installation Method: Poured
Backfill Depth:
Surface Seal Thickness: 2 inches
Surface Seal Depth: 18 feet

Liner Details

Liner Material:
Liner Diameter:
Liner Thickness:
Liner from:
Liner to:
Liner perforations

From	To
There are no records to show	

Screen Details

Intake Method:
Type:
Material:
Opening:
Bottom:
Installed Screens

From	To	Diameter	Assembly Type	Slot Size
There are no records to show				

Well Development

Developed by: Pumping
Development Total Duration: 1 hours

Well Yield

Estimation Method: Pumping
Estimation Rate: 1 USgpm
Estimation Duration: 0.5 hours
Static Water Level Before Test:
Drawdown:
Hydrofracturing Performed: No
Increase in Yield Due to Hydrofracturing:

Well Decommission Information

Reason for Decommission:
Method of Decommission:
Sealant Material:
Backfill Material:
Decommission Details:

Pumping Test Information and Aquifer Parameters

Start Date	Description	Test Duration (min)	Boundary Effect	Storativity	Transmissivity (m²/day)	Hydraulic Conductivity (m/day)	Specific Yield	Specific Capacity (L/s/m)	Analysis Method	Comments
There are no records to show										

Comments

No comments submitted

Documents

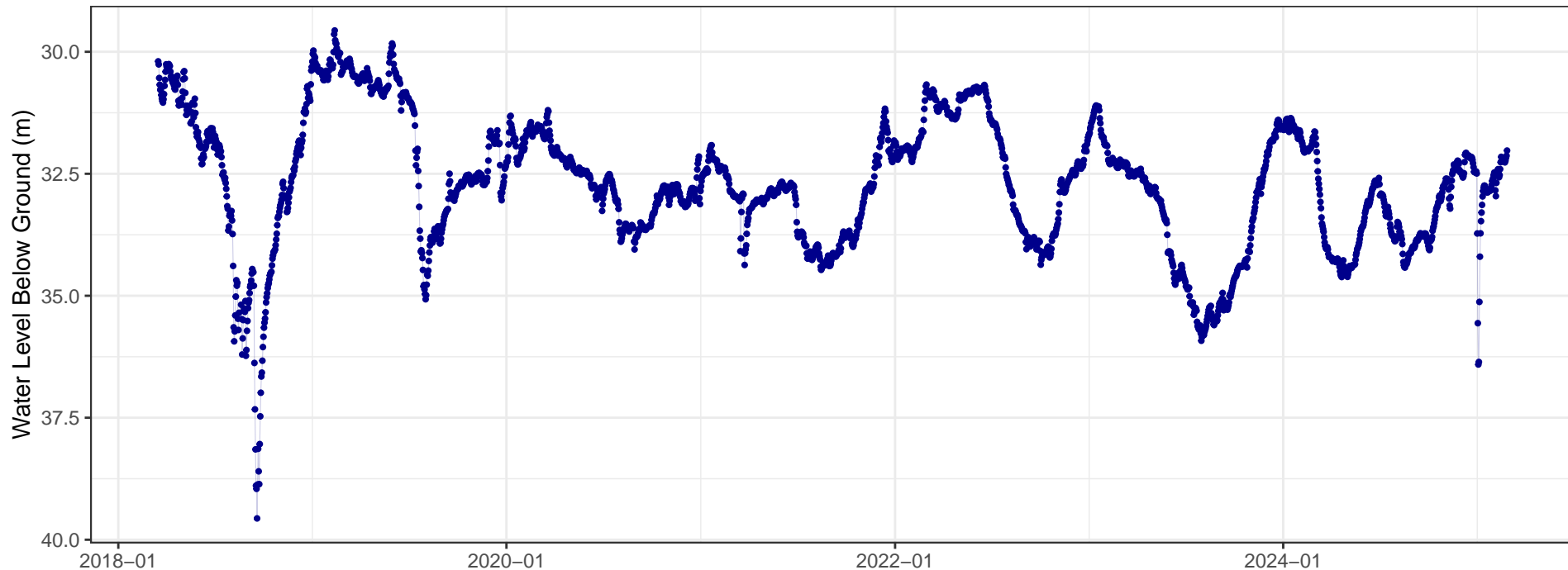
Well Number	Document Type	Date Of Upload	Document Status	Uploaded Document
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Disclaimer

The information provided should not be used as a basis for making financial or any other commitments. The Government of British Columbia accepts no liability for the accuracy, availability, suitability, reliability, usability, completeness or timeliness of the data or graphical depictions rendered from the data.

OBS WELL 462

Water Level Snapshot



*Note: True data are marked with a dot, the thin line connecting points is a visual aid only and does not represent true observations.
The full data set can be downloaded via the [BC Data Catalogue](#) or the [BC Real-time Water Data tool](#).*



Well Summary

Well Tag Number: 116533
Well Status: New
Observation Well Number: 479
Well Identification Plate Number: 51856
Well Class: Monitoring
Observation Well Status: Active
Owner Name: Ministry of Environment
Well Subclass: Permanent
Environmental Monitoring System (EMS) ID: E316130
Intended Water Use: Not Applicable
Aquifer Number: 19
Alternative specs submitted: No
Artesian Condition: No
Technical Report: N/A
Drinking Water Area Indicator: No

Licensing Information

Licensed Status: Unlicensed
Licence Number:

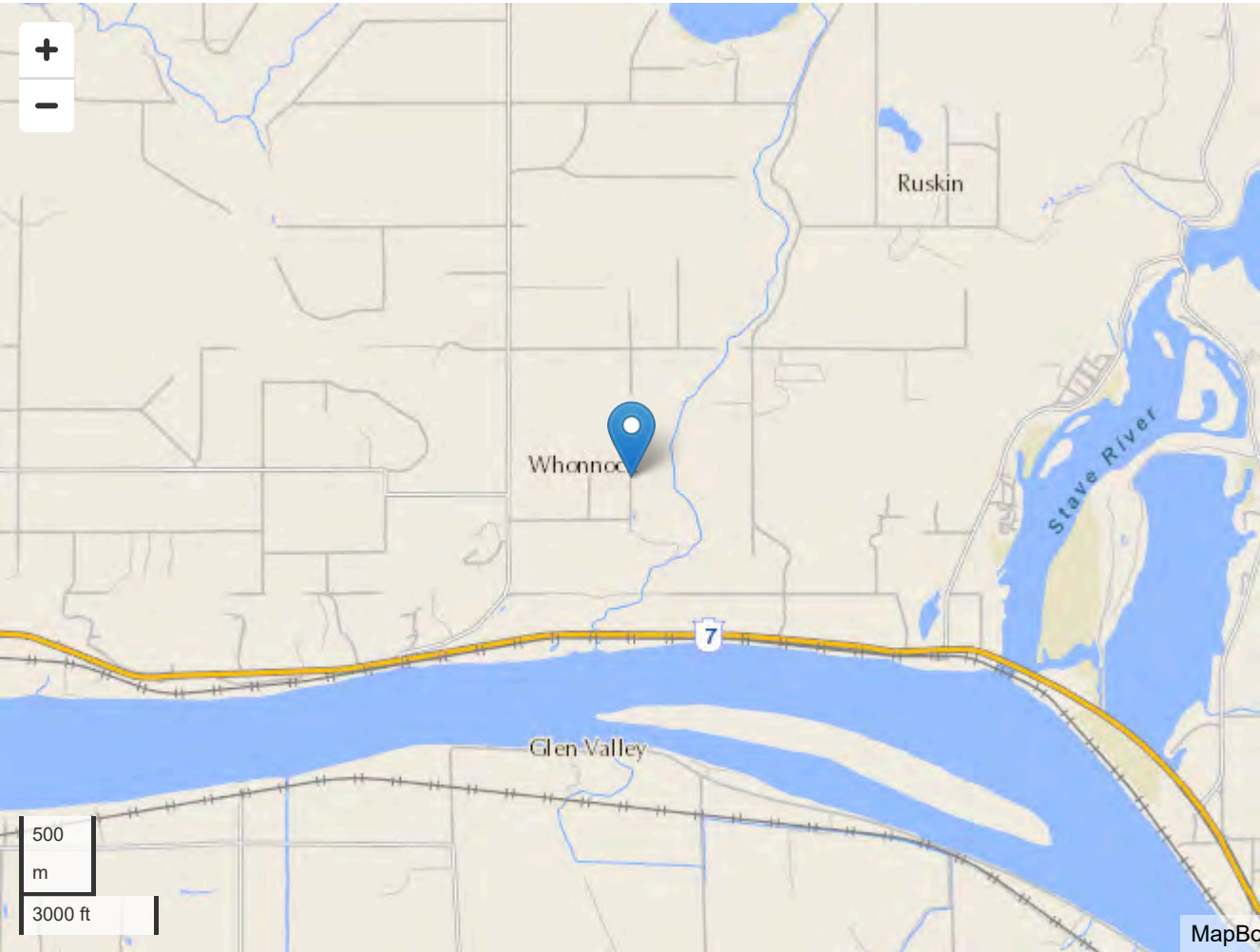
Location Information

Street Address: 276th Street
Town/City: Maple Ridge

Legal Description:

Lot	
Plan	
District Lot	
Block	
Section	
Township	
Range	
Land District	
Property Identification Description (PID)	

Description of Well Location: Located on west side of 276 Street, north of Bell Avenue, in Maple Ridge.



Geographic Coordinates - North American Datum of 1983 (NAD 83)
Latitude: 49.18354
Longitude: -122.45753
UTM Easting: 539532
UTM Northing: 5448001
Zone: 10
Coordinate Acquisition Code: (1 m accuracy) CDGPS

Well Activity

Activity	Work Start Date	Work End Date	Drilling Company	Date Entered
Legacy record	2018-11-06	2018-11-08	A. & H. Drilling Ltd.	February 22nd 2019 at 12:24 AM

Well Work Dates

Start Date of Construction	End Date of Construction	Start Date of Alteration	End Date of Alteration	Start Date of Decommission	End Date of Decommission
2018-11-06	2018-11-08				

Well Completion Data

Total Depth Drilled: 397 ft bgl
Estimated Well Yield: 5 USgpm
Static Water Level (BTOC): 64.1 feet btoc
Finished Well Depth: 397 ft bgl
Well Cap: Metal cap
Artesian Flow:
Final Casing Stick Up: 53 inches
Well Disinfected Status: Not Disinfected
Artesian Pressure (head):
Depth to Bedrock: 92 feet bgl
Drilling Method: Dual Rotary
Artesian Pressure (PSI):
Ground elevation: 229.36 feet
Method of determining elevation: Level
Orientation of Well: VERTICAL

Lithology

From (ft bgl)	To (ft bgl)	Raw Data	Description	Moisture	Colour	Hardness	Observations	Water Bearing Flow Estimate (USGPM)
0	2	Top soil						
2	4	Gravelly till						
4	26	Hard brown clay						
26	34	Grey gravelly till						
34	39	Coarse gravel						
39	57	Gravelly till						
57	64	Sand with some gravel						
64	68	Brown till						
68	73	Brown clay						
73	92	Silty gravelly till						
92	250	Brown and grey bedrock - Sandstone						
250	265	Black and white sandstone						
265	335	Black, white and grey sandstone						
335	397	Black, brown and white sandstone						

Casing Details

From	To	Casing Type	Casing Material	Diameter	Wall Thickness	Drive Shoe
0	17	Steel Removed		10		Installed
0	95.75		Steel	6	0.219	Not Installed
95.75	397		Open hole	6		Not Installed

Surface Seal and Backfill Details

Surface Seal Material: Bentonite clay
Backfill Material Above Surface Seal:
Surface Seal Installation Method: Poured
Backfill Depth:
Surface Seal Thickness: 2 inches
Surface Seal Depth: 17 feet

Liner Details

Liner Material:
Liner Diameter:
Liner Thickness:
Liner from:
Liner to:
Liner perforations

From	To
There are no records to show	

Screen Details

Intake Method: Open Bottom

Type:

Material:

Opening:

Bottom:

Installed Screens

From	To	Diameter	Assembly Type	Slot Size
There are no records to show				

Well Development

Developed by: Pumping

Development Total Duration: 1 hours

Well Yield

Estimation Method:

Estimation Rate:

Estimation Duration:

Static Water Level Before Test:

Drawdown:

Hydrofracturing Performed: No

Increase in Yield Due to Hydrofracturing:

Well Decommission Information

Reason for Decommission:

Method of Decommission:

Sealant Material:

Backfill Material:

Decommission Details:

Pumping Test Information and Aquifer Parameters

Start Date	Description	Test Duration (min)	Boundary Effect	Storativity	Transmissivity (m ² /day)	Hydraulic Conductivity (m/day)	Specific Yield	Specific Capacity (L/s/m)	Analysis Method	Comments
There are no records to show										

Comments

Drilled in 2018 to monitor Grant Hill Aquifer (#19) as part of Provincial observation well network, OW479.

Documents

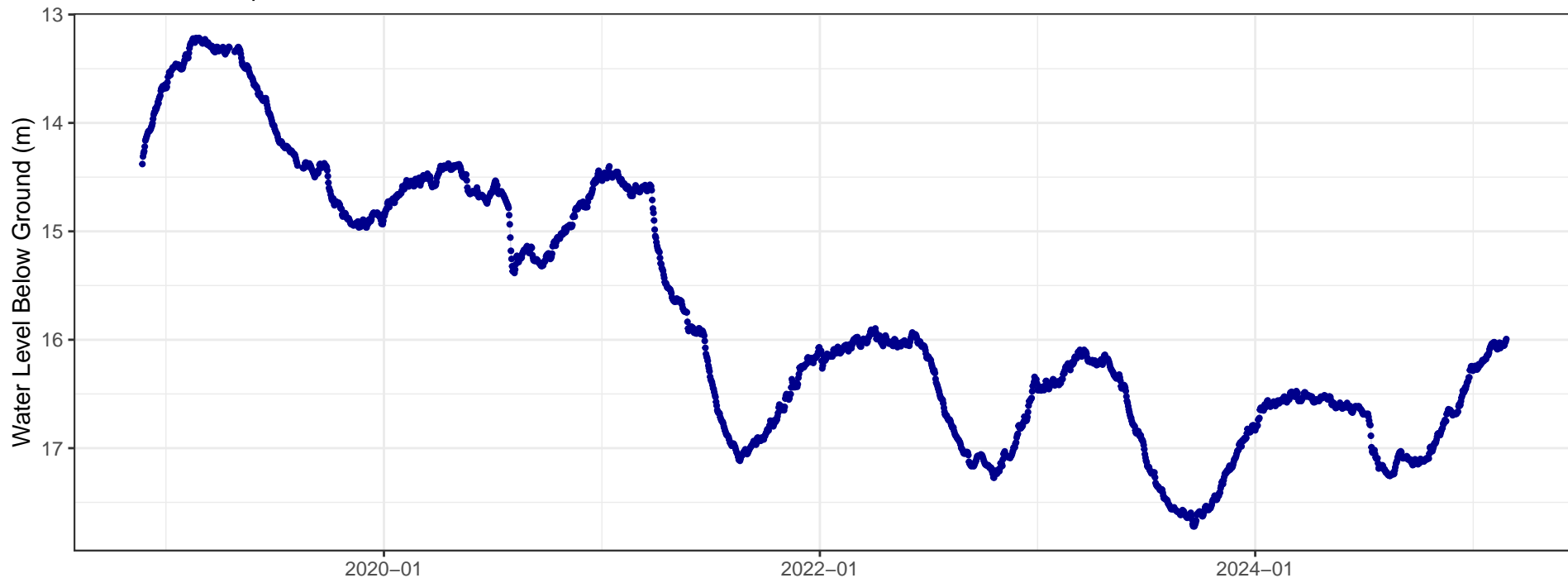
Well Number	Document Type	Date Of Upload	Document Status	Uploaded Document
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OBS WELL 479

Water Level Snapshot



*Note: True data are marked with a dot, the thin line connecting points is a visual aid only and does not represent true observations.
The full data set can be downloaded via the [BC Data Catalogue](#) or the [BC Real-time Water Data tool](#).*

APPENDIX C-3

Statement of Limitations

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Effect of Changes. All evaluations and conclusions stated in this report are based on facts, observations, site-specific details, legislation and regulations as they existed at the time of the assessment and report preparation. Some conditions are subject to change over time and the Client recognizes that the passage of time, natural occurrences, and direct or indirect human intervention at or near the site may substantially alter such evaluations and conclusions. McElhanney should be requested to re-evaluate the conclusions of this report and to provide amendments as required prior to any reliance upon the information presented herein upon any of the following events: a) any changes (or possible changes) as to the site, purpose, or development plans upon which this report was based, b) any changes to applicable laws subsequent to the issuance of the report, c) new information is discovered in the future during site excavations, construction, building demolition or other activities, or d) additional subsurface assessments or testing conducted by others.

Independent Judgments. McElhanney will not be responsible for the independent conclusions, interpretations, interpolations and/or decisions of the Client, or others, who may come into possession of this report, or any part thereof. This restriction of liability includes decisions made to purchase, finance or sell land or with respect to public offerings for the sale of securities.

Construction Cost Estimates. This construction cost estimate has been prepared using the design and technical information currently available, that could be gathered within the scope of work and project budget, and without the benefit of well designs or numbers on which to base the estimate. Furthermore, McElhanney cannot predict the competitive environment, weather or other unforeseen conditions that will prevail at the time that contractors will prepare their bids. The cost estimate is therefore subject to factors over which McElhanney has no control, and McElhanney does not guarantee or warranty the accuracy of such estimate.

Appendix D

Technical Memo – Servicing Analysis

TECHNICAL MEMO

To

Eric Aderneck, Industrial Lands Program Manager
City of Maple Ridge

From

Carter Stelter, P.Eng.
Nav Sandhu, P.Eng.

Re

Industrial Bring to Market – Infrastructure Servicing
Analysis R1

Date

April 23, 2025

1. Introduction

McElhanney Ltd (McElhanney) was retained by the City of Maple Ridge (the City) to develop a comprehensive industrial development strategy addressing both current conditions and future development potential. As part of the industrial development strategy, McElhanney is collaborating with Kwantlen First Nation (KFN), the City, and Metro Vancouver (MV) to seek ways to accommodate dry industrial uses with a plan for achieving fully serviced uses.

The follow technical memorandum focuses on traditional servicing strategies for extending infrastructure services to the Kwantlen First Nation Reserve Lands and surrounding lands.

1.1. STUDY AREA

McElhanney conducted discussions with KFN, the City, and MV to identify near- and long-term use cases within the KFN IR5 (KFN Lands) and surrounding lands along Lougheed Highway and Fraser River (Study Area). Potential land uses for the Study Area sites based on these discussions are summarized in **Table 1**. Site names have been grouped under Study Areas for analysis purposes. The Study Area and sites for potential industrial and residential land use area illustrated on **Figure 1** and **Figure 2**.

Table 1: Potential Land Uses base on Near- and Long-Term Use Cases discussions

Study Area Name	Site Name	Potential Land Use
Albion Industrial Lands	Area 1A, Area 1B, Area 2	Serviced Industrial
Central Lands	Area 3	Semi-Serviced Residential
	Area 4	Dry-Industrial or Serviced Industrial
KFN Lands	Area 5B, 5C, 5D	Semi-Serviced or Serviced Residential
	Area 5A & 6A	Dry-Industrial or Serviced Industrial
Eastern Lands	Area 6B & 6C	Dry-Industrial or Serviced Industrial
	Area 7	Dry-Industrial or Serviced Industrial

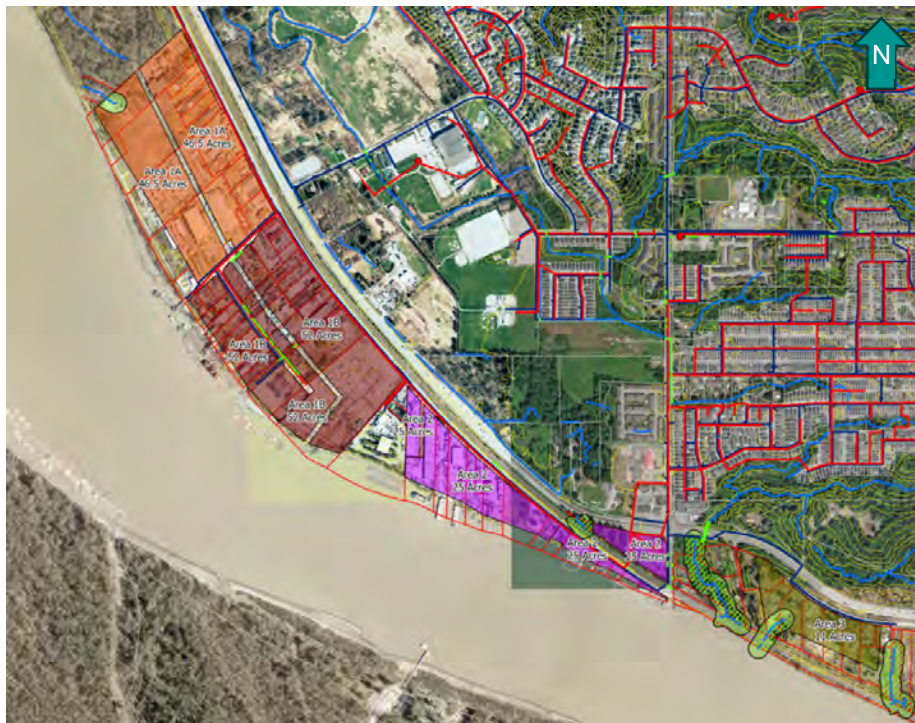


Figure 1: Western Study Area and Sub-areas based on Near- and Long-Term Use Cases discussions.



Figure 2: Eastern Study Area and Sites based on Near- and Long-Term Use Cases discussions.

1.2. SCOPE OF WORK

The following scope of work has been identified for the infrastructure servicing analysis:

- Collect and review all relevant background information including previous studies, Master Plans, design guidelines and criteria, and municipal, regional, and provincial GIS data and maps.
- Identify existing utility infrastructure, associated known capacity, and planned upgrades required to service the study area. The analysis is limited to a qualitative assessment of previous study findings.
- Estimate equivalent populations in the Study Area and conceptual sanitary flow generation and water flow demands.
- Evaluate servicing strategies and generate cost estimates for servicing. The evaluation will also determine additional information and studies required to support future design and construction servicing.
- Develop an implementation plan for extending infrastructure services to the study area, including transitioning from dry industrial uses to semi-serviced or partially serviced conditions, and ultimately to fully serviced conditions.

1.3. DESIGN GUIDELINES AND STANDARDS

The infrastructure servicing analysis referenced the following guidelines and standards as part of the study:

- Design and Construction Documents Part 1 Design Criteria Manual (City of Maple Ridge, June 2023)
- Water and Sewer Network Analysis Criteria (City of Maple Ridge, June 2023)
- Geotechnical and Floodplain Report Guidelines (City of Maple Ridge, July 2013)
- Master Municipal Construction Documents Association (MMCD) Design Guidelines (2022)
- Legislated Flood Assessment in a Changing Climate in BC (EGBC, August 2018)

2. Background Data

The following background documents and data were reviewed as part of the infrastructure servicing analysis:

- Industrial Impact Analysis – Servicing Analysis (McElhanney, June 2024)
- Sanitary Master Plan (AECOM, November 2016)
- Sanitary Sewer Model Updates & Infrastructure Planning (ARCADIS, March 2024)
- Water Distribution Master Plan (KWL, November 2016)
- Water Distribution System Model Update (Water Street Engineering, January 2023)
- South Alouette & Kanaka Creek Integrated Stormwater Management Plan (Urban Systems, September 2021)
- Fraser River Hydraulic Model Update (NHC, March 2008)
- Hydraulic Modelling and Mapping in BC's Lower Mainland – A Lower Mainland Flood Management Strategy Project (NHC, May 2019)
- Lower Mainland Dike Assessment (NHC, Thurber, July 2015)
- Albion and Maple Ridge Road 13 Dike Assessment 2012 (BGC, March 2016)



3. Existing Utilities & Identified Upgrades

The following section identifies existing utility infrastructure and planned upgrades identified in Master Plans and previous studies.

3.1. SANITARY SYSTEM

The Albion Industrial Lands are serviced by a gravity sanitary sewer along River Road which conveys flows west, under Kanaka Creek via an inverted siphon, then northwest to the 225 Street Pump Station. The 225 Street Pump Station then sends flows via a forcemain to River Road and Best Street. From there, a gravity trunk conveys flows to the MV Katzie Pump Station. A local sanitary sewer along McKay Avenue and Fisherman Road collects flows from the western sites of the Albion Industrial Lands (Areas 1A, 1B and 2). The existing sanitary system is shown in **Figure 3**.

There are no local municipal sanitary systems servicing the Central Lands, KFN Lands, and Eastern Lands. The nearest sanitary system is a gravity sanitary sewer at 240th Street which conveys flows west along River Road towards the Albion Industrial Lands.

The Central Lands, KFN Lands, and Eastern Lands were not considered in the Sanitary Master Plan (AECOM, November 2016), which identified sewer system upgrades to support industrial and residential growth and densification in the Albion Industrial Lands and Albion areas. In addition, the 225 Street Pump Station, forcemain, and downstream gravity sewer are currently in the process of being upgraded. The Sanitary Master Plan (AECOM, November 2016) recommended the option of twinning the existing sanitary sewer along River Road to the 225 Street Pump Station should connection and densification in the Thornhill Urban Reserve proceed. Planned upgrades are further discussed in **Section 4**.

3.2. WATER DISTRIBUTION SYSTEM

The Albion Industrial Lands and Area 3 of the Central Lands are located in the 84 m Pressure Zone, which is supplied by a MV transmission main on Dewdney Trunk Road. The Water Distribution Master Plan (KWL, November 2016) noted during high demand in the 84 m Pressure Zone, balancing storage is supplied by MV's Maple Ridge Reservoir. There is a 350mm watermain on River Road which feeds local 200mm watermain on McKay Avenue, Fisherman Road, and 236 Street servicing the Albion Industrial Lands. The River Road watermain connects with a watermain on 240 Avenue where a 200mm watermain branches off at the Lougheed Highway to feed the Area 3 Residential Area.

There are no local municipal water systems servicing the KFN Lands and Eastern Lands. The nearest water distribution system pressure zones are the 84 m Pressure Zone and 158 m Albion pressure zone. The Water Distribution Master Plan (KWL, November 2016) reported that the 158 m Albion zone is serviced by the Albion Pump Station and two-celled Albion Reservoir. The Albion Pump Station supplies the 158 m Albion zone via a 400mm / 500mm diameter transmission watermain along 240 Street and 104 Avenue. The Albion Reservoir has a total capacity of 1,290 m³ and provides balancing, fire protection, and emergency storage for the 158 m Albion zone. The existing water distribution system is shown in **Figure 3**.



The Water Distribution Master Plan (KWL, November 2016) considered potential servicing of the KFN Lands through a proposed connection to the 158 m Albion zone. Additional demands from the KFN Lands, and potentially the Eastern Lands, would require upgrades to the Albion Pump Station and feeder transmission watermain along 240 Street and 104 Avenue. The Water Distribution Master Plan assumed a feeder pipe would be installed on 248 Street between 100 Avenue and the KFN Lands, and a new reservoir would be installed to provide balancing, fire protection, and emergency storage for KFN Lands and other sites connected to this proposed water distribution system. Planned upgrades are further discussed in **Section 4**.

3.3. DRAINAGE & FLOOD MANAGEMENT

There is limited to no drainage infrastructure in the Study Area. The only dike system in the Study Area is the Albion Dike. The Albion Dike surrounds a portion of the Albion Industrial Lands which consists of a network of culverts, ditches, flood box and pump station to manage drainage in the Albion Industrial Lands. Various options have been assessed for upgrading the Albion Dike, however none have been selected at the time of preparing this report.

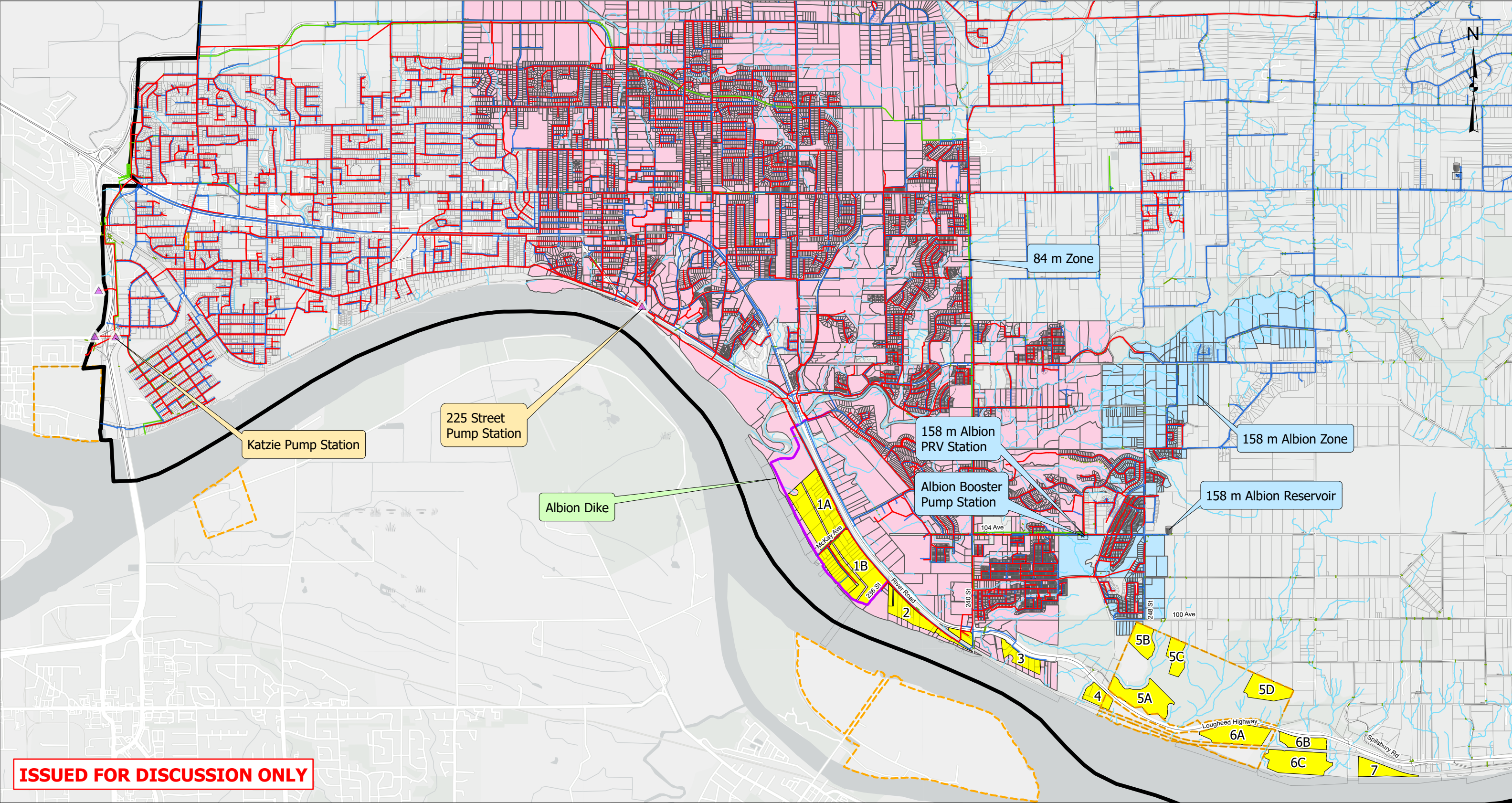
For the remaining study area, there are several watercourses which drain upslope City lands through the KFN Lands and Eastern Lands, then through Lougheed Highway and Canadian Pacific Railway (CPR) crossings. The watercourses ultimately outlet to the Fraser River.

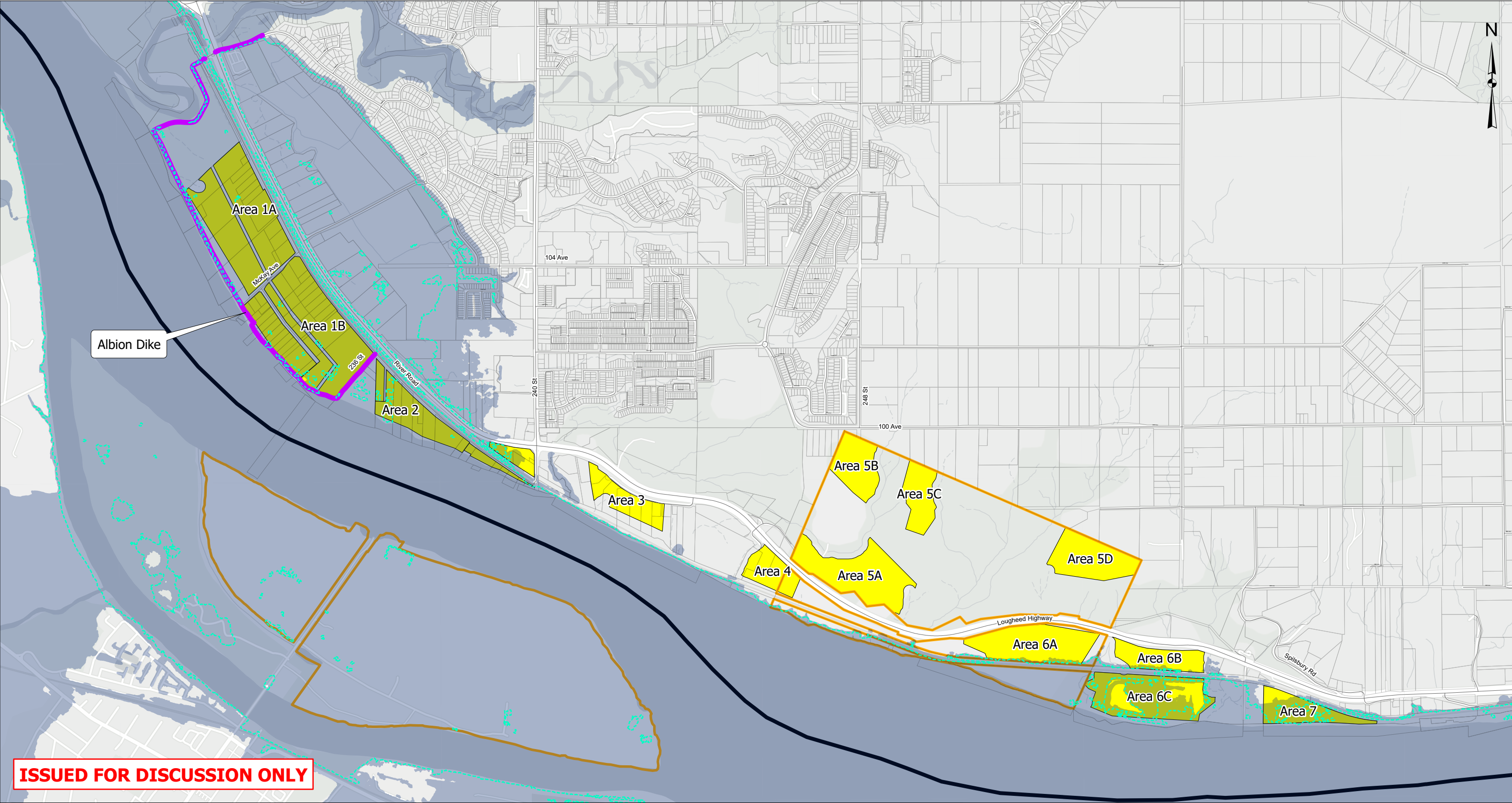
There are no set Flood Construction Levels (FCL), but assessments have been complete to determine 200-year flooding levels and extents. Historic and future 200-year flooding levels and extents were estimated using a hydraulic modelling of the Fraser River (*Hydraulic Modelling and Mapping in BC's Lower Mainland – A Lower Mainland Flood Management Strategy Project*, NHC, May 2019). Flood results, including the historic 200-year return period flow with current sea levels during freshet and the future 2100 horizon 200-year return period flow under climate change and sea level rise of 1m are summarized in **Table 2** and shown in **Figure 4**.



Table 2: 200-year Historic and Future Flood Results for the Study Area from the Flood Management Strategy Project (NHC, 2019)

Approximate Lower Fraser River Chainage (km)	Approximate City Road / Adjacent Feature	200-year Historical Water Level (Base Freshet) (m)	200-year Climate Change Water Level with 1m Sea Level Rise (Base Freshet)	Approximate Ground Contour Elevations (m)
63.5	240 th Street	6.49	7.83	2.5 – 10.0
65.0	Spilsbury Street	6.61	7.96	2.5 – 10.0

The Albion Industrial Lands and Eastern Lands are inundated by the historic and future 200-year flood event. The Central Lands and the KFN Lands are not directly impacted by flooding, however development along the Fraser River and local watercourses should consider the need for a FCL.







Projection:
NAD 1983 UTM Zone 10N

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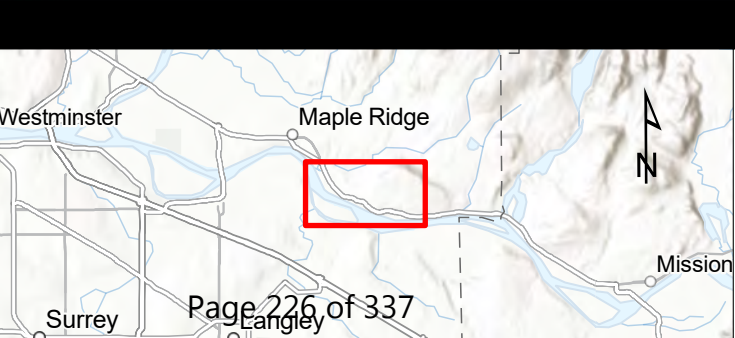
TITLE

Maple Ridge Bring to Market Analysis
Figure 4 Floodplain

Project: Industrial Servicing Impact Analysis
Location: Maple Ridge, BC

Scale 1:18,000





LEGEND

Dike	200-year Historic Floodplain	Kwantlen First Nations Reserve
Roads	200-year Climate Change Floodplain	Sites
Parcels		Maple Ridge Boundary

4. Population Analysis

A population analysis was conducted to understand the magnitude of sanitary flow generation and water flow demands for different sites in the Study Area. The population equivalents were not estimated for the Albion Industrial Lands as this work was completed as part of the Sanitary and Water Master Plans. The population analysis focused on undeveloped lands not connected to sanitary and water services (KFN Lands and Eastern Lands).

Population equivalents were estimated using the City's Design Criteria Manual (June 2023), Master Municipal Construction Documents Association (MMCD) Design Guidelines (2022), calibrated existing model parameters, and aerial imagery of similar industrial and residential land use.

A sensitivity analysis was conducted to develop a range of equivalent populations. For industrial land use, equivalent populations were calculated using **90, 105, and 110 capita per gross hectare**. A gross area factor of **0.4** (i.e. Industrial Building Area per Lot Area ratio) was developed using similar industrial build out (e.g. Katonien and 256 Street Industrial yards). The residential equivalent population was estimated using three different *dwelling per hectare* densities (**17, 21, and 26 dwellings per hectare**) based on similar residential build out north of the KFN Lands between Hill Avenue and 102 Avenue. A *persons per dwelling* rate of **3.5** was used for each dwelling density based on a Single Family / Duplex Dwelling Unit Type from the City's Design Criteria Manual. Site details and equivalent populations are summarized in **Table 3**.

Table 3: KFN Lands Equivalent Populations

Study Area / Site Name	Area (ha)	Assumed Land Use	Equivalent Population		
			Low	Medium	High
Central Lands					
Area 3	4.5	Residential	265	327	405
Area 4	4.0	Light Industrial	139	162	170
KFN Lands					
Area 5B	5.7	Residential	337	416	516
Area 5C	4.9	Residential	289	357	442
Area 5D	7.7	Residential	458	565	700
Area 5A	10.9	Light Industrial	375	437	458
Area 6A	9.7	Light Industrial	333	388	407
Eastern Lands					
Area 6B	4.7	Light Industrial	160	186	195
Area 6C	11.7	Light Industrial	402	469	492
Area 7	5.2	Light Industrial	178	208	218
Total	68.9		2,935	3,517	4,001

5. Proposed Infrastructure Servicing

This section discusses proposed infrastructure servicing, including high-level sanitary flow generation and water flow demands, investigation of servicing strategies, and summary of associated costs for upgrades or additional studies.

Cost estimates for servicing strategies use “Class D” planning-level unit rates which are based on recent similar projects in the City of Maple Ridge and Lower Mainland. To determine other likely costs, certain assumptions were made as summarized below.

- As per the ACEC-BC’s Budget Guidelines for Consulting Engineering Services (2009), Class D estimates are preliminary estimates which, due to little or no site information, indicate the approximate magnitude of cost of the proposed project, based on the client’s broad requirements. The overall cost estimate may be derived from lump sum or unit costs for similar projects. Class D estimates may be used in developing long term capital plans and for preliminary discussion of proposed capital projects.
- Cost estimates are assumed to be in 2024 dollars (exclusive of any Value Added Taxes, such as GST) and include allowance for supply and install of infrastructure, trenching and backfilling, and pavement and other surface restoration.
- Allowances were not included for contractor mobilization and demobilisation, traffic management, construction timeline constraints which may alter production rates (i.e. road closure times, noise window, etc.), environmental permitting requirements, land acquisition costs, and internal administration costs.
- As per the ACEC-BC’s Budget Guidelines for Consulting Engineering Services (2009), a Class D estimate is within $\pm 50\%$. Basic engineering fees for the design portion only on complex municipal infrastructure projects could be expected to be approximately 15% of the construction costs. This would include required studies and detailed design. For the purposes of this report, a 35% contingency was added to construction cost estimates to account for unknown conditions, plus an additional 15% to cover total engineering and project management costs.

Several limitations at this stage will have an impact on the costs of the servicing strategies. The known limitations are discussed below.

- No geotechnical reporting has been completed as of yet. Prior to design, a thorough geotechnical investigation will need to be completed. The geotechnical investigation and report will confirm the adequacy of the underlying soils for trenching and / or trenchless construction methods and if any special construction techniques may be required on the project. If any soft underlying soils are encountered that require special construction techniques, the project costs would increase.



- No archaeological investigations or Environmental Impact Assessments have been completed during the development of the concept designs and management procedures, therefore, have not been accounted for in the construction / project cost estimate. Both will be required prior to construction.

5.1. SANITARY SYSTEM

Sanitary flow generation was estimated using equivalent populations and an Average Dry Weather Flow (ADWF) of **300 L/capita/day**. Note that industrial land uses may produce different flows depending on final building typology and required facility processing. **Table 4** summarizes the estimated sanitary flow generation based on low to high equivalent population projections.

Table 4: KFN Lands Sanitary Flow Generation Estimates

Study Area / Site Name	Area (ha)	Assumed Land Use	ADWF (L/s)		
			Low	Medium	High
Central Lands					
Area 3	4.5	Residential	0.9	1.1	1.4
Area 4	4.0	Light Industrial	0.5	0.6	0.6
KFN Lands					
Area 5B	5.7	Residential	1.2	1.4	1.8
Area 5C	4.9	Residential	1.0	1.3	1.5
Area 5D	7.7	Residential	1.6	2.0	2.4
Area 5A	10.9	Light Industrial	1.3	1.5	1.6
Area 6A	9.7	Light Industrial	1.2	1.4	1.4
Eastern Lands					
Area 6B	4.7	Light Industrial	0.6	0.6	0.7
Area 6C	11.7	Light Industrial	1.4	1.6	1.7
Area 7	5.2	Light Industrial	0.6	0.7	0.8
Total	68.9		6.7	8.1	9.4
ADWF for Study Area (m³/day)			885	1,060	1,205
ADWF for KFN and Eastern Lands Only (m³/day)			763	912	1,032

It is understood that existing industrial sites along the Lougheed Highway east of 240th Street manage sanitary flows onsite since there are no municipal utilities servicing these areas. Existing constraints for servicing the Central Lands, KFN Lands, and Eastern Lands include the Lougheed Highway and CPR right-of-way (ROW) which obstruct proposed utility ROWs to KFN Lands. There may be opportunities to connect the Central Lands, KFN Lands, and Eastern Lands to the gravity sanitary sewer at 240th Street and River Road with a pump station on the KFN Lands and approximately 1.5 km of forcemain and gravity sewer adjacent to the Lougheed Highway / CPR ROWs to 240th Street and River Road. An analysis of downstream infrastructure impacts would be required for the gravity sewers between 240th Street and the 225 street

Pump Station, and the 225 Street Pump Station and forcemain / gravity sewer to the Metro Vancouver Katzie Pump Station. In addition, the Study Area east of 240th Street is also outside of the Metro Vancouver Urban Containment Boundary and regional sewerage area and would require additional coordination with Greater Vancouver Sewerage & Drainage District to understand wastewater treatment capacity. Class D cost estimates have been generated for the sanitary pump station and sewer system to connect the KFN lands to the 240th Street gravity sewer.

The Sanitary Master Plan (AECOM, November 2016) recommended upgrades for the sanitary sewer along River Road, which services the Albion Industrial Lands. These upgrades have been completed and the sanitary sewer currently has capacity to service the Albion Industrial Lands. Additional identified upgrades which could service the Central Lands, KFN Lands, and Eastern Lands include the option for twinning the existing gravity sanitary sewer along River Road from 240th Street to the 225 Street Pump Station. This upgrade was identified to service possible future densification of the Thornhill Urban Reserve development. The Sanitary Master Plan (AECOM, November 2016) estimated an approximate cost of \$6.2M (2016 dollars) for offsite works only, and did not include purchase of land / ROW, or additional pump station requirements. The engineering and contingency contributions for this cost estimate were not reported in the Sanitary Master Plan (AECOM, November 2016). For the purposes of this study, 5.5 km of sewer twinning was considered for the Class D cost estimate. The cost of sewer twinning could potentially be shared between the proposed industrial lands and Thornhill Urban Reserve.

Following serving the KFN Lands and Eastern Lands, local collection system to direct flows from sites to a centralized pump station system would be required.

Table 5 summarizes sanitary servicing strategies and associated high-level, class D cost estimates.

Table 5: Summary of Sanitary Services Strategies

Strategy Name	Description	Class D Costs (2024 Dollars)
S1	KFN Lands Sanitary Pump Station	\$2,000,000 to \$3,000,000
S2	1.5 km of Forcemain / Gravity Sewer from KFN Lands to 240 Street with the option to connect Area 3	\$4,200,000
S3	5.5 km of Gravity Sanitary Sewer Twinning from 240 Street to 225 Street Pump Station	\$12,900,000*
Total		\$19,100,000 to \$20,100,000

*Cost could be shared with Thornhill Urban Reserve

5.1.1. Options for Sewerage Treatment and Disposal

Given the costs for upgrading and connecting to the sewer system, and the fact that the Study Area is outside the Metro Vancouver Urban Containment Boundary, options for a centralized sewage treatment and disposal facility for the proposed development are to be considered. With average dry weather flows estimated at 763 to 1,032 cubic metres per day, the plant must be sized for 1,526 to 2,064 cubic metres



per day minimum, and must conform to both the Municipal Waste Regulation (MWR), administered by the BC Ministry of the Environment (MoE), and the Wastewater System Effluent Regulation (WSER), which is federally regulated under the Fisheries Act. The regulatory mechanism for permitting is through the MWR, where proposed plants must meet the regulation and acquire a registration under the corresponding act. The requirements for the MWR and WSER are similar and once registration is achieved reporting to MoE and federally are required based on the allowable effluent water quality objectives

At this size of plant, ground disposal is not a practical option, therefore a riverine outfall must be considered in the assessment of the scope of the project. All registrations under the MWR follow a strict protocol for submission, review and approval, which is based on a comprehensive environmental impact study of both the land and receiving environment, and includes a cumulative impact assessment based on the background assessment of existing environmental constraints. Applications must also include complete detailed designs, operating plans and other documents to ensure a complete and thorough plan has been conceptualized and meets all the requirements for environmental protection.

It is likely that the chosen treatment technology will be in the form of an advanced biological process such as a moving bed bio-reactor (MBBR), membrane bioreactor (MBR) or other such technologies where the plant footprint can be optimized within the given space. The plant will require a sludge management plan for disposal of process solids that need to be disposed of within the regulatory framework.

Considering the need for site preparation, plant servicing, civil, structural, geotechnical, as well as mechanical and electrical system, plus a riverine outfall and diffuser, the possible central plant is likely to be in the order of **\$16M-\$20M**. This cost does not include individual site servicing, collection or conveyance to the plant site, which at this time has been identified as to be located on Site 5A, which is the most central in the study area.

Before committing to the idea of a centralized plant. More assessment is required and should start with the feasibility and cost for the outfall. Once it is determined that an outfall is feasible, site selection should commence with the intent of optimizing the collection system to the plant, while minimizing site development costs. From there technology selection would precede final detailed design and approvals.

5.2. WATER DISTRIBUTION SYSTEM

Water flow demands were estimated using equivalent populations and a base maximum daily demand (MDD) of **0.084 L/s/ha** for non-residential land use and **361 L/capita/day** for residential land use from the Master Water Distribution Plan (KWL, 2016). Non-residential and residential seasonal demands were also included and utilized a unit demand of **0.47 L/s/ha** with a 25% irrigation area reduction factor for non-residential areas. The combined base and seasonal MDD flow rates are summarized in **Table 6**. Approximate average daily demand (ADD) rates were estimated by halving the MDD rates. Note that industrial land uses may have different water demands depending on final building typology and required facility processing. Water flow demands for Area 3 of the Central Lands were not estimated as this area is already serviced by the 84 m Zone.

Table 6: KFN Lands Water Flow Demand Estimates

Study Area / Site Name	Area (ha)	Assumed Land Use	MDD (L/s)		
			Low	Medium	High
Central Lands					
Area 4	4.0	Light Industrial	0.8	0.8	0.8
KFN Lands					
Area 5B	5.7	Residential	4.1	4.4	4.8
Area 5C	4.9	Residential	3.5	3.8	4.1
Area 5D	7.7	Residential	5.5	6.0	6.5
Area 5A	10.9	Light Industrial	2.2	2.2	2.2
Area 6A	9.7	Light Industrial	2.0	2.0	2.0
Eastern Lands					
Area 6B	4.7	Light Industrial	2.9	3.0	3.0
Area 6C	11.7	Light Industrial	7.2	7.5	7.6
Area 7	5.2	Light Industrial	3.2	3.3	3.4
Total	64.5		31.3	32.9	34.4
MDD for KFN and Eastern Lands (m³/day)			2,705	2,842	2,972

Similar to the sanitary system, there are no local municipal water distribution systems servicing the KFN Lands and Eastern Lands. The Master Water Distribution Plan (KWL, 2016) assessed the option of servicing the KFN Lands through the 158 m Albion zone. This option would avoid the Lougheed Highway and CPR ROWs, but requires upgrades to the Albion Booster Pump Station and feeder transmission watermain along 240th Street and 104th Avenue. A feeder pipe would be installed on 248th Street between 100th Avenue and the KFN Lands. In addition, a local distribution system including reservoir sizing for system balancing, fire protection, and emergency storage, and potential pressure reducing valves, pumps, etc. would be required to service each site. The Eastern Lands could be serviced by the water distribution system in the KFN Lands.

Based on findings in Master Water Distribution Plan (KWL, 2016), the Albion Booster Pump Station upgrade would involve increasing the firm pumping capacity to provide the addition MDD from the KFN Lands and Eastern Lands (e.g. increase firm capacity by an additional 31 to 34 L/s) and be used to refill a new reservoir on the KFN Lands. Proposed upgrades to the 240th Street and 104th Avenue transmission main would likely require upsizing segments of 400mm to 450mm or 500mm, however this upgrade will need to be re-assessed if development in the Thornhill Urban Reserve or densification in the Albion area proceed. The feeder transmission main has approximately 320 metres of 400mm pipe along 240th Street which is considered as a required upgrade as part of this study. The feeder main to connect the 158 m Albion zone to the KFN Lands is assumed to be a 75-metre-long feeder main, as per the Master Water Distribution Plan (KWL, 2016).

For the Albion Industrial Lands, the Master Water Distribution Plan (KWL, 2016) recommended upsizing local watermains along McKay Avenue and Fisherman Road to 250mm pipe and adding looping the local watermain system with the River Road watermain for redundancy.

Water distribution system servicing strategies are summarized in **Table 7**.

Table 7: Summary of Water Distribution System Servicing Strategies

Strategy Name	Description	Class D Costs
W1	Increase firm capacity of the Albion Booster Pump Station	\$1,500,000 to \$2,000,000
W2	320m of Feeder Transmission Main Upgrades along 240 Street	\$600,000
W3	75m of Feeder Main from 248 Street to KFN Lands boundary	\$120,000
W4	450m of 250mm Watermain Upsizing and Looping	\$700,000
Totals		\$2,920,000 to \$3,420,000



5.3. DRAINAGE & FLOOD MANAGEMENT

A portion of the Study Area (Albion Industrial Lands and Area 3 of the Central Lands) is located in the *South Alouette & Kanaka Creek Integrated Stormwater Management Plan* (Urban Systems, September 2021). For the KFN Lands and Central Lands, a local stormwater servicing strategy study or local integrated stormwater management plan would be required to develop an approach to implementing stormwater management and flood management strategies.

For the purposes of this study, drainage and stormwater management in the Study Area could adopt the City's three tier approach for rate and volume control. Additional considerations for climate change should be used for design purposes based on the design life and consequence of infrastructure failure. Stringent stormwater quality guidelines should also be adopted given the proximity to the Fraser River and local watercourses. The *South Alouette & Kanaka Creek Integrated Stormwater Management Plan* (Urban Systems, September 2021) recommends the use of proprietary treatment systems (i.e. oil grit separators, swirl concentrators, membrane filtration, etc.) and / or green infrastructure / low impact development with enhanced stormwater treatment focused on the removal of metals and nutrients. Stormwater treatment should also be provided before infiltrating urban runoff.

Drainage in the Study Area consists of ditches and culverts which convey upslope drainage and watercourses between the Lougheed Highway and CPR ROWs to the Fraser River. Discharge into these systems will require coordination with the Ministry of Transportation and Transit (MoTT) and CPR. Due to the proximity of the highway and CPR, there may be limited opportunities to construct storm sewers and centralized stormwater management facilities, thus on-lot stormwater management may be required to service Study Areas.

Based on the available provincial soil surveys, the eastern sites of the Study Area are generally underlain with moderate to well drained soils. Soils under the Albion Industrial Lands vary. It should be noted that, due to the proximity to the Fraser River and the downslope location of the Study Area, infiltration may be limited for areas in close proximity to the Fraser River to specific times of the year because of high groundwater levels.

The Albion Industrial Lands are partially surrounded by the Albion Dike and are predicted to be inundated during the historic and future 200-year flood event in the Fraser River. Should re-development of the Albion Industrial Lands occur, stormwater management within the Albion Dike will need to consider the capacity of the dike system's pump station, floodbox, and dike drains. Upgrades to the Albion Dike System were investigated in the *Albion and Maple Ridge Road 13 Dike Assessment 2012* (BGC, March 2016) which identified substantial work to meet modern flood dike protection standards. The BGC report (March 2016) found that the "Status Quo" option provided the best option from a purely economic perspective, however long-term strategic planning would be required to manage development and associated flooding risk. Other options indicated a very minor to little benefit in the cost benefit analysis (BGC, March 2016).



The Eastern Lands are located in the Fraser River floodplain, and the majority of the sites in the KFN Lands are located outside of the historic and future Fraser River floodplain. For the sites in the Fraser River floodplain, or fronting the Fraser River, a FCL will need to be established corresponding to the 200-year flood water surface elevations with climate change, sea level rise, and a freeboard of 0.6m for habitable building levels.

6. Implementation Planning

This section provides implementation planning considerations for extending infrastructure services to the Study Area, with a focus on the KFN Lands and Eastern Lands. Based on the infrastructure servicing analysis, servicing the Study Area sites will require a staged approach. Stages could include:

1. Conduct additional studies and detailed designs for connecting sanitary and water infrastructure to the KFN Lands and Eastern Lands, and the interaction with the City's and MV's infrastructure. The Central Lands will need to be considered in the sanitary study.
 - a. Consider conducting additional technical studies for a centralized sewage treatment and disposal facility including assessments for the feasibility and detailed cost of a riverine outfall and diffuser.
2. Conduct a localized stormwater and flood management study and servicing strategy for KFN Lands and Eastern Lands, and associated watershed / sub-watershed and the Fraser River. Additional studies for stormwater and flood management will be required in the Albion Industrial Area.
3. Conduct additional studies and detailed designs for local sanitary and water servicing, including sanitary sewers, water distribution mains, water reservoirs, and drainage infrastructure.
4. Complete upgrades to the City's 158 m Albion Zone booster pump station, 240th Street transmission feeder main, and connecting the City's water system to the KFN Lands.
5. Construct the KFN Lands' sanitary pump station and forcemain / gravity sewer along the Lougheed Highway / CPR ROW to 240th Street. Complete necessary upgrades to the City's sanitary sewer and 225 Street Pump Station to accommodate additional flows from the KFN Lands. Connect the Central Lands to the proposed sanitary forcemain / gravity sewer.
6. Construct local infrastructure in the KFN Lands and Eastern Lands to service sites.
7. Complete watermain upgrades in the Albion Industrial Lands.

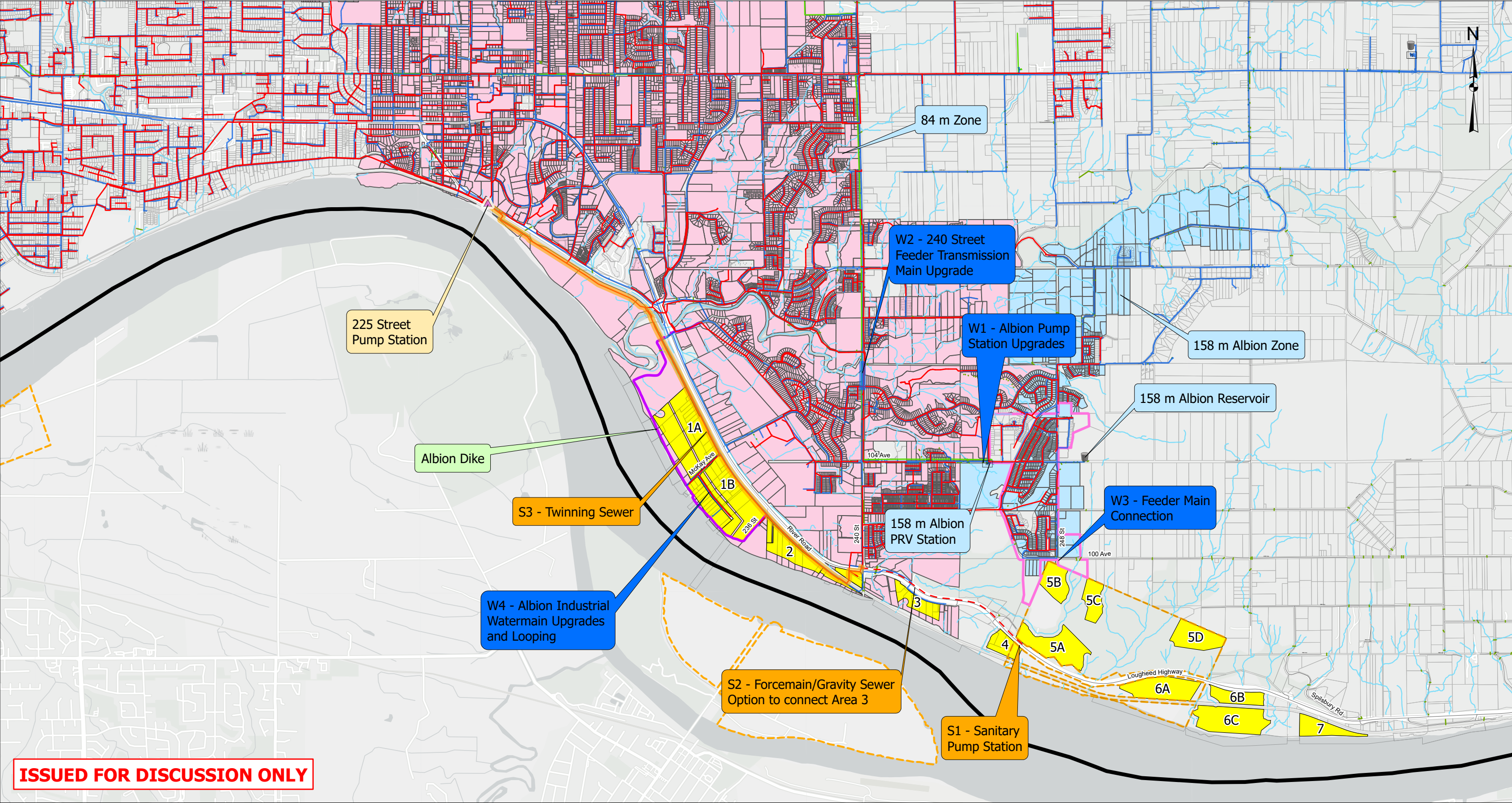
Figure 5 illustrates the servicing strategies for each utility. A summary of strategies and estimated costs for are summarized in **Table 8**.





Table 8: Summary of Proposed Infrastructure Servicing for Implementation Planning

Strategy Name	Description	Class D Costs (2024 Dollars)
S0, W0, D0	Conduct detailed studies for sanitary, water, and stormwater / flood management servicing.	To be determined at a later stage.
S1	KFN Lands Sanitary Pump Station	\$2 M to \$3 M
S2	1.5 km of Forcemain / Gravity Sewer from KFN Lands to 240 th Street with the option to connect Area 3	\$4.2 M
S3	5.5 km of Gravity Sanitary Sewer Twinning from 240 th Street to 225 Street Pump Station	\$12.9 M (Cost could be shared with Thornhill Urban Reserve)
S4	Centralized sewage treatment and disposal facility. (Strategy S4 would be implemented instead of S1-S3)	\$16 M to \$20 M
W1	Increase firm capacity of the Albion Booster Pump Station	\$1.5 M to \$2 M
W2	320m of Feeder Transmission Main Upgrades along 240 th Street	\$600,000
W3	75m of Feeder Main from 248th Street to KFN Lands boundary	\$120,000
W4	450m of 250mm Watermain Upsizing and Looping	\$700,000







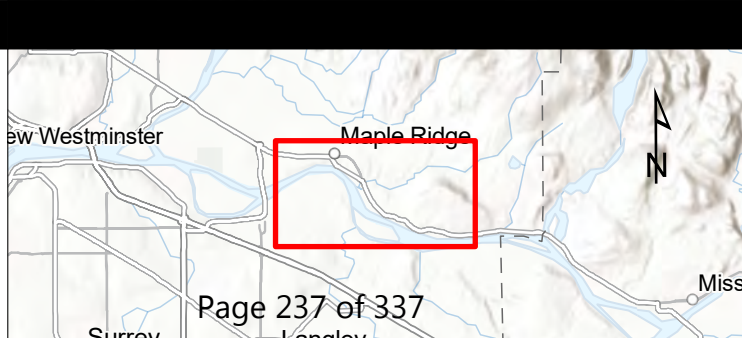
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TITLE
Maple Ridge Bring to Market Analysis
Figure 5 Proposed Infrastructure
Servicing Strategies
Project: Industrial Servicing Impact Analysis
Location: Maple Ridge, BC

Scale 1:30,000

0 2,000 Meters



LEGEND			
	Sanitary Overflow Outfall		Sanitary Upgrades
	Existing PRV		Water Upgrades
	Existing Reservoir		Proposed Sanitary Sewer
	Existing Pump Stations		Sanitary Sewer
			MV Transmission Watermain
			Water Main
	Drainage Culvert		Dike
	Roads		Stream
	Kwantlen First Nations Reserve		158 m Albion Pressure Zone
	Parcels		Sites
	84m Zone		158m Albion Zone
	Maple Ridge Boundary		

7. Closing

We hope this infrastructure servicing analysis meets the project expectations. Please do not hesitate to contact the undersigned below with any questions.

Sincerely,
The McElhanney Team

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Appendix E

Statement of Limitations

Statement of Limitations

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Effect of Changes. All evaluations and conclusions stated in this report are based on facts, observations, site-specific details, legislation and regulations as they existed at the time of the site assessment / report preparation. Some conditions are subject to change over time and the Client recognizes that the passage of time, natural occurrences, and direct or indirect human intervention at or near the site may substantially alter such evaluations and conclusions. Construction activities can significantly alter soil, rock and other geologic conditions on the site. McElhanney should be requested to re-evaluate the conclusions of this report and to provide amendments as required prior to any reliance upon the information presented herein upon any of the following events: a) any changes (or possible changes) as to the site, purpose, or development plans upon which this report was based, b) any changes to applicable laws subsequent to the issuance of the report, c) new information is discovered in the future during site excavations, construction, building demolition or other activities, or d) additional subsurface assessments or testing conducted by others.

Independent Judgments. McElhanney will not be responsible for the independent conclusions, interpretations, interpolations and/or decisions of the Client, or others, who may come into possession of this report, or any part thereof. This restriction of liability includes decisions made to purchase, finance or sell land or with respect to public offerings for the sale of securities.



Cost Estimates. This cost estimate has been prepared using the design and technical information currently available, and without the benefit of site surveys, geotechnical and environmental investigations and information. Furthermore, McElhanney cannot predict the competitive environment, weather or other unforeseen conditions that will prevail at the time that contractors will prepare their bids. The cost estimates are therefore subject to factors over which McElhanney has no control, and McElhanney does not guarantee or warrant the accuracy of such estimate.



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Strategic Update on the Maple Ridge Strategic Plan for Q1, 2025

Recommendation:

THAT Council receive the report titled “Strategic Update on the Maple Ridge Strategic Plan for Q1, 2025” dated May 6, 2025 for information.

Report Purpose and Summary Statement:

This report provides insights from ongoing delivery of key results and initiatives from Council’s Strategic Plan, for the first Quarter of 2025.

Previous Council Action:

On February 18, 2025, Council received an update on the 2024-year end results with respect to objectives, key results and initiatives in the plan. Council provided feedback to staff to continue to improve reporting quality and highlight the successful implementation of major pieces of work through increased communication and promotion of results.

Strategic Alignment:

Liveable Community; Climate Leadership & Environmental Stewardship; Engaged, Healthy Community; Diversified, Thriving Economy; Governance & Corporate Excellence

Communications:

Since the 2024 Q4 Strategic Update was provided to Council staff increased the promotion of the release of the update through social media and traditional media. Staff are continuing to track visits to the website and look at continuous improvement of how results are communicated to highlight progress towards the five strategic priorities.

Strategic Update on the Maple Ridge Strategic Plan for Q1, 2025

BACKGROUND:

On September 10, 2023, Council approved outcomes to be achieved across all five strategic priorities utilizing the Objectives and Key Results (OKR) methodology. Council received the most recent update on progress to implement OKRs for the year end results for Q4, 2024 on February 18, 2025. At that time, staff received feedback that Council wanted an increased focus on communicating out results from the strategic plan to help residents and businesses increase awareness of the city's work on their behalf. Staff subsequently increased communications and media activity to highlight successful completed key results. Continuous improvement of public awareness regarding the OKRs is an ongoing focus for the team.

ANALYSIS:

Discussion:

Results for the first quarter of 2025, detailed in Attachment 1, reflect good progress on completion of initiatives with 13 initiatives being completed this quarter (this results in 6 OKRs being met or partially met). Examples include new prioritization criteria for development applications, creation of the concierge program model which is now moving into implementation phase, completion of a public engagement framework, and completion of an events attraction strategy focused on tourism-based events.

Additionally, a further 16 initiatives have been moved from "not started" or "needs attention" to a status of "in progress", and a further 20 initiatives are anticipated to be complete by the end of Q2. These changes reflect increased forward momentum on Council priorities.

Two projects were closed and not met this quarter. The first is a project to establish a circular economy for the film sector in Maple Ridge, which would have involved waste from film sets being recycled by other projects or repurposed for other uses. However, after investigation by the City there was a lack of interest from sector partners to undertake the project. Therefore, the project has been closed for now but may be reinvestigated as an operational initiative in the future. The second, a planned initiative to host a Leadership Summit this year, will not be advanced and the funding will be reallocated to deliver a new Youth Summit that will be led by Recreation Services as an operational initiative.

Following the Q4 report for 2024, staff undertook improvements to the City's website and promoted the pages on social media and in traditional media. During Q1 the City's Strategic Plan had over 600 new visitors to the web pages to learn about the actions taken on Council priorities. In addition, there were 3,317 views and interactions with the content from the City's social media promotions. In the future as more major initiatives are completed the City will continue to push results through social media and the website and will look into creating videos

on some of the major projects to show how they are positively impacting the community with respect to the five strategic priorities – Liveable Community, Engaged, Healthy Community, Diversified, Thriving Economy, Governance and Corporate Excellence, and Climate Leadership and Environmental Stewardship.

With the completion of those OKRs that result in the development of various new plans and strategies, updated OKRs will be proposed and brought forward for approval to Council throughout 2025, setting direction through the end of 2026.

Strategic Alignment:

The Strategic Plan objectives are a mechanism for Council to balance the interests of the community across multiple priorities. This update reflects the iterative approach taken to achieve Council's strategic priorities and ensure that outcomes sought are in the best interests of the community.

CONCLUSION:

The objectives and key results methodology is a dynamic approach to track and report on achievement of Council's strategic priorities. Staff are focused on continuous improvement of how the City adjusts and measures key results to ensure optimal outcomes and then ensure these are clearly communicated to members of the community to show the value and impact of these priority projects.

Prepared by: Phil Sanderson, Manager of
Corporate Strategy & Business
Transformation

Attachments:

Attachment 1 – Q1 2025 Quarterly Report

Report Approval Details

Document Title:	Strategic Update on the Maple Ridge Strategic Plan for Q1, 2025.docx
Attachments:	- Attachment 1 - Q1 2025 Quarterly Report.pdf
Final Approval Date:	Apr 29, 2025









This report and all of its attachments were approved and signed as outlined below:

Zvi Lifshiz, Director Strategic Development, Communications & Public Engagement

Carolyn Mushata, Director of Legislative Services and Corporate Officer











Scott Hartman, Chief Administrative Officer














Quarterly Report – Q1 2025










Status Legend			
Symbol	Status	Symbol	Status
	Key Result or Initiative In Progress		Key Result or Initiative Not Started
	Key Result Partially Met – No Further Action		Initiative Needs Attention
	Key Result Fully Met – No Further Action		Initiative Under Review
	Key Result Not Met		Initiative Complete

Key Results	KR End Date	Initiative End Date	Initiatives	Initiative Status Icon		Initiative External Update
				Q4-24	Q1-25	Q1-25
OBJECTIVES						
■ Facilitate expanded housing diversity and supply, to promote attainability						
✓✓ Create development application prioritization criteria	4/30/25	4/30/25	Create development application prioritization criteria	●	✓	<p>As part of on-going work related to the Development Approvals Process Review as well as the City’s efforts to meet our housing targets —particularly in the areas of affordable housing, new rental housing, housing for seniors, and non-market supportive/recovery projects—a set of Development Prioritization Criteria has been developed. These criteria are intended to guide staff in identifying, evaluating, and prioritizing projects that most directly contribute to the City’s housing goals, especially in the context of time-limited funding programs and resource capacity.</p> <p>The criteria emphasize projects that deliver:</p> <ul style="list-style-type: none">• Residential development in key growth areas• Affordable housing units, particularly those secured through agreements or operated by non-profits.• Purpose-built rental housing, to increase long-term rental supply.• Housing for seniors, with accessible, age-friendly design features.• Non-market or supportive recovery housing, including partnerships with government or health agencies.
● Increase housing stock, as measured by occupied units, by 1.2% (1,284 units) by Q3 2026	9/30/26	9/30/24	Update Housing Strategy	✓	✓	The Housing Strategy report, prepared by Urban Matters, was received by Council for information on Sep 24, 2024. Key priorities and next steps would be discussed at a Council Workshop in Q4 2024 for Council's inputs.
		9/30/24	Update Housing Needs Assessment	✓	✓	Council has endorsed the updated interim Housing Needs Report on Sep 10, 2024, required by provincial legislation or municipalities to complete by end of 2024.
		12/31/25	Conduct an incentive program feasibility assessment	●	●	This project is ongoing. An assessment of the various possible incentives is underway to better address current and projected housing needs outlined in the 2024 Housing Needs report. Staff will bring forward recommendations to Council later in 2025 regarding potential incentives that are likely to lead to increases in housing stock.








Key Results	KR End Date	Initiative End Date	Initiatives	Initiative Status Icon		Initiative External Update
				Q4-24	Q1-25	Q1-25
		4/30/25	Develop pre-approved site plans for a range of housing units			A 'Standardized Housing Design Catalogue' was released by the Province in September 2024 to encourage gentle density. Work is underway to develop site plans that are appropriate for the Maple Ridge context. This includes options other than lane-way houses as this model is not consistent with Maple Ridge neighbourhood configurations within Area Plans.
		6/30/25	Update city-wide density bonusing programs			An update of the various density bonus incentives is underway to ensure they are consistent with new provincial legislations and to better meet current and projected housing needs in the 2024 Housing Needs report.
Secure 30 below market housing units	12/31/25	12/31/25	Identify inclusionary zoning options			The feasibility, scope and applicability of inclusionary zoning in key growth areas in Maple Ridge are being studied and recommendations will be brought forward in late 2025 for consideration to inform future planning decisions.
		4/15/25	Develop concierge service to facilitate affordable housing development			Work on the Concierge Program pilot model is now completed. Work is now underway for roll out of the pilot project. The Concierge Program will work with a limited number of qualified developers/builders in the pilot to provide focused support to move projects through each stage of the permitting and approval process to address information gaps and improve efficiency of the approvals process for projects that address priorities for housing in the community.
Increase the multi-unit housing portion of building stock by 2% by Q4 2026	12/31/26	12/31/25	Conduct wrap-around servicing assessment for the Lougheed Transit Corridor Area Plan			The Lougheed Transit Corridor Area Plan is being actively reviewed in collaboration with Translink. The City depends on factors within Translink's control to inform servicing plans. Updated servicing plans will be brought forward as they are completed.
		6/23/25	Review parking and mobility requirements for transit-oriented areas			The City's Off-Street Parking and Loading Bylaw is under comprehensive review, and will be back before Council in Q2 2025.

Key Results	KR End Date	Initiative End Date	Initiatives	Initiative Status Icon		Initiative External Update
				Q4-24	Q1-25	Q1-25
 Establish benchmark timelines for internal City processes and reviews within the development application process	12/31/25	12/31/26	Establish benchmark timelines for planning department processes and reviews within the development application process			In 2024, the City embarked on an ambitious program of work to optimize development services and streamline processes for building, planning and engineering permits and other services. The project has completed over a dozen deliverables to date and in early 2025 a new portal for building permit applications was launched on the City's website. The project will continue into 2026 to undertake comprehensive reviews and reengineering of building and development processes. The goal of this work is to facilitate and streamline the process by which development occurs in the city to stimulate more housing and industrial growth for the community. Part of this work involves tracking and monitoring timelines for each part of the development process. Much progress has already been made to map the status quo and the time taken for each important step in the city's building services department. Next the focus will shift to planning development processes including development applications, land use inquiries and development variance applications among others. Therefore, it is anticipated that substantial progress will be made in early 2026 to tackle process improvement for planning applications and after that, by the end of 2026, the city will be well positioned to track and report on benchmark timelines and goals for improvement for processing of development applications.
 Complete alignment of CMR regulations and policies with Homes for People provincial strategy	12/31/24	6/30/24	Complete alignment of City of Maple Ridge regulations and policies with Homes for People provincial strategy			Council approved the housing legislation amendments for Small Scale Multi-Unit Housing (SSMUH) and the designation of transit-oriented areas (TOA) around transit hubs (Haney Place Transit Exchange, Maple Meadows Station, Port Haney Station) on Jun 25, 2024, in fulfilment of the new provincial housing legislations.
OBJECTIVES						
 Improve mobility with safe, sustainable and effective transportation options						
 Include a complete east to west AAA bike route from 240th to Maple Meadows station in the 5-year Capital Plan	12/31/24	3/25/25	Include a complete east to west AAA bike route from 240th to Maple Meadows station in the 5-year Capital Plan			<ul style="list-style-type: none">The 2025-2029 Capital Program has been approvedThree projects to achieve the Key Result have not been fundedGrants and external funding will continue to be sought to complete the projects as part of the 2025-2029 Capital Program










Key Results	KR End Date	Initiative End Date	Initiatives	Initiative Status Icon		Initiative External Update
				Q4-24	Q1-25	Q1-25
 Install 30 secure bike and micro-mobility lockers within the civic centre area	8/31/24	8/31/24	Install 30 secure bike and micro-mobility lockers within the civic centre area			<p>Project update</p> <p>10 secure bike stations installed and operational:</p> <ul style="list-style-type: none">• 5 secure bike stations are located in-front of the Leisure Centre / Memorial Peace Park• 5 secure bike stations are located on the side of the Randy Herman Building adjacent to the Police Station and Haney Transit Exchange <p>10 bike lockers were installed with the \$50k of capital funding made available during the 2024 business planning cycle. Additional funding was not able to be allocated in the 2025-2029 Capital Program due to other priorities. Funding for the remaining units will continue to be explored.</p>
 Increase cycling network length by three kilometers	12/31/25	12/31/25	Increase cycling network length by three kilometers			<p>Projects that support the expansion of the city's cycling network have been finalized in the capital planning process. The City is on track to make significant improvements to the cycling network and reach the goal of an additional 3 kms by the end of 2025.</p>
OBJECTIVES						
 Develop infrastructure that positions the City to provide accessible and sustainable services while accommodating growth						
 Update funding strategy for asset replacement and maintenance building off existing funding policy	3/16/26	12/31/25	Update funding strategy for asset replacement and maintenance building off existing funding policy			<p>The City is working to refine its approach to how assets (vehicles, water and sewer systems, buildings etc.) are maintained and upgraded over time as they reach the end of their life. The Engineering and Operations Departments are leading this work to build out a new strategy in a related strategic initiative. This initiative follows on from that work and will start once the asset strategy is complete. The Finance team will lead this work to create a funding model to ensure the City can fund the work to maintain and enhance its assets to ensure continuity of services for city residents.</p>
 Develop an Asset Management Strategy	12/31/25	12/31/25	Develop an Asset Management Strategy for the City			<p>This initiative involves assessing the City's transportation and utility assets and determining the criticality and estimated useful life for individual assets to inform future infrastructure investments.</p> <p>The initiative is progressing well. Items completed to date are as follows:</p> <ul style="list-style-type: none">• Data submission on existing assets and gap analysis• State of maturity assessment• Workshops for water, sewage, and drainage assets








Key Results	KR End Date	Initiative End Date	Initiatives	Initiative Status Icon		Initiative External Update
				Q4-24	Q1-25	Q1-25
 Establish servicing plans, including green infrastructure solutions, to service 3 key growth areas	3/31/25	3/31/25	Establish servicing plans, including green infrastructure solutions, to service 3 key growth areas			A drinking water, sewage and drainage servicing plan has been developed for the Lougheed Transit Corridor Area Plan (LTCAP). The servicing plan will continue to be refined as additional information is identified. The City will focus on building the LTCAP in 2025 and other servicing plans for two more additional growth areas will be considered in future years. This work now moves into operational phase and the key result is completed.
OBJECTIVES						
 Foundational Initiatives for Liveable Community						
 Foundational Initiatives for Liveable Community	N/A	3/31/24	Provide update on Local Government Act - Bill 26			
		12/31/25	Official Community Plan and Zoning Bylaw Update - Initial Work			<p>Recent provincial legislation announcements require the City to update the Official Community Plan. To complete the implementation of the updated Official Community Plan, the Zoning Bylaw will also need to be updated. The OCP work is anticipated to commence in 2024 and complete by the end of 2025.</p> <p>An open house was hosted in early March. Please visit www.mapleridge.ca/Housing to view the materials.</p>

Key Results	KR End Date	Initiative End Date	Initiatives	Initiative Status Icon		Initiative External Update
				Q4-24	Q1-25	
OBJECTIVES						
■ Attract, retain and expand business investment to diversify the tax base and increase local employment						
<div><div></div><div>Complete a Business Retention & Expansion (BR&E) Analysis and Implementation Plan</div></div>	5/30/25	5/30/25	Develop business retention and expansion analysis and implementation plan	<div></div>	<div></div>	This project has progressed well, and staff are reviewing the final strategy which will be brought forward to Council in the coming weeks for endorsement. The work to retain and expand the existing businesses in Maple Ridge is closely related to the completion and implementation of the Investment Attraction Strategy and will be aligned when this initial plan is completed. Future focus will be on ensuring that the appropriate supports are in place for existing Maple Ridge businesses to foster their continued success and growth despite challenging economic times.
<div><div></div><div>Develop an Incentive Strategy for New Business Attraction</div></div>	9/30/25	9/30/25	Develop an Incentive Strategy for new business attraction	<div></div>	<div></div>	This work is linked to the investment attraction strategy the city is building to encourage businesses to locate and operate in Maple Ridge. Early work is in development on this strategy to consider additional business incentives and will be brought forward after the Investment Strategy has been endorsed by Council.
<div><div></div><div>Develop an Investment Attraction Strategy for targeted industries, including a value/supply chain strategy</div></div>	5/5/25	5/5/25	Conduct investment attraction analysis and Implementation plan for targeted industries	<div></div>	<div></div>	A draft strategy is now complete and is being reviewed internally. This draft strategy is a culmination of many elements including but not limited to Investment attraction best practices, an in-depth analysis of competitive bench marketing and other analysis. Once the Strategy is finalized and endorsed by Council this part of the work will be completed, and future initiatives will focus on delivering the recommendations on the plan to drive business attraction efforts to encourage businesses to locate in Maple Ridge.
<div><div></div><div>Ensure that the business licensing process and service delivery is capable of processing 20% more applications annually</div></div>	12/31/25	12/31/25	Increase staffing levels for business licensing processing	<div></div>	<div></div>	Planning for staffing level changes in business license processing has commenced but the initiative will likely be brought forward in late 2025 to inform budget allocations for 2026. The goal of this work is to improve staffing coverage for business license applications and renewals and will take place in the context of other customer experience improvements.














Key Results	KR End Date	Initiative End Date	Initiatives	Initiative Status Icon		Initiative External Update
				Q4-24	Q1-25	Q1-25
		6/30/25	Complete business license process and digital application review			Work is well underway to make continuous improvements to the business licence processes to streamline and improve the experience for our business community. Several elements of this work have been completed including process mapping to look for efficiencies and development of new tools including online review of applications to accelerate the process and get businesses operating or renewed faster. Work is still continuing on more resources for the Building & Bylaw front counters to support applicants and updating our website resources for the business licencing section. The form will also be updated to make it easier to complete. The updates are expected to be in place by the end of Q2 2025.
OBJECTIVES						
— Expand training and educational options in Maple Ridge to build a skilled workforce that attracts innovative businesses						
 Create a formal, collaborative partnership with a post-secondary institution	9/30/25	3/31/25	Collaborate with post-secondary institutions on feasibility study to develop and sustain program training that addresses workforce needs			In 2024 and early 2025 considerable work was done to build a collaboration with key partners to encourage location of a post-secondary institution in Maple Ridge. Establishing a collaboration model is now completed and will continue to be maintained. Future work will focus on connecting the post-secondary engagement and collaboration to investment attraction needs regarding the future labour force. This aspect of the feasibility study for post-secondary intuitions is now completed. It will remain a longer-term focus for the City to prepare for an upturn in growth of the post-secondary sector as current external factors such as immigration policy have made the operating environment more challenging in the medium term for post-secondary institutions expansion and growth in satellite campuses.
		9/30/25	Pre-work for: Creating a formalized partnership with a post secondary institution			This work is now completed. Foundational work to build partnerships with potential post-secondary institutions that may locate facilities in the community in the future has been successful. External factors have caused a realignment in the post-secondary sector which mean that the viability of a new institution locating in Maple Ridge in the short to medium term is less likely. Staff are continuing to engage with the sector to prepare for future expansion of the post-secondary sector and align this with the Investment Attraction and business expansion needs of the community.











Key Results	KR End Date	Initiative End Date	Initiatives	Initiative Status Icon		Initiative External Update
				Q4-24	Q1-25	Q1-25
<div><div></div><div>Establish a collaborative Tech Hub to specifically nurture the growth of technologically inclined entrepreneurs</div></div>	6/30/25	6/30/25	Establish a collaborative Tech Hub to specifically nurture the growth of technologically inclined entrepreneurs	<div></div>	<div></div>	Work was undertaken in 2024 and 2025 to create relationships and build partnerships with post-secondary institutions and business groups to create events, and other elements that can build momentum for a potential future tech hub. This initiative will continue and be informed by other work on the Investment Attraction Strategy and pending funding with UBC to enable specific projects that will stimulate technology focused business development in Maple Ridge. A further update will be provided at the end of Q2 2025.
<div><div></div><div>Complete a Labour Market and Gap Analysis</div></div>	9/5/25	9/5/25	Conduct Labour Market Gap Analysis	<div></div>	<div></div>	The City has been working with Work BC to obtain funding to support a targeted labour market assessment. This work is related to the Invesment Attraction and Business Retention and Expansion Analysis - draft strategy, which is expected to be endorsed in later Q2 2025. The city will advance this project when funding is confirmed, to use the data to inform the Investment Attraction Project.
OBJECTIVES						
<div><div></div>Explore and maximize tourism opportunities as a means to further diversify the local economy</div>						
<div><div></div><div>Implement a net promotor score for Adventure Hub, Urban Hot Spots, and Farm Fresh experiences , set the baseline, and improve by 20%</div></div>	12/31/26	12/31/26	Implement Net Promoter Score for Adventure Hub, Urban Hot Spots, and Farm Fresh Experiences with a set baseline and improve by 20% by the end of 2025	<div></div>	<div></div>	Establishing a way to track the impact of key agricultural and adventure tourism assets in Maple Ridge was a core focus of this initiative. A Net Promoter Score uses data and surveys from customers to assess the degree to which people enjoy an event, activity or tourism location enough to recommend it to others. The goal is to score highly and this would mean that everyone who visits these attractions in Maple Ridge rates them highly and encourages others to visit, growing the business overall. In 2024 and 2025 the City undertook research and was able to create a baseline of data for our Net Promoter Score for these areas of tourist businesses. Later in 2026/2027 we will continue to survey to maintain a focus on progress to improve our Net Promoter Score. The first phase of the work is completed and the initiative will be kept open and active until the target of a 20% improvement in our Net Promoter Score is achieved.
		12/31/25	Complete regulatory review of eco-tourism, adventure tourism and agri-tourism policies	<div></div>	<div></div>	This work will conduct a comprehensive examination of policies governing nature-based travel, thrilling experiences, and farm-oriented getaways to ensure City regulations enable sustainable development, safeguard natural habitats, and foster economic growth. Once analysis is completed it will be brought forward for Council review in late 2025.

Key Results	KR End Date	Initiative End Date	Initiatives	Initiative Status Icon		Initiative External Update
				Q4-24	Q1-25	Q1-25
 Increase film-based tourism by 10%	12/31/24	11/29/24	Electrification of Railway Lot for film (Creative BC Reel Green Grant) and continued through BC hydro incentive offer			Electrification of the Railway Waterfront Filming Location was completed in 2024. Staff are now working to attract film companies who have shown strong demand for these facilities. The work will be ongoing, but this part of the initiative is now completed. Film companies save money and reduce greenhouse gas emissions by using the lots so it serves multiple purposes for industry while increasing the number of film productions that choose Maple Ridge as an attractive destination for filming.
		2/28/25	Implement a circular economy program to re-purpose film set materials			Initial investigative work to determine if a circular economy model could work for film sets was undertaken in 2024 and 2025. This identified barriers to implementation that would prevent this moving forward in the short to mid-term for the film sector. The City is committed to looking for new opportunities to prioritize recycling and circular economy projects for industries to support economic growth and achieve climate goals and lower costs by reducing waste to our landfills. No further action will be taken at this time on the Film Set circular economy model originally proposed.
 Develop an event attraction strategy for tourist-driven events aligned with community-based events	3/21/25	3/21/25	Develop an Event Attraction Strategy for Tourist-driven Events Aligned with Community Based Events			The event attraction strategy has been prepared and was reviewed by Council for input in Q1, 2025. Staff are now working though the strategy recommendations determine next steps to foster events that have multiplier benefits for the community through tourism attraction, business development and aligns well with existing community based and recreational events. Future initiatives will be put in place to enact the strategy and undertake work in earnest to target the attraction of specific high profile events (e.g., concerts, cultural events and festivals, film festivals, sports and games events) that can generate tourism and community outcomes.
OBJECTIVES						
 Foundational Initiatives for Diversified, Thriving Economy						

Key Results	KR End Date	Initiative End Date	Initiatives	Initiative Status Icon		Initiative External Update
				Q4-24	Q1-25	Q1-25
 Foundational Initiatives for Diversified, Thriving Economy	N/A	12/31/25	Facilitate Downtown Revitalization Initiatives			The City has developed comprehensive activities to support local businesses and residents in the downtown area. This work relates to Operations department activities to do dedicated clean ups in the downtown core, and with the work of the Bylaws and RCMP teams to implement the Community Safety Plan. Together this work will further enhance beautification, cleanliness, safety and vibrant social and economic activity in the town centre of Maple Ridge. Further communications will be coming out in Q2 2025 for upcoming events, and activations to encourage residents to visit and enjoy the downtown and support local businesses.
		6/30/25	Conduct Albion Industrial Land Use and Servicing Analysis			This work will conduct a comprehensive examination of policies governing nature-based travel, thrilling experiences, and farm-oriented getaways to ensure City regulations enable sustainable development, safeguard natural habitats, and foster economic growth.
		10/30/25	Refresh Agricultural Plan			This project is anticipated to be advanced in future business planning cycles. It was not approved for funding in 2025 due to competing priorities. However, the City is committed to remaining focused on developing the agricultural sector in Maple Ridge and will be proposing new related actions under the forthcoming Climate Action Plan that relate to the refresh of the Agricultural Plan.

Key Results	KR End Date	Initiative End Date	Initiatives	Initiative Status Icon		Initiative External Update
				Q4-24	Q1-25	Q1-25
OBJECTIVES						
■ Provide a diversity of inclusive and accessible recreation opportunities						
✓✓ Conduct Recreation Facility Accessibility audit to Rick Hansen Guideline standards	4/30/25	4/30/25	Complete Recreation Facility Accessibilty Audit	✓	✓	Facility audits have been completed on the Maple Ridge Leisure Center and Planet Ice by the Rick Hansen Foundation in 2024. From this, \$90,000 in funding is available for accessibility improvements. After discussions, review and accessing needs and priorities, the decision was made to use these funds to renovate the front counter area at the Maple Ridge Leisure Center as it is not fully accessible, equitable or inclusive to all users.
✓✓ Ensure at least 70% of residents, as measured by households, have access to one free community event within a 15-minute walk of their home	12/31/24	12/31/24	Host 3 Rock the Block Events	✓	✓	<p>The city hosted 2 Rock the Blocks in August. August 10 was held at Hammond Park and Aug 24 was rescheduled from June (due to weather) at Blaney Hamlet. Each event saw over 500+ Neighbours and visitors participating. There were food trucks, Kids Zone, DJ & dance tutorials, live music, and more. The Maple Ridge Musuem ran an engagement tent with games & education on the history of Maple Ridge and Katzie People in collaboration with the Katzie First Nations. MLA Lisa Beare joined the 2 events with an engagement tent giving away popcorn and other treats. Artist, Carly Bouwman, completed her 4th community engagement mural where residents were invited to help paint a large mural representing their neighborhood (north Maple Ridge). This mural is part of the larger MR150 public art project and will be unveiled on September 14.</p> <p>With the 3 Rock the Block locations and other free programming throughout the summer across Maple Ridge (including Hot Summer Nights at Firefighters Park and Music on the Wharf, and festivals at Memorial Peace Park) 67.64% of the population was 15 minutes walking distance of a free city sponsored event.</p>










Key Results	KR End Date	Initiative End Date	Initiatives	Initiative Status Icon		Initiative External Update
				Q4-24	Q1-25	Q1-25
 Increase participation in subsidized recreation programs by 10% through the development of City-specific criteria on financial access funding	12/31/24	12/31/24	Develop City-specific criteria on financial access funding			The initiative is now complete. As a result of this work, staff have taken the extra step and are developing a process to update financial access funding to the community that is in alignment with neighboring cities and aligns with the demographics (current and future) and needs of the city of Maple Ridge residents.
OBJECTIVES						
 Build and celebrate community pride, strengthening community connections to foster a sense of belonging						
 Conduct a Recreation Facility Feasibility Study	11/28/25	11/28/25	Conduct an aquatics feasibility study to contemplate a second aquatics facility			<p>Through the first phase of community engagement, public feedback provided valuable data that along with a City of Maple Ridge specific service demand analysis and best practices review, was used to develop a draft building concept.</p> <ul style="list-style-type: none">• The concept has been test-fitted on the Hammond Community Park site and aligned with additional technical analysis including archeological and traffic and parking assessments.• The geotechnical assessment has been completed <p>The second phase of community engagement will seek the public's feedback on the proposed building concept at Hammond Community Park.</p> <ul style="list-style-type: none">• Staff are developing the engagement strategy and communication strategy• Engagement will include open houses, user group workshops and a public survey• Engagement launch is planned for Spring 2025
 Support the Maple Ridge 2024 BC Summer Games	10/31/24	10/31/24	Support the Maple Ridge 2024 BC Summer Games			The weekend of the Maple Ridge 2024 BC Summer Games wrapped up on July 21, 2024, however work remained to complete such administrative tasks such as inventorying the Summer Games equipment and preparing for transfer to the 2026 Winter Games in Trail-Rossland. The Board of Directors and City staff have now completed those tasks.
 Develop and deliver four events to celebrate the 150th Anniversary of Maple Ridge	12/31/24	12/31/24	Maple Ridge 150 Celebration Events			On September 14, the City welcomed the region to celebrate Maple Ridge 150 with Our Neck of the Woods. Residents and visitors participated in Soar Over Maple Ridge Zip Line, Indigenous Makers Market, TransLink Car Free Street Party, activities for all ages, and 3 stages of live entertainment including mainstage with Dawn Pemberton, Aaron Pritchett and the Strumbellas. The Katzie First Nation provided a ceremonial opening at 12Noon in the bandstand.

Key Results	KR End Date	Initiative End Date	Initiatives	Initiative Status Icon		Initiative External Update
				Q4-24	Q1-25	Q1-25
 Increase participation in City supported volunteer programs by 10%	6/30/24	6/30/24	Develop a Volunteer Retention Strategy for BC Summer Games Volunteers			Volunteer resource room at MRLC will start hosting drop-in hours in the Fall. Space will be hub for Rec Services, Events and Volunteer activations. Will support Our Neck of the Woods as Volunteer HQ.
OBJECTIVES						
 Promote a vibrant arts and culture community						
 Implement Public Art streams to support the new Public Art Policy and Handbook	12/31/25	12/31/25	Transition the Public Art guidelines into a policy for Council endorsement			<p>Internal meetings are actively taking place to discuss and refine the following key streams:</p> <p>Private Developer Stream: This stream focuses on the guidelines and requirements for private developers to incorporate public art into their projects.</p> <p>Capital Stream: This stream addresses the allocation of capital funds for public art projects within municipal developments.</p> <p>Next Steps:</p> <ul style="list-style-type: none">Finalize the draft policy incorporating feedback from internal stakeholders.Schedule a presentation to the council for policy endorsement.Develop an implementation plan to ensure smooth execution post-endorsement.
 Conduct an Arts, Culture, Events & Heritage Services Review	12/15/25	12/15/25	Conduct an Arts, Culture, Events & Heritage Services Review			<p>Deliverables of the service review include:</p> <ul style="list-style-type: none">Conducting a needs assessmentAnalyzing current service provision, operating models, partnership agreements, funding opportunities and use of facility and program spaces for these programs.The results of the data collection and analysis will be provided in a final report and is anticipated to include recommendations that will inform a refresh to Maple Ridge's Walking Together Culture Plan. <p>Public engagement will be a key part of this work to assess the community's satisfaction with the current services and programs and what the City should consider for future programming.</p> <ul style="list-style-type: none">Public engagement is anticipated to launch in May 2025. <p>The tendering process to procure a qualified consulting firm has been completed and the contract awarded. Therefore, the date has been extended to allow for completion by the end of 2025.</p>

Key Results	KR End Date	Initiative End Date	Initiatives	Initiative Status Icon		Initiative External Update
				Q4-24	Q1-25	Q1-25
OBJECTIVES						
■ Ensure the safety and enhance the well-being of residents						
<div>● Develop a Community Safety Action Plan</div>	6/30/26	2/28/25	Develop a Community Safety Action Plan	●	●	A plan has now been created, with the next step now focusing on developing an approach to operationalize the plan prior to finalization.
<div>✓✓ Operationalize Phase 1 of the Fire Master Plan</div>	12/31/25	9/1/24	Fire Master Plan #17 Career Suppression Capacity	✓	✓	
		12/31/25	Fire Master Plan #20 Prevention Branch	✓	✓	
		12/31/24	Fire Master Plan # 3 Corporate Integration - 2025 continuation	✓	✓	Building strong corporate relationships with Fire and multiple CMR departments. Collaborating with Bylaws, Planning, Building, Legislative Services, IT, HR and RCMP to achieve corporate goals. 1. Policies and bylaws have been evaluated and a successful transition of the response to burning complaints from Fire to Bylaws along with the record management of all burning permits has been completed. The same goes for the vacant boarded processes. The response has become streamlined with Bylaws now responding to vacant properties in the City. Year one complete. Smooth transition.
		12/31/24	Fire Master Plan # 8 Climate Change & # 28 Apparatus	✓	✓	
		7/31/24	Fire Master Plan # 31 Emergency Program Resourcing	✓	✓	Successfully recruited a Corporate Emergency Program Manager. Engagement with Metro Vancouver has resumed with dialogue related to the Lower Fraser River Floodplains regional actions as well as Wildfire interface challenges.
		10/31/24	Fire Master Plan #24 New Fire Stations	●	●	Develop a Fire Facility plan that identifies current and future facility needs. The fire facility plan must consider life cycle planning, staffing methodologies, and land acquisition strategies for existing and future fire stations. The plan should be part of the City's facility capital planning and development processes.

Key Results	KR End Date	Initiative End Date	Initiatives	Initiative Status Icon		Initiative External Update
				Q4-24	Q1-25	Q1-25
<div></div> Complete a de-integration transition plan for Ridge Meadows RCMP	4/1/26	1/30/26	Complete a de-integration transition plan for Ridge Meadows RCMP	<div></div>	<div></div>	The Ridge Meadows RCMP de-integration project is progressing as planned, with Maple Ridge and Pitt Meadows set to establish autonomous police detachments by Spring 2026. A steering committee has been formed to oversee the project, ensuring key tasks and timelines are met. Additionally, a working group has been established to manage the separation of all police files. Work continues to advance on schedule, and further updates will be provided as the project evolves.
<div></div> Strengthen the capacity of Fire Services to support a rapidly growing community by conducting a staffing model assessment, optimizing reporting structures for efficient service delivery, and implementing a comprehensive succession planning model.	12/31/25	12/31/25	Conduct Staffing Model Assessment	<div></div>	<div></div>	This work involves assessing the future use of "Paid, on Call" Firefighters to augment full time regular staff. The Fire Service will conduct a study to determine the future use of Paid on Call firefighters in the staffing model. The study will likely start with focused data collection and analysis over a set period to fill existing knowledge gaps. A working group will be appointed to consider the staffing model and identify specific needs and identify future roles for Paid on Call firefighters. the report of the working group will inform future year budget and staffing plans.
		12/31/25	Optimize Reporting Structures	<div></div>	<div></div>	The fire service is working to implement a new organization chart that better supports the delivery of fire department services. The organization chart will further clarify role and accountabilities and inform position descriptions and lateral (internal and external) accountabilities. This will optimize staffing of critical positions and reporting lines to support community safety and wellbeing.
		12/31/25	Implement Succession Planning Model	<div></div>	<div></div>	<p>This work is focused on ensuring that attraction and retention of staff in the Fire and Emergency Program has a clear process and plan to support good succession planning as staff retire from service.</p> <p>The Fire Leadership Team and HR are planning to bring together a working group (including IAFF and management group representatives), to develop a succession plan based on existing practices and collective agreement considerations. Progress to confirm a model is expected in Q2, 2025. Once the model has been reviewed and confirmed, work will begin to implement the agreed model.</p>















Key Results	KR End Date	Initiative End Date	Initiatives	Initiative Status Icon		Initiative External Update
				Q4-24	Q1-25	Q1-25
<div><div></div><div>Undertake a social wellbeing pilot program to enhance service delivery to marginalized populations</div></div>	6/30/26	6/30/26	Deliver a Social Wellbeing Pilot Program	<div></div>	<div></div>	<p>Below are key updates that relate to immediate deliverables identified at the Social Planning Action Group meeting.</p> <p>Project Charter</p> <p>The Social Wellbeing Project Charter has been drafted. The goal of the project is to advance Council Strategic Priorities of a livable community; and, an engaged and healthy community.</p> <p>Communications Plan</p> <p>The communications planning process has begun, and will include brand development, webpage on the City website, media release, and social media assets.</p> <p>Integrated Data Platform</p> <p>An Integrated Data Dashboard is being developed to streamline information sharing and enhance collaborative efforts.</p> <p>Social Wellbeing Team</p> <p>A dedicated Social Wellbeing Team will be led by the newly appointed Manager of Community Safety and Wellbeing. The team includes representation from Bylaw & Community Safety, Community Planning, Recreation, and Intergovernmental Affairs.</p> <p>The Social Wellbeing Pilot represents a proactive approach to fostering community safety, social inclusion, and data-driven decision-making. The integration of diverse interest holders and structured planning methodologies ensures the success and sustainability of this initiative.</p>
OBJECTIVES						
<div><div></div>Improve community engagement with the City</div>						


Key Results	KR End Date	Initiative End Date	Initiatives	Initiative Status Icon		Initiative External Update
				Q4-24	Q1-25	Q1-25
 Establish a public participation and engagement framework	3/31/25	3/31/25	Develop and implement public engagement framework			<p>Council officially approved the City's new Community Engagement Framework and the updated Corporate Communications and Engagement Policy at the March 25 Council meeting.</p> <p>The newly adopted Community Engagement Framework is a guiding document for how the City invites and uses community input in decision-making. It was developed through two phases of community engagement, research, and best practices informed by the International Association for Public Participation (IAP2). The Framework and Policy were updated to reflect the public feedback.</p> <p>The Framework sets clear criteria for different levels of public participation and provides guidance on when, how, and why the City will engage. It also outlines how decisions are made, what informs those decisions, and how community input will be incorporated.</p> <p>The public feedback is also being incorporated into the City's Engagement Toolkit, which provides staff with standardized tools and resources to support community engagement activities. The City will also enhance communications about upcoming opportunities for public input, including during the City's annual business planning process and on key projects and initiatives.</p>
 Increase community activity on Engage MR by 20%	12/31/24	12/31/24	Increase community activity on Engage MR by 20%			<p>In January 2023, the City launched Engage Maple Ridge, an online community engagement platform where residents can learn about City initiatives, have a say on decision making and connect with staff and neighbours on projects that matter to you.an online consultation platform to create a consistent, accessible, and user-friendly online engagement experience. In 2023, the City undertook 15 engagement projects. As of the end of March, the City has undertaken 7 engagement projects in 2024.</p> <p>In 2023, there was 15,800 visitors to the site with 2900 engaged visitors which means they participated, 6700 informed visitors, which means they viewed/visited a page and 11,900 aware visitors who visited at least one page.</p> <p>As of March 2024, there has been 16,300 visitors to the site, 3600 engaged visitors, 6700 informed visitors and 13,100 aware visitors.</p>
 Conduct a participatory budget pilot project	9/30/24	9/30/24	Conduct a participatory budget pilot project			<ul style="list-style-type: none">Options proposed to Council on July 23 WorkshopCouncil directed staff to not progress with the initiative due to existing priority projectsThis initiative will be removed from future reporting

Key Results	KR End Date	Initiative End Date	Initiatives	Initiative Status Icon		Initiative External Update
				Q4-24	Q1-25	Q1-25
OBJECTIVES						
■ Foundational Initiatives for Engaged, Healthy Community						
● Foundational Initiatives for Engaged, Healthy Community	N/A	12/31/24	Contract with Community Safety Expert Consultants	✓	✓	Expert Community Safety Consultant agreement signed for 2025.
		6/30/25	Implement Heritage Grant Five-Year Pilot Program	●	●	<div>The Heritage Grant Pilot Program stems from the 2013 Heritage Plan and is built on and further supported by the recently endorsed Heritage Plan 2024 - 2034 as identified under Goal 4: Support Community Conservation Action 4.3.</div> <div>The Heritage Grant Program is currently a pilot program intended to help conserve our community's heritage by providing financial support for eligible heritage projects led by residents, organizations, and members of local First Nations.</div> <div>Applications for the pilot year of this program are currently under review.</div>
		12/31/24	Develop Heritage Related Event connected to Maple Ridge 150	✓	✓	Completed
		12/31/24	Implement Overnight Security Services in Downtown Core	✓	✓	After the successful pilot that addressed concerns raised at the Downtown Maple Ridge Business Improvement Association Safety and Security Committee, City staff coordinated a continuation of the overnight security service with Westridge Security. There is now mobile security service 24 hours a day, with 8 hours contracted to the BIA, and 16 hours contracted by the City. The contract is currently being held by the Manager of Bylaw, Licensing and Community Safety.

Key Results	KR End Date	Initiative End Date	Initiatives	Initiative Status Icon		Initiative External Update
				Q4-24	Q1-25	Q1-25
OBJECTIVES						
<div><div></div> Mitigate and adapt to the impacts of climate change</div>						
<div><div></div><div>Develop and adopt a Climate Action Plan</div></div>	5/30/25	5/30/25	Develop a Climate Action Plan	<div></div>	<div></div>	<div><div><div>The Climate Action Plan components completed include:<ul style="list-style-type: none">GHG InventoryClimate Risk and Hazards FrameworkLand Use Planning</div><div><div>First phase of public engagement completed in July 2024</div><div>Second phase of public engagement completed in November 2024</div><div>Development of the Climate Action Plan with actions is underway</div><div>Updates and progress presented to Council in:<ul style="list-style-type: none">July 2024October 2024March 2025</div><div>Phase 3 of public engagement on Draft Climate Action Plan to start April 2025</div></div><div>The draft Climate Action Plan is anticipated to be brought before Council for consideration in May/June 2025.</div></div></div>
		9/30/24	Complete Multi-Hazard Climate Risk and Vulnerability Assessment	<div></div>	<div></div>	Work is completed and forms part of the development of actions under the Climate Action Plan.
		9/30/24	Conduct extreme temperature risk mapping analysis	<div></div>	<div></div>	Work is completed and continues to inform the development of the Climate Action Plan
<div><div></div><div>Develop and implement green infrastructure design and maintenance specifications, guidelines, and performance standards</div></div>	6/30/26	6/30/26	Develop and implement green infrastructure design and maintenance specifications, guidelines, and performance standards	<div></div>	<div></div>	<div><div>This initiative embeds green infrastructure engineering standards and design considerations in the development process for new developments, capital works, transportation, and Integrated Stormwater Management Plan servicing related projects.</div><div>A request for proposal is in development to select a consultant to examine foundation work completed by regional municipalities and develop standards which reflect the development characteristics of Maple Ridge.</div></div>













Key Results	KR End Date	Initiative End Date	Initiatives	Initiative Status Icon		Initiative External Update
				Q4-24	Q1-25	Q1-25
OBJECTIVES						
■ Reduce municipal and community greenhouse gas emissions in alignment with adopted targets						
<div>●</div> Develop a master plan for reducing the reliance on natural gas for all facilities and implement a solar energy project	10/1/27	12/31/25	Develop master plan to reduce reliance on natural gas for all facilities	●	✓	A12 building GHG study aimed at reducing reliance on natural gas has been completed. Staff have analyzed the reports and have determined top two or three priorities per site. Completion of the study, and the resulting priorities, has completed the initiative.
		10/1/27	Implement a solar energy project for a municipal facility	●	●	This project is in the early planning stages to incorporate a solar energy project within the City. Discussions are underway with partners such as BC Hydro to consider configuration options, location, and possible funding sources. Work will take place over 2025-2026 before full implementation likely by 2027.
<div>✓✓</div> Develop framework for climate and resilience as a lens for City decision making	9/30/24	11/29/24	Develop a framework for climate and resilience as a lens for City decision making	✓	✓	Staff have developed a climate and resiliency lens and working to incorporate into staff reporting and decision making.
<div>●</div> Ensure the City is green fleet ready for passenger vehicles & light-duty fleet	12/31/25	4/30/25	Secure Natural Resource Canada Zero Emissions Vehicle funding	●	●	This project supports electrification of the City's municipal vehicle fleet. It involves federal funding support for 50% of the costs to implement zero emission electric vehicle charging stations at the City's operations centre to support electrification of the City's fleet vehicles. The project implementation is expected to be complete by the end of the year.
		12/29/25	Phase 1: Install 20 Level 2 EV fleet chargers	●	●	Chargers are in the process of being procured, and construction of phase 1 is expected to begin in July, 2025.
		12/30/25	Phase 2: Install 20 Level-2 and 2 Level-3 EV fleet EV chargers	●	●	Chargers are in the process of being procured, and construction of phase is expected to begin in August, 2025 - with completion estimated at the end of September, 2025.
OBJECTIVES						
■ Enhance and protect the health of our natural environment						
<div>●</div> Establish an inventory and baseline of bio-diversity health	12/31/25	12/31/25	Establish an inventory and baseline of bio-diversity health	●	●	The RFP is being reviewed but given competing priorities the project has not yet proceeded to procurement. Given these competing priorities, it is anticipated that the initiative and "Key Result" date will not be met for Aug 2025. As such, the end date for the initiative and Key Result have been changed to Dec 2025.












Key Results	KR End Date	Initiative End Date	Initiatives	Initiative Status Icon		Initiative External Update
				Q4-24	Q1-25	Q1-25
 Develop a strategy to manage the health of the McKenney Creek system	12/31/25	12/31/25	Develop a strategy to manage the health of the McKenney Creek system			<ul style="list-style-type: none"> The stormwater management component of the McKenney Creek drainage has been modelled, and the model is currently being refined and calibrated. Once the model is fully developed, it will be used to explore different strategies to improve stormwater management during various storm events. Additionally, plans will be developed that integrate environmental opportunities into the creek system, which align with City's goals and vision. The team is preparing for the engagement phase of the project.
 Protect and conserve 9 hectares of land	12/31/25	7/31/24	Protect and conserve 9 hectares of land			
 Complete an Urban Forest Management Strategy	3/31/24	7/23/24	Develop an Urban Forest Management Strategy			<p>Maple Ridge City Council has adopted the City's first-ever Urban Forest Management Strategy, marking a significant milestone in its commitment to preserving and enhancing the city's diverse urban forest.</p> <p>The Urban Forest Management Strategy (UFMS) outlines comprehensive measures to sustainably manage and expand Maple Ridge's vital green spaces and tree canopy in the context of urban development and climate challenges.</p> <p>See Urban Forest Management Strategy Maple Ridge, BC for further information and a copy of the final strategy.</p>
 Plant 750 trees by Q4 2026	12/31/26	12/31/26	Seek funding and apply for tree planting grants to support tree planting efforts			<p>The City applied to the "Growing Canada's Community Canopy" fund through the Federation of Canadian Municipalities in July 2024.</p> <p>It also applied for, and successfully received, funding of \$41,250 from the Trans Canada Trail to plant 900 new trees at both Whonnock Lake Park and Fairview Park.</p> <p>Staff applied for the second round of the Planting For Tomorrow grant through the Trans Canada Trail for 5 additional park sites and is pending confirmation of funding. .</p>
		12/31/26	Host tree planting event with the community			<p>National Tree Planting Day was held in September 2024. A tree planting event was held at Jim Hadgkiss Park, site of the Maple Ridge Museum. 9 new mature trees were planted at the park.</p> <p>Planning is underway for community tree planting activities in 2025</p>

Key Results	KR End Date	Initiative End Date	Initiatives	Initiative Status Icon		Initiative External Update
				Q4-24	Q1-25	Q1-25
		12/31/26	Update bylaws, policies and the OCP to reflect the direction of the Urban Forest Management Strategy, starting with the Tree Protection and Management Bylaw			Staff are preparing preliminary information, findings and recommendations for bylaw amendments based on the recommendations and public consultation data from the Urban Forest Management Strategy. Information will be brought to Council in late 2025, early 2026 regarding the intent of changes and public engagement opportunities for the tree bylaw changes.
OBJECTIVES						
■ Foundational Initiatives for Climate Leadership & Environmental Stewardship						
■ Foundational Initiatives for Climate Leadership & Environmental Stewardship	N/A					







Key Results	KR End Date	Initiative End Date	Initiatives	Initiative Status Icon		Initiative External Update
				Q4-24	Q1-25	Q1-25
OBJECTIVES						
Identify and commit to opportunities for the City to move forward on a path of Truth and Reconciliation						
<div><div></div><div>Develop the City's Indigenous Relations Strategy</div></div>	12/31/26	7/31/25	Develop an Indigenous Engagement and Protocol Framework	<div><div></div></div>	<div><div></div></div>	<div><div><div>• Work is progressing well to develop an "Indigenous Engagement and Protocol Framework" to guide the work and communications.</div><div>• To date staff have prepared a draft outline which we will be sharing with our local First Nations in the weeks to come.</div></div></div>
<div><div></div><div>Host two Council relationship-building meetings with Katzie First Nation and Kwantlen First Nation leadership</div></div>	12/31/24	12/31/24	Participate in regular Council to Council meetings with Katzie and Kwantlen First Nations.	<div><div></div></div>	<div><div></div></div>	<div>Council to Council regular meetings have been established.</div> <div>Meeting will continue to occur progressively throughout the year.</div>
OBJECTIVES						
Deliver an exceptional customer experience across City services						
<div><div></div><div>Develop and implement a strategy, including standards and principles, to provide exceptional customer experiences</div></div>	6/30/25	5/30/25	Develop a customer experience framework	<div><div></div></div>	<div><div></div></div>	<div><div><div>• The baseline work required to support a Customer Experience Framework is complete</div><div>• A new initiative will track implementation of customer experience improvements and measurement through an evaluation methodology.</div><div>• The goal of this project is to ensure monitoring across city services to ensure continuous improvement of customer experiences as residents and visitors interact with the city to receive services</div></div></div>
		6/30/25	Implement the customer experience framework including training and process improvement to enhance service delivery	<div><div></div></div>	<div><div></div></div>	<div>This initiative has emerged as an outcome of the development of a customer experience framework for the City of Maple Ridge. Work will commence in Q2, 2025 to implement the findings of our research and framework to enhance customer experiences across all departments of the city. The City regularly surveys residents and customers to find opportunities for continuous improvement of how we deliver our services to provide the best experience for our users.</div>
<div><div></div><div>Develop an evaluation framework for ongoing customer experience assessment</div></div>	6/30/25	6/30/25	Develop and implement a performance measurement framework to track customer service improvement over time	<div><div></div></div>	<div><div></div></div>	<div>This work involves the establishment of benchmarks and performance measures for customer service across City departments and is dependent on completion and approval of the customer experience framework. Work on this will commence in late Q2, early Q3 2025.</div>

Key Results	KR End Date	Initiative End Date	Initiatives	Initiative Status Icon		Initiative External Update
				Q4-24	Q1-25	
OBJECTIVES						
<div><div></div>Be accountable to the public through open and responsive governance</div>						
<div><div></div>Ensure that 75% of existing policies have been updated within the last 2 years</div>	12/31/25	12/31/25	Complete a Policy Review	<div></div>	<div></div>	Review and amendments of policies is ongoing, including rescinding outdated Council policies. Several policies re undergoing updates and will be brought forward to Council as appropriate when completed for review.
<div><div></div>Implement an Enterprise Performance Management system (EPM)</div>	6/30/24	6/30/24	Implement an Enterprise Performance Management system	<div></div>	<div></div>	System has been deployed successfully.
OBJECTIVES						
<div><div></div>Ensure the City is organizationally resilient, ready to adapt to a changing environment</div>						
<div><div></div>Develop and implement an enhanced risk management program</div>	9/30/26	9/30/26	Develop and implement a corporate risk management framework	<div></div>	<div></div>	This work will commence in earnest in June 2025, and involve multiple departments to identify and assess legal, operational, reputational, environmental and strategic risks and create mechanisms to manage and mitigate risk to guide city decision making and response to crisis communications and proactive risk assessment.
<div><div></div>Develop a records management program</div>	9/30/24	9/30/24	Complete development of a records management framework	<div></div>	<div></div>	The Records Management Policy provides the framework that will guide records management for current and future record keeping of the City.
<div><div></div>Develop a business continuity program</div>	12/31/25	12/31/25	Facilitate the development of a Business Continuity Program	<div></div>	<div></div>	Business Continuity Program Framework has been completed. Implementation of the framework and further planning work across departments is commencing in Q2, 2025. This work helps departments to identify priority services in the event of an emergency and have detailed plans, roles and accountabilities to ensure minimal to no disruption to core services for residents in the event of an emergency or other major disruption. The date has been extended to reflect the project moving into implementation phase.
<div><div></div>Conduct one Emergency Operations Centre exercise</div>	12/31/24	12/31/24	Conduct one Emergency Operations Centre exercise	<div></div>	<div></div>	Emergency Program Manager - Edd Bennett conducted on October 31, 2024 with the EOC Leadership Team.

Key Results	KR End Date	Initiative End Date	Initiatives	Initiative Status Icon		Initiative External Update
				Q4-24	Q1-25	Q1-25
 Deploy a continuous improvement program and conduct training with a cohort of staff	9/30/24	12/31/24	Implement a continuous improvement Centre of Excellence			<ul style="list-style-type: none">• Program development is complete, transitioning to implementation• Since August, 502 staff members have completed the base training course• Two cohorts (25 staff members) have completed intermediate-level training in 2024• Four cross-functional process reviews—Business Planning, Civic Addressing, Communications, and Business Licensing—have been completed, with the outcomes set to be integrated into operations• A report summarizing progress and findings will be presented to Council in early 2025
 Develop an Intergovernmental Relations Strategy for relationship building and advocacy to advance key city priorities	6/30/24	12/31/24	Develop the City's Intergovernmental Relations Strategy			The strategy was completed in 2024 and implementation is underway.
OBJECTIVES						
 Ensure organization and financial alignment to achieve Strategic Priorities and meet the needs of our growing community						
 Review and consolidate City fees and charges into a single bylaw with annual review dates	6/30/25	6/30/25	Review and consolidate Building Services Department fees			<p>The City is committed to reviewing and update fees and charges to ensure accessibility of city services while maintaining a focus on cost recovery and ensuring that inflationary pressures are addressed for delivery of city services. Staff undertook analysis of fee structures to identify areas of complementarity between building, planning and engineering fees to streamline fee schedules and consolidate fees under a single bylaw rather than embedding fees in other related bylaws.</p> <p>Building, Planning and Engineering fees will be formally updated in a bylaw update for the Maple Ridge Fees & Charges Bylaw No 7575-2019 in or before June 2025.</p>
		6/30/25	Review and consolidate Soil Removal, Tree Protection and Highway & Traffic fees			<p>The City is committed to reviewing and update fees and charges to ensure accessibility of city services while maintaining a focus on cost recovery and ensuring that inflationary pressures are addressed for delivery of city services. Staff undertook analysis of fees and charges across multiple bylaws to improve clarity of fees of different types.</p> <p>These fees were brought forward to Council consideration on April 1, 2025 for information. The fees will be formally updated in a bylaw update for the Maple Ridge Fees & Charges Bylaw No 7575-2019 in or before June 2025.</p>

Key Results	KR End Date	Initiative End Date	Initiatives	Initiative Status Icon		Initiative External Update
				Q4-24	Q1-25	Q1-25
		6/30/25	Review and consolidate Fire Protection, Cemetery, Water Service and Sewer Service fees			The City is committed to reviewing and update fees and charges to ensure accessibility of city services while maintaining a focus on cost recovery and ensuring that inflationary pressures are addressed for delivery of city services. This set of fees is being planned for updates in 2025. Work will commence once other departmental fees are updated as more analysis is needed on water and sanitary sewer and drainage fees which must take account of variability in demand. It is expected that a report will be brought forward to Council updating fees in late Q2 2025,
		6/30/25	Review Police Services Fees and Charges			<p>The City is committed to reviewing and update fees and charges to ensure accessibility of city services while maintaining a focus on cost recovery and ensuring that inflationary pressures are addressed for delivery of city services. Staff undertook analysis of comparator municipal police services and RCMP detachments to ensure fees and charges are consistent with other similar cities. As well, staff reviewed in comparison with other City departments to ensure consistency for basic service fees (e.g., photocopying).</p> <p>Police Services fees will be formally updated in a bylaw update for the Maple Ridge Fees & Charges Bylaw No 7575-2019 in or before June 2025.</p>
 Complete a major Development Cost Charges review	12/31/25	12/31/25	DCC Bylaw Amendment			In 2025, the City is undertaking a major review of the model for setting Development Cost Charges (DCC). This work is being led by the Planning and Building Department as it is closely related to many other Official Community Plan and Area Planning pieces of work underway. This project relates to changes to the financial model and bylaw once the planning work is completed. Work will likely result in a bylaw amendment in Q3, Q4 of 2025 to set new charges per the model for 2026.
 Optimize the City's business and financial planning process	12/31/24	6/28/24	Optimize the City's business and financial planning process			<ul style="list-style-type: none"> • Process review recommendations complete • Near-term enhancements will be embedded in the 2025 Business Planning process by July • Long-term enhancements to be included in 2026 Business Planning process • Council to receive 2025 Business Planning Guidelines in July
OBJECTIVES  Foundational Initiatives for Governance & Corporate Excellence						

Key Results	KR End Date	Initiative End Date	Initiatives	Initiative Status Icon		Initiative External Update
				Q4-24	Q1-25	Q1-25
<div><div></div><div>Foundational Initiatives for Governance & Corporate Excellence</div></div>	N/A	1/31/26	Design, Develop & Pilot Exempt Performance Management Program	<div></div>	<div></div>	Performance planning framework developed. System software development in progress. Leadership & HR pilot program is underway. The date has been adjusted to reflect implementation of the program.
		12/31/25	Update Financial Sustainability Policy	<div></div>	<div></div>	<div>The following policies were reviewed and adopted by Council on October 8, 2024<ul style="list-style-type: none">Gaming RevenuesProceeds of Sale of Municipal LandStaff ExpensesCouncil ExpenseWork on other financial policies continues.</div>
		12/31/25	Design, Develop and Implement Learning and Development Framework	<div></div>	<div></div>	<div><ul style="list-style-type: none">Learning & Development framework developedWorking with BCIT to support the L&D FrameworkCurriculum have been defined and developedDeveloping internal workshop series for staffMoving into the implementation and deployment of training starting in April 2025. The completion date for this framework has been adjusted to reflect implementation of the framework.</div>
		6/30/24	Commence Negotiations and Collective Bargaining with IAFF for 2022 onwards	<div></div>	<div></div>	
		6/30/24	Commence Negotiations and Collective Bargaining with CUPE for 2023 onwards	<div></div>	<div></div>	
		12/31/24	Initiate HRIS requirements gathering and feasibility study	<div></div>	<div></div>	
		12/31/26	Design Occupational Health & Safety Strategic Plan	<div></div>	<div></div>	A Strategic Health and Safety framework has been developed. Work on key foundational pillars of program has also commenced. The Strategic plan has been drafted and reviewed. Action planning work is underway based on COR audit recommendations. Resourcing plan to be developed to separate OHS from labour and employee relations, due to the impending growth of the City of Maple Ridge. Work on implementation is ongoing for this project.

Key Results	KR End Date	Initiative End Date	Initiatives	Initiative Status Icon		Initiative External Update
				Q4-24	Q1-25	Q1-25
		5/30/25	Host one regional Leadership Summit in 2024			The City was considering hosting a Leadership focused summit event in 2025. However, it has been determined to refocus on a youth leadership summit to be organized by the Recreation Services team. This item will be revisited in the 2026 update to Council's Strategic Plan to determine if a summit event will be held in future years.
		4/30/25	Develop Archaeological Management Plan			This work is currently under review pending an update report to Council to receive further direction and budgetary decision.
		6/30/25	Archeological Protection, Preservation and Management Policy			Work is underway to develop a new policy that will be brought forward to Council in Q2 2025 to govern archeological management.

2024 Consolidated Financial Statements

Recommendation:

THAT Council approve the 2024 Consolidated Financial Statements.

**Report Purpose and
Summary Statement:**

The purpose of this report is to present the Consolidated Financial Statements (the "Statements") for the fiscal year ended December 31, 2024.

The 2024 Statements have been prepared in accordance with Public Sector Accounting Standards ("PSAS") as mandated by the Public Sector Accounting Board ("PSAB"). The City's auditor, BDO Canada LLP ("BDO"), has conducted an audit of the Statements and issued a draft audit opinion indicating that the financial statements present fairly, in all material respects, the financial position and results of operations for the year ended December 31, 2024. In accordance with Canadian Auditing Standards, Council must approve the Statements before BDO can issue their final audit opinion.

To: Mayor and Council

File number:

2024 Consolidated Financial Statements

BACKGROUND:

The Financial Statements provide a comprehensive overview of the City's financial position at year-end and summarize its financial performance for the preceding year. As a retrospective document, the Statements are a key tool in assessing the City's fiscal health and overall financial well-being. The 2024 Statements have been prepared in accordance with PSAS. Notably, two new standards came into effect in 2024, and the attached Statements reflect the impact of these changes.

ANALYSIS:

Discussion:

Financial reporting in local government plays a vital role in communicating the fiscal health and well-being of the community. Two key documents serve this purpose: the Financial Plan and the Financial Statements. While both are essential, they have distinct objectives and are governed by different rules, as outlined below:

The **Financial Plan** is a forward-looking document that outlines the City's planned expenditures and transfers to reserves for the next five years, along with the corresponding funding sources. Under the Community Charter, municipalities are required to prepare a "balanced budget," meaning that total planned expenditures and transfers to reserves must not exceed total anticipated revenues or transfers from reserves. In simple terms, the Financial Plan answers the question: "What are we going to do and how are we going to pay for it?"

In contrast the **Financial Statements** are a retrospective document that provides a snapshot of the City's actual financial performance and position as of December 31. The Statements compare the City's actual financial performance to the activities identified in the Financial Plan. Under the Community Charter, municipalities must prepare their Financial Statements in accordance with generally accepted accounting principles (GAAP) for local governments, as established by PSAB.

The differing objectives of the Financial Plan and the Financial Statements, combined with the different rules guiding their preparation, can easily result in confusion when trying to compare the two documents. For example, the Financial Plan treats transfers to and from reserves as transactions, while the Financial Statements, at the summary consolidated level, do not include transfers as they take place within the corporate entity, therefore this information is provided in the Notes to the Statements. Understanding such differences is key when reviewing the City's financial results.

New accounting standards under PSAB

In 2024 two new accounting standards came into effect as follows:

1. PS3160 - Public private partnerships

Effective January 1, 2024, the City adopted PS3160 which guides the accounting treatment of instances when a public sector entity acquires infrastructure through a partnership with the private sector, where the private sector partner is responsible for acquisition, financing, and maintaining the infrastructure. At this time, the City does not have any agreements that meet the criteria outlined in the standard.

2. PS3400 – Revenue

Effective January 1, 2024, the City adopted PS3400 which provides guidance on recognition, measurement, and presentation for certain revenue streams. Specifically, the standard separates revenues into streams referred to exchange or non-exchange.

To adopt this standard City staff reviewed all revenue streams to ensure that our recognition practices aligned with the new requirements and made changes where needed. The main changes related to the timing of revenue recognition for Amenity Charges, In-Trust collections and other similar revenue streams. Previously the City treated these collections as restricted earnings, so like DCC's, they were reported as a liability until approved works were completed, at which time the liability was drawn down and revenue was recognized. With the adoption of PS3400, all previously collected charges were recognized as user fees in 2024 and then transferred to reserves. Monies in the reserve will continue to be expended in accordance with the City's policies and bylaws.

Components of the Financial Statements

There are several key components and terms used in the Financial Statements defined here for purposes of reviewing the statements themselves. The City's Financial Statements are comprised of the following:

- Statement of Financial Position
- Statement of Operations
- Statement of Remeasurement Gains and Losses
- Statement of Change in Net Financial Assets
- Statement of Cash Flow
- Significant Accounting Policies
- Notes to the Financial Statements
- Segment Report
- Schedule of Tangible Capital Assets (Schedule 1)
- Schedule for Growing Communities Fund Grant (Schedule 2)

Additionally, significant terms for interpretation of the Financial Statements are outlined below:

- **Net Financial Position:** is calculated as financial assets less liabilities. This provides a snapshot of where the City stood financially in terms of the resources it held and the amounts it owed on December 31, 2024. If Net Financial Position is negative, it is referred to as Net Debt and indicates revenues that will be collected in the future are needed to pay for liabilities that already exist. If it is positive, it is referred to as Net Financial Assets and may indicate a greater degree of flexibility.
- **Accumulated Surplus:** is calculated as the City's assets (both financial and non-financial) less liabilities and net of remeasurement gains and losses. It represents the net economic resources available for service provision. The largest element comprising this number is the value of our tangible capital assets, the physical assets used in day-to-day service provision, meaning the Accumulated Surplus balance does not represent a source of cash available to finance our day-to-day operations.
- **Annual Surplus:** is calculated as the difference between annual revenues and expenses, as reported on the Statement of Operations. It is important to keep in mind that items included in revenue do not necessarily represent cash received during the year. For example, the value of contributed tangible capital assets is reported as a revenue but does not represent cash the City received. On the expense side, only the annual cost of using those assets is recognized through amortization. The amounts expended for capital investment or renewal is not included, nor is the value of infrastructure contributed to the City through development. This accounting requirement results in a large reported Annual Surplus but does not represent a cash surplus.
- **Accumulated Operating Surplus:** Is the City's accumulated surplus balance before considering the impact of Remeasurement Gains and Losses.

The Notes and Schedules to the Financial Statements provide additional information related to items found on the Statement of Financial Position and the Statement of Operations and are referenced on the respective line items of each of these statements.

Of note, Schedule 2 is an unaudited temporary schedule to the Financial Statements and meets the Provincial requirement to provide information regarding the use of the Growing Communities Funding received by the City in March of 2023.

Statement of Financial Position

The Statement of Financial Position provides information about the City's financial assets, liabilities, and its non-financial assets. One of the key indicators on this statement is the Net Financial Position. As noted above, it is calculated by subtracting our liabilities from our financial assets and is one piece of information available to assess the City's financial flexibility. As at December 31, 2024, the City had Net Financial Assets of approximately \$168 million, an increase of approximately \$24 million from 2023.

The increase can be attributed to an increase in cash and investments of \$5.4 million, an increase in asset retirement obligations of \$2.6 million, an increase in deferred revenue of \$3.8 million offset by a reduction in restricted revenues of \$18.7 million related to the adoption of PS3400 and a decrease in debt of \$4.3 million.

The other key indicator that appears on the Statement of Financial Position is the Accumulated Surplus. As noted above, this is the total of all assets (both financial and non-financial), less our liabilities, net of any remeasurement gains and losses. This number represents the net economic resources available for service provision. As at December 31, 2024, the City's Accumulated Surplus was approximately \$1.451 billion, as compared to \$1.376 billion in 2023, comprised of an Accumulated Operating Surplus of \$1.43 billion offset by Accumulated Remeasurement Losses of \$2.2 million. The remeasurement loss is the variation between cost and fair value of certain of the City's portfolio investments, it is not a cash loss.

Statement of Operations

The Statement of Operations reports the City's revenues and expenses for the year. The difference between revenues and expenses is referred to as the Annual Surplus if positive, or the Annual Deficit if negative. It is important to note that accounting rules require us to include in revenue items, such as the value of infrastructure contributed to the City through development, but on the expense side we include only the cost of using those assets through amortization, not the value of the assets received. This requirement contributes to a reported Annual Surplus, that does not fully represent a cash surplus.

In 2024, City recognized contributed infrastructure with a value of \$29.2 million into revenue compared to \$14.4 million in 2023. The amortization expense recorded for these assets was approximately \$0.3 million. With the adoption of PS3400 in 2024, \$18.7 million of monies that had been collected in prior years and had been recorded as restricted revenues were brought into revenue as user fees, similarly \$2.6 million of current year collections were recorded as user fees and interest income that would previously have been recorded as restricted revenues and reported as a liability.

When the Financial Plan is prepared, we ensure that all planned sources of funding are equal to all planned uses of funding. This is referred to as a "Balanced Budget". However, not everything in the Financial Plan appears in the Statement of Operations. Some Financial Plan transactions, such as transfers to and from reserves, are eliminated from the summary Financial Statements as they are internal transactions. Other items are not included as they do not meet the definition of an expense. For example, our planned investment in tangible capital assets will result in an expenditure of resources, but not an expense. The annual cost of using our tangible capital assets, recorded as amortization, is an expense and is included on this Statement of Operations. Information about the difference between the Financial Plan and the Financial Statements is shown in Note 21 to the Financial Statements.

Consolidated Revenues: Budget \$286.8 million; Actual \$239.4 million

Not all monies the City receives are recorded as revenues at the time of payment. Monies, such as Development Cost Charges that are collected for specific works typically capital in nature, are recorded as restricted revenue and reported as a liability when received. It is only when we do the works funded from these sources that we draw down the liability and recognize the revenue. Until that occurs, the funds remain recorded as a liability.

In 2024, consolidated revenues were below budget by \$17.5 million. This is comprised of variances in several categories. The following highlights some of the key variances:

- User fees and other revenues exceed budget estimates by \$24 million. The primary driver for this increase relates to the change in revenue treatment for streams previously treated as restricted revenues. With the adoption of PS3400 \$18.7 million that had previously been recorded as a liability was recognized as User Fees and Other Revenue. As this represented previously collected cash, the adjustment did not represent an increase in cash.
- Government transfers exceed budget estimates by \$2.2 million, a result of receiving the first installment of \$4.8 million in funding from the Housing Accelerator Fund, offset by capital grants not meeting financial plan estimates. As grant funding for capital projects is recognized as the work is completed this does not represent a shortfall in expected grant funding.
- Development revenues were below budget estimates by \$58 million. This is due in large part to factors such as expenditures for DCC funded capital projects not being incurred and as noted previously, when this happens, those funds remain recorded as a liability for future recognition.
- Interest and investment income exceeded budget estimates by \$6.9 million as a result of increased interest rates available to us and higher than expected cash balances as a result of differences between expected and actual delivery of capital projects.
- There was a recorded loss of \$1.25 million on disposal of tangible capital assets. This occurs when assets are replaced before the end of their expected useful life and does not represent a cash loss.
- The value of contributed assets exceeded budget estimates by \$9.2 million. Noting that this represents the value of assets received as part of the development process, it does not represent cash received.

Consolidated Expenses – Budget: \$202.7 million; Actual \$193.4 million:

Expenses are comprised of general operating expenses for goods and services, labour, interest on debt, and amortization of our tangible capital assets. The actual cash expended to invest in the replacement or acquisition of assets is not reflected on this Statement.

In 2024, consolidated expenses were below budget by \$8.1 million. Some key items contributing to this variance include:

- RCMP contract costs below budget estimates by \$1 million.
- Approximately \$10 million in projects provided for in 2024 for which work will proceed or continue in 2025.
- General savings for goods and services of approximately \$3 million
- Labour costs below budget estimates by \$3.6 million.

The above savings were offset by the following:

- Amortization expense more than budget estimates by approximately \$5.3 million; a result of updated estimates not being available at the time the Financial Plan was adopted.
- Expenses of \$3.6 million related to changes in estimates related to the asset retirement obligation for the landfill.

Statement of Remeasurement Gains and Losses

The Statement of Remeasurement Gains and Losses shows the changes in the market value of the City's portfolio investments. For certain investments tied to market indices, we report their market value.

- If market value is higher than cost, it shows as a remeasurement gain
- If market value is lower than cost, it shows as a remeasurement loss

These changes do not affect cash flow as they are simply adjustments comparing cost to current market value. As of December 31, 2024, the City has an accumulated remeasurement loss of \$2,250,885. Future changes in market values will flow through the Statement of Operations. Both legislation and the City's investment policy emphasize safety of City investments and the risk of this remeasurement loss being realized is considered remote.

Statement of Change in Net Financial Assets

Defined above, net financial position is the difference between financial assets and liabilities. The change in net financial assets is explained by how the surplus or deficit in a year affects the net financial position. If we recognize more revenue than we expend, then the net financial position will increase, if expenditures exceed revenues, then it will decrease. In 2024, the City's financial position increased by \$23.8 million to \$168 million.

Statement of Cash Flow

The Statement of Cash Flow explains the change in the balance of cash and cash equivalents for the year, showing the impact of various types of transactions on the cash balance. For example, the statement shows that the City invested \$52 million in cash to acquire or construct tangible capital assets. Additionally, the \$38.9 million decrease in portfolio investments represents the conversion of portfolio investments to cash.

Segment Report

The Segment Report repeats the information found on the Consolidated Statement of Operations but breaks it down into a greater level of detail. On this report, City services have been segmented by grouping activities by function, as directed by PSAB. Where possible, revenues and expenses have been attributed to the appropriate reporting segment. Expenses have been broken down into the categories of goods and services, labour, debt servicing and amortization. The Segment Report allows us to see how much each segment contributes to the Annual Surplus before considering allocations of taxes and other municipal resources. As described earlier, Annual Surplus is the difference between annual revenues and expenses.

The following table shows the departments included in each segment:

Reporting Segments						
General Gov't	Protective Svc	Parks Recreation & Cultural	Planning; Public Health & Other	Transportation	Water	Sewer
Administration	Police	Parks	Planning	Engineering	Water	Sewer
Legislative Svc.	Fire	Leisure Svc	Recycling	Operations		
Economic Dev	Bylaws	Youth Svc	Cemetery	Drainage		
Communications & Public Engagement	Inspection Svc	Arts		Roads		
Finance	Emergency Svc					
Human Resources						
Information Technology						
Intergovernmental Affairs						

The above discussion focuses on the main statements included in the City's Consolidated Financial Statements. The following provides some detail on the Accumulated Surplus balance reported on the Statement of Financial Position.

Accumulated Surplus

The Accumulated Surplus balance is further broken down in Note 15 to the Financial Statements. This note communicates the available balances in the General Revenue Funds and the Sewer and Water Utilities, the equity in the capital funds and the balances in the City's reserve funds and accounts. Additionally, this note discloses liabilities that will be settled over a longer period, such as the City's debt, employee future benefits and asset retirement obligations. The following table provides a summary of the City's available resources and liabilities:

		2024	2023
Operating Surplus	General	\$ 6,446,588	\$ 7,663,463
	Sewer	22,697,830	9,608,417
	Water	<u>16,932,706</u>	<u>11,881,526</u>
		46,077,124	29,153,406
Equity in capital funds	General	965,174,158	928,876,524
	Sewer	159,167,851	147,187,757
	Water	<u>155,945,182</u>	<u>154,215,961</u>
		1,280,287,191	1,230,280,242
Reserves	Funds	68,4789,549	67,983,907
	Accounts	<u>117,976,729</u>	<u>111,395,118</u>
		186,766,278	179,379,025
Future obligations	Debt	(34,467,441)	(38,761,184)
	Employee future benefits	(2,761,600)	(2,718,600)
	Asset retirement obligations	<u>(22,260,160)</u>	<u>(19,670,943)</u>
		(59,489,201)	(61,150,727)
Remeasurement loss		(2,250,885)	(1,313,040)
Accumulated Surplus		<u>\$1,451,330,507</u>	<u>\$1,376,348,906</u>

CONCLUSION:

The 2024 Consolidated Financial Statements (the "Statements") have been prepared using the accounting standards and reporting model mandated by the Public Sector Accounting Board ("PSAB"). BDO Canada LLP ("BDO") has conducted an audit of the Financial Statements and has provided an opinion that the statements present fairly the financial results of 2024. To satisfy current Canadian Auditing Standards, Council must formally approve the Statements before BDO can issue their final audit opinion.

As noted previously, the City's Financial Statements represent a snapshot of the City's Financial Position on December 31, 2024. We ended 2024 with an Annual Surplus of approximately \$76 million, an Accumulated Surplus balance of \$1.45 billion, and Net Financial Assets of \$168 million.

Prepared by: Rushil Soni, Manager of
Accounting

Attachments:

- (A) Draft 2024 Consolidated Financial Statements
- (B) 2024 Audit Findings Report

Report Approval Details

Document Title:	2024 Financial Statements.docx
Attachments:	- 2024 Draft Consolidated Financial Statements.pdf - Maple Ridge F2024 Audit Findings Report.pdf
Final Approval Date:	Apr 30, 2025

This report and all of its attachments were approved and signed as outlined below:

Catherine Nolan, Deputy Chief Financial Officer

Trevor Thompson, Chief Financial Officer

Carolyn Mushata, Director of Legislative Services and Corporate Officer

Scott Hartman, Chief Administrative Officer

City of Maple Ridge

Financial Statements and Auditor's Report

For the Year Ended December 31, 2024



Independent Auditor's Report

To the Mayor and Council of the City of Maple Ridge

Opinion

We have audited the consolidated financial statements of the City of Maple Ridge (the "City"), which comprise the Consolidated Statement of Financial Position as at December 31, 2024, the Consolidated Statements of Operations, Remeasurement Gains and Losses, Change in Net Financial Assets, and Cash Flows for the year then ended, and notes and schedules comprising a summary of significant accounting policies and other explanatory information.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the financial position of the City as at December 31, 2024 and its results of operations, remeasurement gains and losses, changes in net financial assets, and cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the City in accordance with the ethical requirements that are relevant to our audit of the consolidated financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the City's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the City or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the City's financial reporting process.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements (Continued)

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the City's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the City to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Unaudited Information

We have not audited, reviewed or otherwise attempted to verify the accuracy or completeness of 'Schedule 2 - Schedule for BC Safe Restart Grant' that is included in these consolidated financial statements.

Chartered Professional Accountants

Vancouver, British Columbia

REPORT DATE

Consolidated Statement of Financial Position
as at December 31, 2024

2024

2023

Financial Assets

Cash and cash equivalents (Note 1)	\$ 105,273,392	\$ 61,015,863
Portfolio investments (Note 2)	206,274,711	245,129,093
Accounts receivable (Note 4)	26,495,439	26,404,368
Recoverable local improvements (Note 5)	405,662	512,827
Debt reserve fund (Note 6)	1,223,692	1,182,509
Inventory available for resale	<u>56,169</u>	<u>56,169</u>
	339,729,065	334,300,829

Liabilities

Accounts payable and accrued liabilities (Note 7)	36,118,805	36,685,123
Asset retirement obligations (Note 8)	22,260,160	19,670,943
Deferred revenue (Note 9)	24,188,692	20,347,771
Restricted revenue (Note 10)	19,794,924	40,918,197
Refundable performance deposits and other	32,059,509	30,942,915
Employee future benefits (Note 11)	2,761,600	2,718,600
Debt (Note 12)	<u>34,467,441</u>	<u>38,761,184</u>
	171,651,131	190,044,733

Net Financial Assets

<u>168,077,934</u>	<u>144,256,096</u>
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Non Financial Assets

Tangible capital assets (Note 13, Schedule 1)	1,264,349,949	1,214,389,129
Undeveloped land bank properties (Note 14)	15,526,529	15,526,529
Supplies inventory	814,856	699,859
Prepaid expenses	<u>2,621,239</u>	<u>1,477,293</u>
	<u>1,283,312,573</u>	<u>1,232,092,810</u>

Accumulated Surplus (Note 15)

<u>\$ 1,451,390,507</u>	<u>\$ 1,376,348,906</u>
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Accumulated surplus is comprised of:

Accumulated operating surplus	1,453,641,392	1,377,661,946
Accumulated remeasurement losses	<u>(2,250,885)</u>	<u>(1,313,040)</u>
	<u>1,451,390,507</u>	<u>1,376,348,906</u>

Scott Hartman
Chief Administrative Officer

Trevor Thompson, BBA, CPA, CGA
Director of Finance

The accompanying summary of significant accounting policies and notes to the Consolidated Financial Statements are an integral part of this statement.

Consolidated Statement of Operations

For the year ended December 31, 2024

	Budget 2024 Note 21	Actual 2024	Actual 2023
Revenue (Segment Report, Note 24)			
Taxes for municipal purposes (Note 17)	\$ 119,703,761	\$ 119,225,818	\$ 111,141,357
User fees and other revenue	61,898,526	85,935,644	59,725,971
Government transfers (Note 18)	9,827,075	12,023,092	25,667,573
Development revenue	69,623,791	11,398,762	12,215,131
Interest and investment income	4,294,988	11,216,389	9,886,033
Gain on reameasurement	-	21,960	-
Gaming revenues	1,500,000	1,553,543	1,634,609
Asset disposal losses	-	(1,254,694)	(1,307,350)
Contributed tangible capital assets (Note 13)	<u>20,000,000</u>	<u>29,238,508</u>	<u>14,440,058</u>
	286,848,141	269,359,022	233,403,382
Expenses (Segment Report, Note 24)			
Protective services	61,727,169	58,296,142	51,270,638
Transportation services	32,742,692	27,273,097	26,143,320
Parks, recreation & cultural	29,836,444	32,343,252	28,467,360
Water utility	20,445,662	19,733,960	18,952,735
Sewer utility	18,920,261	16,768,464	14,814,405
General government	28,009,107	25,607,266	26,664,649
Planning, public health and other	<u>11,030,455</u>	<u>13,357,395</u>	<u>8,740,309</u>
	202,711,790	193,379,576	175,053,416
Annual surplus	<u>84,136,351</u>	<u>75,979,446</u>	<u>58,349,966</u>
Accumulated Operating Surplus (beginning of year)	<u>1,377,661,946</u>	<u>1,377,661,946</u>	<u>1,319,311,980</u>
Accumulated Operating Surplus (end of year) (Note 15)	<u>\$ 1,461,798,297</u>	<u>\$ 1,453,641,392</u>	<u>\$ 1,377,661,946</u>

The accompanying summary of significant accounting policies and notes to the Consolidated Financial Statements are an integral part of this statement.

Consolidated Statement of Remeasurement Losses

For the year ended December 31, 2024

	Actual 2024	Actual 2023
Accumulated remeasurement losses at beginning of year	\$ 1,313,040	\$ -
Unrealized losses attributable to:		
Portfolio investments	915,885	1,313,040
Amounts reclassified to the statement of operations		
Portfolio investments	<u>21,960</u>	<u>-</u>
Net remeasurement losses at end of year	\$ <u>2,250,885</u>	\$ <u>1,313,040</u>

The accompanying summary of significant accounting policies and notes to the Consolidated Financial Statements are an integral part of this statement.

Consolidated Statement of Change in Net Financial Assets

For the year ended December 31, 2024

	Budget 2024 Note 21	Actual 2024	Actual 2023
Annual Surplus	\$ 84,136,351	\$ 75,979,446	\$ 58,349,966
Add (Less):			
Change in Tangible Capital Assets			
Acquisition of tangible capital assets	(259,000,010)	(81,300,188)	(66,040,048)
Amortization	24,593,930	29,891,313	27,971,733
Proceeds from disposal of tangible capital assets	-	193,361	415,624
Loss on disposal of tangible capital assets	-	1,254,694	1,307,350
	<u>(234,406,080)</u>	<u>(49,960,820)</u>	<u>(36,345,341)</u>
Change in Other Assets			
Increase in supplies inventory	-	(114,997)	(88,988)
Increase in prepaid expenses	-	(1,143,946)	(21,103)
Increase in accumulated remeasurement losses	-	(937,845)	(1,313,040)
	<u>-</u>	<u>(2,196,788)</u>	<u>(1,423,131)</u>
Increase (decrease) in Net Financial Assets	(150,269,729)	23,821,838	20,581,494
Net Financial Assets beginning of the year	<u>144,256,096</u>	<u>144,256,096</u>	<u>123,674,602</u>
Net Financial Assets (Debt) end of the year	<u>\$ (6,013,633)</u>	<u>\$ 168,077,934</u>	<u>\$ 144,256,096</u>

The accompanying summary of significant accounting policies and notes to the Consolidated Financial Statements are an integral part of this statement.

Consolidated Statement of Cash Flow

For the year ended December 31, 2024

	Actual 2024	Actual 2023
Operating transactions		
Annual surplus	\$ 75,979,446	\$ 58,349,966
Items not utilizing cash		
Amortization	29,891,313	27,971,733
Accretion expense	820,278	787,439
Loss on disposal of assets	1,254,694	1,307,350
Contributed tangible capital assets	(29,238,508)	(14,440,058)
Actuarial adjustment on debt	(642,210)	(568,002)
Adjustment to user fees and other revenues	(18,713,244)	-
Restricted revenues recognized	(10,755,096)	(11,595,169)
	(27,382,773)	3,463,293
Change in non-cash operating items		
Increase in prepaid expenses	(1,143,946)	(21,103)
Increase in supplies inventory	(114,997)	(88,988)
Increase in accounts receivable	(91,071)	(1,120,848)
Decrease in recoverable local improvements	107,165	102,086
Increase in debt reserve	(41,183)	(35,641)
Increase (decrease) in accounts payable and accrued liabilities	(566,318)	6,971,079
Increase in asset retirement obligation incurred on landfill	1,883,932	-
Increase in remeasurement loss	(937,845)	(1,313,040)
Increase (decrease) in deferred revenue	3,840,921	1,474,926
Increase (decrease) in refundable performance deposits	1,116,594	3,472,824
Increase (decrease) in employee future benefits	43,000	(143,100)
	4,096,252	9,298,195
Cash provided by operating transactions	52,692,925	71,111,454
Capital transactions		
Proceeds on disposal of tangible capital assets	193,361	415,624
Settlement of asset retirement obligation	(114,993)	-
Cash used to acquire tangible capital assets	(52,061,680)	(51,599,990)
	(51,983,312)	(51,184,366)
Investing transactions		
(Increase) decrease in portfolio investments	38,854,382	8,122,599
Financing transactions		
Debt repayment	(3,651,533)	(3,601,500)
Collection of restricted revenues	8,345,067	13,634,620
	4,693,534	10,033,120
Increase (decrease) in cash and cash equivalents	44,257,529	38,082,807
Cash and cash equivalents - beginning of year	61,015,863	22,933,056
Cash and cash equivalents - end of year	\$ 105,273,392	\$ 61,015,863

The accompanying summary of significant accounting policies and notes to the Consolidated Financial Statements are an integral part of this statement.

Summary of Significant Accounting Policies For the year ended December 31, 2024

The City of Maple Ridge (the "City") is a municipality in the province of British Columbia and operates under the provisions of the Community Charter. The City provides municipal services such as fire, public works, planning, parks, recreation and other general government services.

SIGNIFICANT ACCOUNTING POLICIES

(a) Reporting Entity and Basis of Consolidation

These financial statements have been prepared in accordance with Canadian Public Sector Accounting Standards (PSAS) using guidelines developed by the Public Sector Accounting Board of the Chartered Professional Accountants of Canada.

They consolidate the activities of all of the funds of the City and the City's wholly owned subsidiaries C.D.M.R. Developments Ltd. and Maple Ridge Municipal Holdings Ltd. Transactions between the City's funds and wholly owned subsidiaries have been eliminated and only transactions with outside entities are reported.

(b) Basis of Accounting

The basis of accounting followed in these financial statements is the accrual method and includes revenues in the period in which the transactions or events occurred that gave rise to the revenues and expenses in the period the goods and services were acquired and a liability was incurred.

(c) Non-financial Assets

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of business.

(d) Tangible Capital Assets

Tangible capital assets are a class of non-financial assets and are recorded at cost less accumulated amortization. Cost includes all costs directly attributable to acquisition or construction of the tangible capital asset including transportation and installation costs, design and engineering fees, legal fees and site preparation costs. Interest costs are not capitalized during construction. Amortization is recorded on a straight line basis over the estimated life of the tangible capital asset commencing once the asset is put into use. Assets under construction are not amortized. Contributed tangible capital assets are recorded at estimated fair value at the time of the contribution and are also recorded as revenue.

Estimated useful lives of tangible capital assets are as follows:

Buildings (including building components)	7 to 50 years
Transportation network	10 to 75 years
Storm sewer system	10 to 75 years
Fleet and equipment	8 to 20 years
Technology	3 to 25 years
Water system	10 to 85 years
Sanitary sewer system	30 to 75 years
Furniture and fixtures	3 to 20 years
Structures	15 to 75 years

Natural resources, works of art and historic assets are not recorded as assets in these consolidated financial statements.

(e) Liability for Contaminated Sites

Contaminated sites are a result of contamination being introduced into air, soil, water or sediment of a chemical, organic or radioactive material or live organism that exceeds an environmental standard.

A liability for remediation of a contaminated site is recognized when a site is not in productive use or is not controlled by the City but for which the City has taken responsibility or an unexpected event occurs, and when the following criteria are met:

- i. an environmental standard exists;
- ii. contamination exceeds the environmental standards;
- iii. the City is directly responsible or accepts responsibility;
- iv. it is expected that future economic benefits will be given up; and
- v. a reasonable estimate of the amount can be made.

The liability is recognized as management's best estimate of the cost of remediation and post-remediation, including operation, maintenance and monitoring, that are an integral part of the remediation strategy for a contaminated site. There were no such sites that had contamination in excess of an environmental standard requiring remediation, therefore no liability was recognized at December 31, 2024 or December 31, 2023.

(f) Asset retirement obligations

A liability for an asset retirement obligation is recognized at the best estimate of the amount required to retire a tangible capital asset (or a component thereof) at the financial statement date when there is a legal obligation for the City to incur retirement costs in relation to a tangible capital asset (or a component thereof), the past transaction or event giving rise to the liability has occurred, it is expected that future economic benefits will be given up, and a reasonable estimate of the amount can be made. The best estimate of an asset retirement obligation incorporates a present value technique, when the cash flows required to settle or otherwise extinguish an asset retirement obligation are expected to occur over extended future periods.

When a liability for an asset retirement obligation is initially recognized, a corresponding asset retirement cost is capitalized to the carrying value of the related tangible capital asset (or component thereof). The asset retirement cost is amortized over the useful life of the related asset. When a liability for an asset retirement obligation applies to a tangible capital asset (or component thereof) that is no longer in productive use, the estimated retirement costs are expensed at the time of liability recognition.

At each financial reporting date, the City reviews the carrying amount of the liability. The City recognizes period-to-period changes to the liability due to the passage of time as accretion expense. Changes to the liability arising from revisions to either the timing, the amount of the original estimate of undiscounted cash flows or the discount rate are recognized as an increase or decrease to the carrying amount of the related tangible capital asset.

The City continues to recognize the liability until it is settled or otherwise extinguished. Disbursements made to settle the liability are deducted from the reported liability when they are made.

(g) Expense Recognition

Expenses are recorded using the accrual basis of accounting whereby expenses are recognized as they are incurred and measurable based upon receipt of goods and services and/or the legal obligation to pay.

(h) **Revenue Recognition**

The City recognizes revenue in accordance with the following policies:

Taxation

Taxes are recorded at estimated amounts when they meet the definition of an asset, have been authorized and the taxable event occurs. Annual levies for non-optional municipal services and general administrative services are recorded as taxation for municipal purposes in the year they are levied. As taxes recorded are initially based on management's best estimate of the taxes that will be received, it is possible that changes in future conditions, such as reassessments due to audits, appeals and court decisions, could result in a change in the amount of tax revenue recognized. Through the British Columbia Assessments' appeal process, taxes may be adjusted by way of supplementary roll adjustments. The effects of these adjustments on taxes are recognized at the time they are awarded. Taxes receivable are recognized net of an allowance for anticipated uncollectable amounts. Levies imposed by other taxing authorities are not included in the City's revenues. Amounts received prior to recognition are recorded as a liability within Deferred Revenue.

User fees and other revenue

Revenue streams with performance obligations

Revenue from transactions with performance obligations is recognized when or as the organization satisfies the performance obligations, which occurs when control of the benefits associated with the promised goods or services has passed to the payor. Charges for sewer and water usage are recorded as user fees and other revenue as the services are provided. The transaction price for all streams are as specified in the relevant agreements, policies or City bylaws.

Revenue streams without performance obligations

Revenue from transactions without performance obligation is recognized at realizable value when the City has the authority to claim or retain an inflow of economic resources received or receivable and there is a past transaction or event that gives rise to the economic resources. This applies to revenue from fines, penalties, and interest. The transaction price for these transaction streams are as specified in the relevant agreements, policies, or City bylaws.

Government transfers

Government transfers are recognized as revenue in the financial statements when the transfer is authorized and any eligibility criteria are met, except to the extent that transfer stipulations give rise to an obligation that meets the definition of a liability. Government transfers are recorded as deferred revenue when transfer stipulations give rise to a liability and are recognized in the statement of operations as the stipulated liabilities are settled.

Development revenues

Receipts that are restricted by the legislation of senior governments or by agreement with external parties are a liability of the municipality and are reported as Restricted Revenues at the time they are received. When qualifying expenditures are incurred Restricted Revenues are brought into revenue as development revenue.

Investment income

Income from portfolio investments is reported as revenue in the period that it is earned, based on the terms of the underlying financial instruments and in accordance with the financial instrument measurement policies disclosed in Note 3.

Contributed tangible capital assets

Subdivision developers are required to provide subdivision infrastructure such as streets, lighting, sidewalks, and drainage etc. Upon completion, these assets are turned over to the City. Tangible capital assets contributed to the City are recorded as revenue when the City acquires control over the contributed assets. These assets are recognized at their estimated fair value, which is the amount of consideration that would be agreed upon in an arm's length transaction between knowledgeable, willing parties who are under no compulsion to act. When fair value cannot be estimated, contributed tangible capital assets are recognized at a nominal value.

(i) **Use of estimates/measurement uncertainty**

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Significant areas requiring use of management estimates relate to the useful lives of tangible capital assets, determination of employee future benefits, asset retirement obligations, the outcome of litigation and claims, and the percentage of completion of buildings and subdivision inspections assessed at the fair market value contributed by developers. Actual results could differ from these estimates.

(j) **Budget figures**

The budget figures reported in the Consolidated Financial Statements represent the 2024 component of the Financial Plan Bylaw, No. 7926-2023, adopted by Council on April 23, 2024.

(k) **Financial instruments**

The City's financial instruments consist of cash and cash equivalents, portfolio investments, accounts receivable, recoverable local improvements, debt reserve fund, accounts payable and accrued liabilities, refundable performance deposits and debt.

Cash and equity instruments quoted in an active market are measured at fair value. All other financial instruments, are measured at cost or amortized cost. The carrying amount of each of these financial instruments is presented on the statement of financial position.

Unrealized gains and losses from changes in the fair value of financial instruments are recognized in the statement of remeasurement gains and losses. Upon settlement, the cumulative gain or loss is reclassified from the statement of remeasurement gains and losses and recognized in the statement of operations. Interest and dividends attributable to financial instruments are reported in the statement of operations.

For financial instruments measured using amortized cost, the effective interest rate method is used to determine interest revenue or expense. For portfolio measurements measured at cost, the cost method records the initial investment at cost and earnings from such investments are recognized only to the extent received or receivable. When an investment is written down to recognize an impairment loss, the new carrying value is deemed to be the new cost basis for subsequent accounting purposes. All financial assets are tested annually for impairment. Should investment be deemed impaired, impairment losses are recorded in the statement of operations.

Transaction costs are added to the carrying value for financial instruments measured using cost or amortized cost. Transaction costs are expensed for financial instruments measured at fair value.

Unless otherwise indicated, it is management's opinion that the City is not exposed to any significant interest, credit or currency risks arising from these financial instruments.

(l) **Cash and cash equivalents**

Cash and cash equivalents are comprised of the amounts held in the City's bank accounts and investments with an original term to maturity of three months or less, or redeemable on demand without penalty.

(m) **Portfolio Investments**

Investments with an original term to maturity of more than three months from the date of acquisition are reported as portfolio investments. Investments in pooled MFA funds are recorded at cost. Provisions for declines in the market value of investments are recorded when they are considered to be other than temporary. Investment instruments where returns are linked to the performance of other indices are carried at market value in accordance with PS 3450 Financial Instruments.

(n) **Basis of segmentation**

Municipal services have been segmented by grouping services that have similar service objectives (by function). Revenues that are directly related to the costs of the function have been attributed to each segment. Interest expense is allocated to functions based on the purpose of specific borrowings.

(o) **Employee future benefits**

The City and its employees make contributions to the Municipal Pension Plan, and the employees accrue benefits under this plan based on service. The City's contributions are expensed as incurred. As this is a multi-employer plan, no liability is attributed to the City and no liability is recorded in the financial statements.

Sick leave benefits and retirement severance benefits are also available to the City's employees. The costs of these benefits are actuarially determined based on service and best estimates of retirement ages and expected future salary and wage increases. The liabilities under these benefit plans are accrued based on projected benefits prorated as the employees render services necessary to earn the future benefits.

(p) **New accounting standards**

PS 3400 Revenue

Effective January 1, 2024, the City adopted Public Sector Accounting Standard 3400 (Revenue). This new standard addresses the recognition, measurement and presentation of revenue. The standard also distinguishes between exchange transactions that carry performance obligations and non-exchange transactions which do not. The impact to the consolidated financial statements resulting from prospective adoption of PS 3400 is outlined in Note 26.

PS 3160 Public Private Partnerships

The PS 3160 standard relates to scenarios in which a public sector entity acquires infrastructure using a private sector partner, where the private sector partner is responsible for acquisition, financing, and maintaining the infrastructure. As at December 31, 2024 the City does not have any such agreements in scope of this standard. As such, the City has determined that the adoption of PS 3160 did not have a material impact on the amounts presented in the consolidated financial statements.

Notes to the Consolidated Financial Statements

For the year ended December 31, 2024

1. Cash and cash equivalents

Cash and cash equivalents as at December 31, 2024 were comprised as follows:

Holding	Rate of return	2024		2023	
Cash	N/A (2023 - N/A)	\$	38,650,279	\$	29,777,724
GIC (Cash equivalent)	4.8% (2023 - N/A)		15,000,000		-
MFA pooled funds (Cash equivalent)	3.44% - 3.8% (2023 - 3.54%-5.06%)		51,623,113		31,238,139
		\$	105,273,392	\$	61,015,863

Cash equivalents are comprised of a pooled mortgage fund which has generated returns at an interest rate of **3.80%** (3.54% for 2023), a pooled short-term bond which has generated returns at an interest rate of **3.44%** (n/a for 2023) and a short-term Guaranteed Investment Certificate which generated returns at a rate of **4.8%** (n/a for 2023). The City held investments in a pooled money market fund which has generated returns at an interest rate of 5.06% for 2023. There were no such holdings in 2024.

2. Portfolio Investments

Portfolio investments include Canadian bank notes, Guaranteed Investment Certificates and BC Credit Union term deposits with effective interest rates of 1.41% - 6.00% and years of maturity ranging from 2025 to 2034.

A portion of the of the bank notes held have interest payments linked to the performance of a set of equities or a financial index without stated or certain interest rates. These have been classified as fair value financial instruments and recorded at their market value as at December 31, 2024. Fair value financial instruments with a face value of \$41,000,000 have a market value of \$38,749,115 as at December 31, 2024 (\$39,665,000 for 2023) resulting in an accumulated remeasurement loss of \$2,250,885 (\$1,313,040 for 2023). Portfolio investments as at December 31, 2024 were comprised as follows:

Investment type	2024	2024	2023	2023
	Carrying value	Market value	Carrying value	Market value
Deposit Notes	\$ 64,000,000	\$ 62,263,635	\$ 71,044,656	\$ 70,671,440
GICs	133,698,856	135,890,958	167,271,797	171,601,867
	197,698,856	198,154,593	238,316,453	242,273,307
Accrued interest	10,826,740	n/a	8,125,680	n/a
Remeasurement loss	(2,250,885)	n/a	(1,313,040)	n/a
	\$ 206,274,711	\$ 198,154,593	\$ 245,129,093	\$ 242,273,307

3. Financial Instruments

Amortized Cost

Amortized cost is the amount at which the financial instrument asset is measured at initial recognition plus the impact of an effective interest rate between that initial amount and accrued interest as at the financial statement date.

Fair Value

Fair value estimates are made at the Statement of Financial Position date based on relevant market information and information about the financial instrument.

Financial instruments recorded at fair value in the City's Statement of Financial Position are categorized based on the level of judgement required to assess fair value. Hierarchical levels of fair value are defined by PS3450 as follows:

- Prices (unadjusted) of assets or liabilities quoted in active markets (Level 1);

3. Financial Instruments (cont'd)

- Inputs other than quoted prices included within Level 1 that are observable for the financial instrument, either directly (i.e., as prices) or indirectly (i.e., derived from prices) (Level 2);
- Inputs for the financial instrument that are not based on observable market data (unobservable inputs) (Level 3).

The City's portfolio investments measured at fair value as described in Note 2 are classified as Level 2 as at December 31, 2024.

Risk Management

The City is exposed to credit risk, liquidity risk, and interest rate risk from its financial instruments. This note describes the City's objectives, policies, and processes for managing those risks and the methods used to measure them. Further qualitative and quantitative information in respect of these risks is presented below and throughout these financial statements.

There have not been any changes from the prior year in the City's exposure to the above risks or the policies, procedures and methods it uses to manage and measure the risks.

Credit Risk

Credit risk is the risk that one party to a financial instrument will cause a financial loss for the other party by failing to discharge an obligation. The City is exposed to credit risk through its cash, accounts receivable and portfolio investments. The City manages this risk by holding cash at a Schedule 1 bank, as defined by the Federal Bank Act, investing funds in accordance with legislation as outlined in the Community Charter, refined by the City's policy No. 5.44 Investment of Municipal Funds and through limiting instances of issuing credit. The City is subject to credit risk on its accounts receivable, general and development cost charges. Credit risk relating to property taxes receivable from other governments and accrued interest receivable is considered nominal.

Liquidity Risk

Liquidity risk is the risk that the City will encounter difficulty in meeting obligations associated with financial liabilities. The City is exposed to liquidity risk through its accounts payable and debt.

The City manages this risk by maintaining a balance of short term or highly liquid investments, staggering the maturity dates of portfolio investments for cash flow needs, and having the ability to increase tax rates by bylaw as part of the financial planning process in order to raise sufficient cash. In addition, the City has in place a robust planning, budgeting and forecasting process to help determine the funds required to support operating and capital requirements. These requirements are incorporated into the five-year financial plan bylaw that is adopted by Council. The City measures its exposure to liquidity risk based on the results of cashflow forecasting and extensive budgeting.

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The City is exposed to interest rate risk through its long-term debt and the value of certain portfolio investments.

The City manages interest rate risk on its long-term debt by holding all debt through the Municipal Finance Authority (MFA) at a fixed rate, with refinancing typically being completed at the ten or fifteen year mark. Therefore, fluctuations in market interest rates would not impact future cash flows an operations relating to long term debt. See Note 12 for interest rates and maturity dates for long term debt.

Investments that are subject to interest rate risk are MFA pooled investment funds. The risk is caused by changes in interest rates. As interest rates rise, the fair market value of the MFA pooled investment funds decrease and, as interest rates fall, the fair value of these investments increase.

As a result of diversification, only a portion of the overall investment portfolio is exposed to interest rate risk, as described in Note 2.

4. Accounts Receivable

	2024	2023
Property Taxes	\$ 9,535,603	\$ 8,022,168
Other Governments	4,730,806	6,549,324
General	4,117,477	3,743,252
Accrued Interest	892,994	714,923
Development Cost Charges	7,478,990	7,601,758
	26,755,870	26,631,425
Less: Allowance for Doubtful Accounts	(260,431)	(227,057)
	<u>\$ 26,495,439</u>	<u>\$ 26,404,368</u>

5. Recoverable Local Improvements

The City provides interim financing for certain geographically localized capital projects. It recovers these amounts from benefiting property owners. Interest rates are established at the outset of the process and are a function of borrowing rates at the time. Repayment is typically made over fifteen years.

6. Debt Reserve Fund:

The Municipal Finance Authority of British Columbia (MFA) provides capital financing for regional districts and their member municipalities. As part of each loan issuance, 1% of the gross debt proceeds are held back by the MFA to form the MFA's Debt Reserve Fund (DRF). The amounts in the DRF are held in trust for each borrower by the MFA, as protection against borrower default. Upon maturity of each debt issue, the DRF and any interest earned is discharged to the borrower. The City has estimated that there is only a remote possibility that these funds will not be recovered and therefore these funds have been reported at **\$1,223,692** for 2024 (\$1,182,509 for 2023).

7. Accounts Payable and Accrued Liabilities

	2024	2023
Accounts Payable:		
General	\$ 16,864,632	\$ 13,957,979
Other Governments	14,296,874	15,492,719
Salaries and Wages	2,312,419	5,045,179
	33,473,925	34,495,877
Accrued Liabilities:		
Vacation Pay	1,285,714	1,005,246
Other Employment Benefits	1,359,166	1,184,000
	2,644,880	2,189,246
	<u>\$ 36,118,805</u>	<u>\$ 36,685,123</u>

8. Asset Retirement Obligations

The City controls a number of tangible capital assets with specific obligations related to their eventual retirement or disposal. The initial amount at inception of the estimated asset retirement obligation is amortized over the expected remaining useful life of the related tangible capital asset. The City also operated a landfill until 1989 for which there are prescribed obligations related to the closure and post-closure monitoring of the site.

Asset retirement obligations have been based on presently known obligations obtained through assessments or estimates using relevant unit costs. Estimated future costs have been discounted to the present value using a rate of **4.17%** (2023 - 4.17%) and an inflation rate of **3.36%** (2023 - 3.36%) has been used as an inflation rate for accretion expenses.

The City's Asset Retirement Obligations are comprised of the following:

a). Landfill obligation

Legislation requires closure and post closure care of solid waste landfill sites. Closure is estimated to be completed in 2031 and includes final covering, landscaping, erosion control, leachate and gas management. Post closure requirements extend for 30 years beyond completion of the closure plan and include inspection and maintenance of the final covering, ground water monitoring, gas management systems operations, and annual reports.

8. Asset Retirement Obligations (cont'd)

b). Asbestos obligation

The City owns and operates several buildings that are known to have asbestos which represents a health hazard upon demolition or renovation of the building and there is a legal obligation to remove it. The buildings were purchased or constructed in various years and the liability has been measured as of the date of purchase or the date on which the legal obligation came into effect.

c). Well decommissioning obligation

The City has a number of wells which must be decommissioned in a prescribed matter as defined in the British Columbia Groundwater Protection Regulation. The wells were acquired or constructed in various years and the liability has been estimated at the time of acquisition or when the legal obligation came into effect.

d). Leasehold improvement obligation

The City holds a lease arrangement which contains clauses requiring the decommissioning of any leasehold improvements at the end of the lease term. The liability has been measured as of the date the City entered into the lease arrangement.

Changes to asset retirement obligations in the year are as follows:

	December 31, 2023	Liability incurred (settled)	Accretion Expense	December 31, 2024
Buildings (asbestos)	\$ 1,056,600	\$ (114,993)	\$ 44,060	\$ 985,667
Leasehold obligations	1,009	-	42	1,051
Wells	54,218	-	2,261	56,479
Landfill	<u>18,559,116</u>	<u>1,883,932</u>	<u>773,915</u>	<u>21,216,963</u>
	<u>\$ 19,670,943</u>	<u>\$ 1,768,939</u>	<u>\$ 820,278</u>	<u>\$ 22,260,160</u>

	December 31, 2022	Liability incurred (settled)	Accretion Expense	December 31, 2023
Buildings (asbestos)	\$ 1,014,304	\$ -	\$ 42,296	\$ 1,056,600
Leasehold obligations	972	-	37	1,009
Wells	52,048	-	2,170	54,218
Landfill	<u>17,816,180</u>	<u>-</u>	<u>742,936</u>	<u>18,559,116</u>
	<u>\$ 18,883,504</u>	<u>\$ -</u>	<u>\$ 787,439</u>	<u>\$ 19,670,943</u>

The \$1,883,932 net addition to landfill consists of an addition of \$3,602,127 and a reduction of \$1,718,195.

9. Deferred Revenues

Deferred revenues held by the City were comprised as follows:

	December 31, 2023	Additions	Revenue earned	December 31, 2024
Prepaid property taxes	\$ 9,651,391	\$ 19,642,469	\$ 18,529,287	\$ 10,764,573
Connection Revenues	1,951,326	1,214,711	1,110,315	2,055,722
Other	<u>8,745,054</u>	<u>12,874,485</u>	<u>10,251,142</u>	<u>11,368,397</u>
	<u>\$ 20,347,771</u>	<u>\$ 33,731,665</u>	<u>\$ 29,890,744</u>	<u>\$ 24,188,692</u>

10. Restricted Revenues

Restricted revenues held by the City were comprised as follows:

	December 31, 2023	Collections/Interest	Revenue recognized	December 31, 2024
Development cost charges	\$ 18,288,183	\$ 8,147,497	\$ (9,547,194)	\$ 16,888,486
Parkland acquisition charges	2,612,795	78,218	(1,207,903)	1,483,110
Parking Charges	1,303,976	119,352	-	1,423,328
Amenity Charges	11,284,116	-	(11,284,116)	-
Other	<u>7,429,127</u>	<u>-</u>	<u>(7,429,127)</u>	<u>-</u>
	<u>\$ 40,918,197</u>	<u>\$ 8,345,067</u>	<u>\$ (29,468,340)</u>	<u>\$ 19,794,924</u>

11. Employee Future Benefits

The City provides employee future benefits in the form of severance benefits and vested and non-vested sick leave to qualifying employees. These benefits are not separately funded.

Severance benefits are cash settlements paid to employees who cease their employment with the City after a specified period of time. Employees hired before February 11, 1999 qualify for five days pay per year of employment, provided they either work a minimum of 20 years with the City or retire as defined by the Public Sector Pension Plan Act. Full time employees hired after February 11, 1999 qualify for 20 days pay provided they work a minimum of 10 years with the City and retire as defined by the Public Sector Pension Plan Act.

The City permits regular employees to accumulate up to 18 days per year of service for future illnesses up to a maximum of 250 days. For certain qualifying employees a portion of this benefit vests; for the balance, this benefit does not vest and cannot be converted to any other type of benefit.

An actuarial valuation of these benefits was performed to determine the City's liability and accrued benefit obligation as at December 31, 2024. The valuation resulted in an actuarial loss of \$49,300 at December 31, 2024 (actuarial gain of \$291,400 at December 31, 2023). Actuarial gains or losses are amortized over the expected average remaining service life of employees. The benefit liability at December 31, 2024 was **\$2,761,600** (\$2,718,600 for 2023), comprised as follows:

	<u>2024</u>	<u>2023</u>
Accrued benefit obligation, beginning of year	\$ 2,236,200	\$ 2,641,200
Add: Current service costs	143,100	154,100
Interest on accrued benefit obligation	91,800	111,300
Actuarial loss/(gain)	49,300	(291,400)
Less: Benefits paid during the year	<u>(138,100)</u>	<u>(379,000)</u>
Accrued benefit obligation, end of year	2,382,300	2,236,200
 Add: Unamortized actuarial gain	 <u>379,300</u>	 <u>482,400</u>
Benefit liability	<u><u>\$ 2,761,600</u></u>	<u><u>\$ 2,718,600</u></u>

Actuarial assumptions used to determine the City's accrued benefit obligation are as follows:

	<u>2024</u>	<u>2023</u>
Discount rate (long-term borrowing rate)	4.20 %	4.10 %
Expected future inflation rate	2.50 %	2.00 %
Merit and inflationary wage and salary increases averaging	3.26 %	2.69 %
Estimated average remaining service life of employees (years)	13.0	12.0

12. Debt

The City obtains debt financing through the Municipal Finance Authority (MFA), pursuant to security issuing bylaws under authority of the Community Charter, to finance certain capital expenditures. Debt is reported net of Sinking Fund balances and interest expense is reported net of Sinking Fund earnings. During the year, the City's outstanding debt balance was reduced by a combination of direct principal payments and sinking fund earnings totaling **\$4,293,743** (\$4,169,502 for 2023). Interest payments for the year totaled **\$1,306,307** (\$1,481,176 for 2023).

12. Debt (cont'd)

The gross amount of debt less sinking fund installments and actuarial adjustments to date are as follows:

MFA Issue	Bylaw No.	Purpose	Rate	Due	Gross Debt	Cumulative Payments	2024 Debt Outstanding	2023 Debt Outstanding
93	6246	Downtown Civic Facilities	5.70%	2027	\$ 32,100,000	\$ 26,483,852	\$ 5,616,148	\$ 7,386,340
99	6246	Downtown Office Complex	5.00%	2026	16,300,000	14,150,155	2,149,845	3,224,905
121	6560	Animal Shelter	2.90%	2027	625,000	473,680	151,320	200,038
121	6559	Cemetery Expansion	2.90%	2037	1,520,000	556,952	963,048	1,021,575
121	6679	Cemetery Expansion	2.90%	2037	700,000	256,491	443,509	470,462
153	6558	Fire Hall #4	2.41%	2031	6,000,000	1,688,657	4,311,343	4,886,847
153	7370	Leisure Ctr. Reno	2.41%	2046	3,500,000	329,878	3,170,122	3,282,546
153	7371	Synthetic Field	2.41%	2046	7,000,000	659,757	6,340,243	6,565,092
153	7372	Albion Community Ctr.	2.41%	2046	8,500,000	801,133	7,698,867	7,971,897
153	7374	Hammond Community Ctr.	2.41%	2046	2,000,000	188,502	1,811,498	1,875,741
153	7376	MRSS Track Facility	2.41%	2046	2,000,000	188,502	1,811,498	1,875,741
					<u>\$ 80,245,000</u>	<u>\$ 45,777,559</u>	<u>\$ 34,467,441</u>	<u>\$ 38,761,184</u>

The following debenture debt amounts plus projected Sinking Fund earnings are payable over the next five years and thereafter are as follows:

	<u>Debt Payments</u>
2025	\$ 3,697,744
2026	3,749,136
2027	3,254,597
2028	1,296,637
2029	1,296,637
Thereafter	13,381,590
Actuarial earnings	7,791,100
	<u>\$ 34,467,441</u>

The City has the following authorized but unissued financing available as at December 31, 2024:

<u>L/A Bylaw</u>	<u>L/A Amount</u>
#6560	\$ 275,000
#6679	1,100,000
#7373	1,000,000
#7374	500,000
#7375	1,000,000
#7376	500,000
#7377	23,500,000
Total	<u>\$ 27,875,000</u>

13. Tangible Capital Assets

	<u>Net book value</u>	
	<u>2024</u>	<u>2023</u>
Land	\$ 323,804,789	\$ 306,753,546
Buildings	81,432,093	82,336,113
Transportation network	239,260,633	229,384,728
Storm sewer system	233,476,004	225,718,705
Fleet and equipment	25,750,989	23,536,932
Technology	6,950,807	6,553,771
Water system	150,884,868	150,394,624
Sanitary sewer system	156,867,675	145,474,872
Other	45,922,091	44,235,838
	<u>\$ 1,264,349,949</u>	<u>\$ 1,214,389,129</u>

For additional information, see the Schedule of Tangible Capital Assets (Schedule 1)

13. Tangible Capital Assets (cont'd)

During the year there were no write-downs of assets (2023 - \$Nil). During the year, the fair value of roads and related infrastructure, underground networks and land contributed to the City totaled **\$29,238,508** (\$14,440,058 for 2023) and was capitalized and recorded as revenue at the time of recognition.

Natural assets, works of art, artifacts, cultural and historic assets are not recorded as assets in these financial statements. The City controls various works of art and historical treasures including artifacts, paintings, sculptures and mosaics located at City sites and public display areas.

14. Undeveloped Land Bank

The City owns property in various areas identified for future growth in the Official Community Plan. These properties are not currently used in the provision of service to the citizens of Maple Ridge. The properties represent a strategic, non-renewable resource available for the advancement of Council's strategic plan.

15. Accumulated Surplus

Accumulated Surplus is comprised of operating surpluses, equity in tangible capital assets held in the general, sewer and water funds as well as reserves, offset by obligations that will be settled from future revenues. Accumulated surplus for 2024 is **\$1,451,390,507** (\$1,376,348,906 for 2023) and is distributed as follows:

		<u>2024</u>	<u>2023</u>
Operating surplus	General	\$ 6,446,588	\$ 7,663,463
	Sewer	22,697,830	9,608,417
	Water	<u>16,932,706</u>	<u>11,881,526</u>
		46,077,124	29,153,406
Equity in tangible capital assets	General	965,174,158	928,876,524
	Sewer	159,167,851	147,187,757
	Water	<u>155,945,182</u>	<u>154,215,961</u>
		1,280,287,191	1,230,280,242
Reserves (Note 16)	Statutory	68,789,549	67,983,907
	Internally restricted	<u>117,976,729</u>	<u>111,395,118</u>
		<u>186,766,278</u>	<u>179,379,025</u>
Obligations to be funded by future revenues	Debt	(34,467,441)	(38,761,184)
	Employee future benefits	(2,761,600)	(2,718,600)
	Asset retirement obligations	<u>(22,260,160)</u>	<u>(19,670,943)</u>
		<u>(59,489,201)</u>	<u>(61,150,727)</u>
Accumulated Remeasurement Loss		(2,250,885)	(1,313,040)
Accumulated Surplus		<u><u>\$ 1,451,390,507</u></u>	<u><u>\$ 1,376,348,906</u></u>

16. Reserves

	<u>December 31, 2023</u>	<u>Interest Allocated</u>	<u>Contributions/ Transfers</u>	<u>Use of Reserves</u>	<u>December 31, 2024</u>
Statutory Reserve Funds					
Local Improvement	\$ 2,769,886	\$ 68,839	\$ -	\$ -	\$ 2,838,725
Equipment Replacement	21,103,057	615,958	1,707,505	(2,946,229)	20,480,291
Capital Works	20,025,595	470,983	(929,284)	(6,042,235)	13,525,059
Fire Department Capital Acquisition	6,299,947	122,737	2,353,765	(6,571,483)	2,204,966
Sanitary Sewer	-	-	-	-	-
Land	838,155	25,058	-	-	863,213
Albion Amenity Charges	-	16,406	685,526	-	701,932
Community Amenity Charges	-	352,133	12,337,579	(96,503)	12,593,209
Growing Communities Grant	16,947,267	482,686	-	(1,847,799)	15,582,154
Total Statutory Reserve Funds	<u>67,983,907</u>	<u>2,154,800</u>	<u>16,155,091</u>	<u>(17,504,249)</u>	<u>68,789,549</u>
Internally Restricted Reserve Accounts					
Specific Projects - Capital	8,659,659	-	4,529,977	(3,214,412)	9,975,224
Specific Projects - Operating	8,129,567	-	10,627,250	(5,047,301)	13,709,516
Self Insurance	579,373	16,704	45,000	(138,125)	502,952
Police Services	13,253,312	377,443	521,999	(1,300,048)	12,852,706
Fire Services	633,256	18,392	322,613	(37,000)	937,261
Core Development	1,847,729	58,020	6,202,112	(6,279,473)	1,828,388
Recycling	5,103,980	153,570	878,116	(19,234)	6,116,432
Community Safety Initiatives	300,111	-	-	(300,111)	-
Building Inspections	3,742,469	111,877	-	-	3,854,346
Gravel Extraction	1,037,509	33,476	118,953	(6,844)	1,183,094
Community Works (Gas Tax)	969,648	28,530	367,173	-	1,365,351
Facility Maintenance	615,581	33,116	2,322,992	(2,359,578)	612,111
Snow Removal	706,689	-	-	-	706,689
Park & Recreation Improvements	3,459,665	-	849,928	(860,080)	3,449,513
Landfill Closure Reserve	5,000,000	-	1,457,397	(1,073,464)	5,383,933
Cemetery Maintenance	349,899	-	244,644	(39,890)	554,653
Infrastructure Sustainability (Town Centre Bldgs)	677,210	-	450,000	(1,127,210)	-
Infrastructure Sustainability (Roads)	6,187,100	219,209	4,616,173	(3,677,993)	7,344,489
Infrastructure Sustainability (Drainage)	2,942,136	103,066	1,158,906	(1,143,074)	3,061,034
Drainage Improvements	9,489,688	307,557	2,000,239	(1,130,303)	10,667,181
Gaming Revenues	3,452,013	-	1,553,544	(1,166,838)	3,838,719
In Trust	-	-	6,688,391	(1,093)	6,687,298
Local Area Service	-	-	682,418	(100,686)	581,732
Turf Field Replacement	-	11,003	446,459	(3,614)	453,848
Other	-	25	152,126	(110,626)	41,525
Self Insurance (Sewer)	179,715	-	6,500	-	186,215
Self Insurance (Water)	148,580	-	6,504	(2,982)	152,102
Specific Projects (Sewer)	18,402,698	-	-	(8,797,165)	9,605,533
Specific Projects (Water)	15,527,531	-	1,651,025	(4,853,672)	12,324,884
Total Reserve Accounts	<u>111,395,118</u>	<u>1,471,988</u>	<u>47,900,439</u>	<u>(42,790,816)</u>	<u>117,976,729</u>
Total Reserves	<u>\$ 179,379,025</u>	<u>\$ 3,626,788</u>	<u>\$ 64,055,530</u>	<u>\$ (60,295,065)</u>	<u>\$ 186,766,278</u>

17. Property Tax Levies

In addition to its own tax levies, the City is required to collect taxes on behalf of various other taxing authorities. These include the provincial government for local school taxes, incorporated dyking districts located within the City and organizations providing regional services in which the City has become a member. Taxes levied for other agencies are not included in City revenues. Total tax levies were comprised as follows:

	<u>2024 Budget</u>	<u>2024</u>	<u>2023</u>
Municipal Tax Levies	\$ 119,703,761	\$ 119,225,818	\$ 111,141,357
Levies for other authorities			
School taxes	54,841,850	54,788,642	51,447,179
TransLink	12,720,700	12,704,942	10,159,143
British Columbia Assessment	1,620,840	1,618,660	1,533,636
Metro Vancouver Regional District	2,603,550	2,599,904	2,306,938
Dyking Districts	389,840	389,834	1,030,662
Municipal Finance Authority	9,200	9,184	8,915
Total Collections for Others	<u>72,185,980</u>	<u>72,111,166</u>	<u>66,486,473</u>
Total Tax Levies	<u>\$ 191,889,741</u>	<u>\$ 191,336,984</u>	<u>\$ 177,627,830</u>

18. Government Transfers

Government transfers recognized as revenues during the year were comprised of the following:

	2024			2023
	Capital	Operating	Total	Total
Federal Government	\$ 44,407	\$ 5,747,642	\$ 5,792,049	\$ 1,186,485
Provincial Government	94,110	2,863,035	2,957,145	18,396,186
TransLink	2,234,445	889,541	3,123,986	5,732,962
Other	149,912	-	149,912	351,940
Total	<u>\$ 2,522,874</u>	<u>\$ 9,500,218</u>	<u>\$ 12,023,092</u>	<u>\$ 25,667,573</u>

In 2024 the City entered into an agreement with Lu'ma Native BCH Housing Society for the provision of funding in support of City efforts to reduce homelessness in the community. The City received \$407,437 during 2024 toward this work.

19. Trust Funds

Certain assets have been conveyed or assigned to the City to be administered as directed by an agreement or statute. The City holds the assets for the benefit of, and stands in a fiduciary relationship, to the beneficiary. The following trusts are excluded from the City's consolidated financial statements:

	Balance Dec 31, 2023	Interest Earned	Receipts	Disbursement s	Balance Dec 31, 2024
Latecomer Fees	\$ 1,021,012	\$ -	\$ 299,377	\$ (395,951)	\$ 924,438
Cemetery Perpetual Care	1,574,282	3,061	89,844	(3,061)	1,664,126
Metro Vancouver Sewer & Drainage District	2,816,283	-	3,145,213	(2,730,938)	3,230,558
Metro Vancouver Water District	26,096	-	598,151	(32,788)	591,459
TransLink	1,107,501	-	1,224,209	(1,237,658)	1,094,052
Road 13 Dyking District	1,743,196	-	-	(832)	1,742,364
Albion Dyking District	3,012,673	-	-	-	3,012,673
	<u>\$ 11,301,043</u>	<u>\$ 3,061</u>	<u>\$ 5,356,794</u>	<u>\$ (4,401,228)</u>	<u>\$ 12,259,670</u>

20. Expenses and Expenditures by Object

	Operations	Capital Acquisitions	2024 Total	2024 Budget	2023 Total
Goods and services	\$ 94,079,628	\$ 51,017,630	\$ 145,097,258	\$ 351,542,672	\$ 134,130,156
Wages and salaries	67,190,248	1,044,050	68,234,298	63,690,373	62,171,601
Interest	1,398,107	-	1,398,107	1,884,826	1,592,477
Total	162,667,983	52,061,680	214,729,663	417,117,871	197,894,234
Amortization expense	29,891,313	-	29,891,313	24,593,930	27,971,733
Accretion expense	820,278	-	820,278	-	787,439
Contributed tangible capital assets	-	29,238,508	29,238,508	20,000,000	14,440,058
Total Expenses and Expenditures	<u>\$ 193,379,574</u>	<u>\$ 81,300,188</u>	<u>\$ 274,679,762</u>	<u>\$ 461,711,801</u>	<u>\$ 241,093,464</u>

21. Budget

Budget amounts represent the Financial Plan Bylaw 7989-2024 adopted by Council on April 23, 2024. The Financial Plan anticipated use of surpluses accumulated in previous years to balance against current year capital and operating expenditures in excess of current year revenues.

The following shows the reconciliation of the amounts presented on the financial statements to the approved budget:

Revenue

Taxation	\$ 119,703,761
User fees and other revenue	61,898,526
Other	85,245,854
Contributed subdivision infrastructure	<u>20,000,000</u>
Total Revenue	<u>286,848,141</u>

Expenses

Protective services	61,727,170
Transportation services	32,742,692
Recreation and cultural	29,836,443
Water utility	20,445,662
Sewer utility	18,920,261
General Government	28,009,107
Planning, public health and other	<u>11,030,455</u>
Total expenses	<u>202,711,790</u>

Annual Surplus	<u>\$ 84,136,351</u>
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Less:

Capital expenditures	259,000,010
Debt repayment	4,815,755

Add:

Reserve transfers	118,161,323
Amortization	24,593,930
Borrowing proceeds	<u>36,924,161</u>

Financial Plan Bylaw	<u>\$ -</u>
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22. Contractual Rights

There are a number of development projects in progress throughout the City where there is a requirement for the developer to provide infrastructure to the City, such as roads, sewers, sidewalks and street lighting. The estimated fair value of the infrastructure is recognized as "contributed tangible capital assets" revenue in these consolidated financial statements when the City accepts responsibility for the infrastructure. Estimated fair value is determined at the time the assets are recognized and cannot be determined with certainty at this time.

23. Municipal Pension Plan

The City of Maple Ridge and its employees contribute to the Municipal Pension Plan (a jointly trustee pension plan). The board of trustees, representing plan members and employers, is responsible for administering the plan, including investment of assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at December 31, 2023, the plan has about 256,000 active members and approximately 129,000 retired members. Active members include approximately 45,000 contributors from local governments.

Every three years, an actuarial valuation is performed to assess the financial position of the plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This rate may be adjusted for the amortization of any actuarial funding surplus and will be adjusted for the amortization of any unfunded actuarial liability.

23. Municipal Pension Plan (cont'd)

The most recent valuation for the Municipal Pension Plan as of December 31, 2021, indicated a \$3.761 million funding surplus for basic pension benefits on a going concern basis.

The City of Maple Ridge paid **\$4,864,422** (\$4,040,918 for 2023) for employer contributions while employees contributed **\$4,287,297** (\$3,558,991 for 2023) to the plan in fiscal 2024.

The next valuation will be as at December 31, 2024 with results available in 2025.

Employers participating in the plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution plan accounting). This is because the plan records accrued liabilities and accrued assets for the plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, assets and cost to individual employers participating in the plan.

24. Segmented Information

The City is a diversified municipal government entity in the province of British Columbia that provides a wide range of services to its citizens. Municipal services have been segmented by grouping activities that have similar service objectives (by function) and separately disclosed in the segment report. Where certain activities cannot be attributed to a specific segment they have been reported as unallocated. The segments and the services they provide are as follows:

Protective Services

Protective Services is comprised of the Ridge Meadows RCMP detachment, the Maple Ridge Fire Department, bylaw enforcement, inspection services and emergency services. Services provided by the segment are focused on protecting the citizens of Maple Ridge.

Transportation Services

Transportation Services is comprised of Engineering, Operations, Drainage and Roads. Services provided by the segment include the construction and maintenance of transportation related infrastructure.

Parks, Recreation & Cultural Services

Recreation and cultural services provides library services, access to recreation facilities and maintains and operates City parks.

Water Utility

The Water Utility, in conjunction with Metro Vancouver, provides safe, clean, reliable water to the residents and businesses of the City of Maple Ridge.

Sewer Utility

The Sewer Utility collects waste water and transports it to treatment plants operated by Metro Vancouver in addition to maintaining the sanitary sewer infrastructure.

General Government

General Government provides administrative, legislative and support services for the City. Functions include financial planning and reporting, information technology, economic development and communications. Commercial operations are also included in this segment.

Planning, Public Health and Other

This segment is comprised of Planning, Recycling, Cemetery and Social Planning. Activities include land use guidelines, development of the City's official community plan, management of the recycling contract and improving the social well-being of the community.

Unallocated

Unallocated includes revenues that cannot be directly attributed to the activities of an identified functional segment.

25. Contingencies and Commitments:

- (a) Where losses related to litigation are likely and can be reasonably estimated management accrues its best estimate of loss. These amounts are included in accounts payable and accrued liabilities.

There are various other claims by and against the City for which the liability is not recorded because the outcomes cannot reasonably be determined. Any ultimate settlements will be recorded in the year the settlements can be determined. There are claims outstanding that may result in material losses but for which no amount has been recorded due to the the uncertainty of occurrence and amount of, if any. Any amount of losses, if any, will be recorded at the time the outcomes are determinable and amounts are reasonably estimable.

- (b) In 1998 the City entered into an agreement to purchase ice sheet time for five years commencing in 1999, with five five-year renewal options. In 2023, the agreement was renewed for an additional five-year period. The minimum annual payment due for the provision of ice time is \$834,591. Additional ice time is purchased separately. These payments are recorded as expenses when the ice time is provided.

- (c) The City is a shareholder and member of E-Comm Emergency Communications for British Columbia Incorporated ("E-Comm") whose services provided include: regional 9-1-1 call centre for the Greater Vancouver Regional District; Wide Area Radio network; dispatch operations; and records management. The City has 2 Class A shares and 1 Class B share (of a total of 37 Class A shares and 18 Class B shares issued and outstanding as of December 31, 2024).

As a Class A shareholder, the City shares in both funding the future operations and capital obligations of E-Comm (in accordance with a cost sharing formula), including any lease obligations committed to by E-Comm up to the shareholder's withdrawal date.

26. Accounting changes and reclassification of prior year presentation

For the year ended December 31, 2024:

An amount of \$18,713,244 in opening Restricted Revenue was assessed to meet the criteria criteria for recognition under PS 3400 Revenue. This was recognized as revenue in the current period which resulted in an increase of surplus of the corresponding amount.

For the year ended December 31, 2023:

An amount of \$8,125,680 that was previously reported under Accounts Receivable was assessed to meet the criteria of financial instruments and has been reclassified to Portfolio Investments accordingly. This correction has no impact on surplus for the years ended December 31, 2024 and 2023 as it relates to the classification of assets within the Statement of Financial Position. The 2023 comparative financial statements including significant accounting policies have been restated to reflect this correction.

Consolidated Report of Segmented Revenue and Expenses

For the year ended December 31, 2024

	Protective Services	Transportation Services	Recreation and Cultural	Water Utility	Sewer Utility
Revenue					
Tax revenue	\$ -	\$ -	\$ -	\$ 123,851	\$ 1,024,570
Other revenues	7,277,702	704,685	4,463,335	24,015,769	19,280,069
Government transfers	2,197,505	3,480,242	558,561	-	-
Development revenue	-	5,698,213	4,152,535	846,234	571,496
Interest and investment income	-	-	-	-	-
Gain on portfolio investments	-	-	-	-	-
Gaming Revenues	-	-	-	-	-
Asset disposal gain(loss)	13,355	(695,404)	(16,077)	(417,000)	(106,150)
Contributed infrastructure	<u>-</u>	<u>17,097,088</u>	<u>235,400</u>	<u>637,911</u>	<u>11,268,109</u>
Total Revenue	9,488,562	26,284,824	9,393,754	25,206,765	32,038,094
Expenses					
Operating:					
Goods and services	31,500,528	6,865,186	14,197,554	12,537,748	11,121,666
Labour	24,269,554	6,898,527	11,873,321	4,101,981	2,529,238
Debt Servicing	<u>116,843</u>	<u>-</u>	<u>812,671</u>	<u>-</u>	<u>-</u>
Sub total	55,886,925	13,763,713	26,883,546	16,639,729	13,650,904
Amortization	<u>2,409,217</u>	<u>13,509,384</u>	<u>5,459,706</u>	<u>3,094,231</u>	<u>3,117,560</u>
Total Expenses	<u>58,296,142</u>	<u>27,273,097</u>	<u>32,343,252</u>	<u>19,733,960</u>	<u>16,768,464</u>
Excess (deficiency) of revenue over expenses	\$ <u>(48,807,580)</u>	\$ <u>(988,273)</u>	\$ <u>(22,949,498)</u>	\$ <u>5,472,805</u>	\$ <u>15,269,630</u>

General Government	Commercial Tower	Planning Public Health & Other	Unallocated	Total 2024 Actual	Total Budget	Total 2023 Actual
\$ -	\$ -	\$ 2,688,277	\$ 115,389,120	\$ 119,225,818	\$ 119,703,761	\$ 111,141,357
2,913,523	2,289,857	3,998,203	20,992,501	85,935,644	61,898,526	59,725,971
5,178,542	-	608,242	-	12,023,092	9,827,075	25,667,573
433,894	-	8,913	(312,523)	11,398,762	69,623,791	12,215,131
-	-	-	11,216,389	11,216,389	4,294,988	9,886,033
			21,960	21,960	-	-
			1,553,543	1,553,543	1,500,000	1,634,609
(32,108)	-	(1,310)	-	(1,254,694)	-	(1,307,350)
-	-	-	-	29,238,508	20,000,000	14,440,058
8,493,851	2,289,857	7,302,325	126,428,212	269,359,022	286,848,141	233,403,382
8,882,882	664,828	9,129,516	-	94,899,908	105,468,111	84,204,894
13,670,313	-	3,847,314	-	67,190,248	70,764,923	61,284,312
133,641	285,692	49,260	-	1,398,107	1,884,826	1,592,477
22,686,836	950,520	13,026,090	-	163,488,263	178,117,860	147,081,683
1,969,910	-	331,305	-	29,891,313	24,593,930	27,971,733
24,656,746	950,520	13,357,395	-	193,379,576	202,711,790	175,053,416
\$ (16,162,895)	\$ 1,339,337	\$ (6,055,070)	\$ 126,428,212	\$ 75,979,446	\$ 84,136,351	\$ 58,349,966

Schedule of Tangible Capital Assets

For the year ended December 31, 2024

	Land ²		Building		Transportation Network		Storm System	
Historical Cost ¹								
Opening cost	\$	306,753,545	\$	148,090,222	\$	383,750,626	\$	310,577,116
Additions		17,051,244		2,942,969		18,229,634		12,702,668
Disposals		<u>-</u>		<u>(437,769)</u>		<u>(1,196,313)</u>		<u>(742,007)</u>
		323,804,789		150,595,422		400,783,947		322,537,777
Accumulated Amortization								
Opening balance		-		65,754,108		154,365,897		84,858,415
Amortization expense		-		3,846,988		8,253,178		4,340,550
Effect of disposals		<u>-</u>		<u>(437,767)</u>		<u>(1,095,761)</u>		<u>(137,192)</u>
		<u>-</u>		<u>69,163,329</u>		<u>161,523,314</u>		<u>89,061,773</u>
Net Book Value as at December 31, 2024	\$	<u>323,804,789</u>	\$	<u>81,432,093</u>	\$	<u>239,260,633</u>	\$	<u>233,476,004</u>
Net Book Value as at December 31, 2023	\$	306,753,545	\$	82,336,114	\$	229,384,729	\$	225,718,701

¹ Historical cost includes work in progress at December 31, 2024 of **\$27,610,088** (\$24,035,831 for 2023) comprised of: Land **\$589,238** (\$593,278 for 2023); Buildings **\$357,514** (\$431,168 for 2023); Transportation network **\$11,014,245** (\$867,832 for 2023); Storm system **\$197,301** (\$45,137 for 2023); Fleet and equipment **\$101,275** (\$1,158,163 for 2023); Technology **\$163,138** (\$855,495 for 2023); Water system **\$7,364,366** (\$13,316,749 for 2023); Sanitary system **\$6,018,174** (\$5,176,536 for 2023); and Other **\$1,804,836** (\$1,591,473 for 2023). Work in progress is not amortized.

² Additions to land are net of \$-Nil (\$-Nil for 2023) of land reclassified to inventory available for sale.

³ "Other" at net book value includes Furniture and Fixtures at **\$1,449,342** (\$1,456,848 for 2023) and Structures at **\$44,472,749** (\$42,778,993 for 2023)

Fleet and Equipment	Technology	Water System	Sanitary System	Other³	Total
\$ 43,982,366	\$ 17,992,292	\$ 199,076,487	\$ 206,294,167	\$ 67,740,630	\$ 1,684,257,451
5,102,099	2,023,908	3,862,819	14,457,453	4,927,394	81,300,188
<u>(805,105)</u>	<u>(492,360)</u>	<u>(1,349,037)</u>	<u>(229,269)</u>	<u>(160,175)</u>	<u>(5,412,035)</u>
48,279,360	19,523,840	201,590,269	220,522,351	72,507,849	1,760,145,604
20,445,434	11,438,519	48,681,865	60,819,297	23,504,786	469,868,321
2,780,380	1,571,382	2,927,900	2,942,640	3,228,295	29,891,313
<u>(697,443)</u>	<u>(436,870)</u>	<u>(904,362)</u>	<u>(107,258)</u>	<u>(147,326)</u>	<u>(3,963,979)</u>
<u>22,528,371</u>	<u>12,573,031</u>	<u>50,705,403</u>	<u>63,654,679</u>	<u>26,585,755</u>	<u>495,795,655</u>
\$ <u>25,750,989</u>	\$ <u>6,950,809</u>	\$ <u>150,884,866</u>	\$ <u>156,867,672</u>	\$ <u>45,922,094</u>	\$ <u>1,264,349,949</u>
\$ 23,536,932	\$ 6,553,773	\$ 150,394,622	\$ 145,474,870	\$ 44,235,842	\$ 1,214,389,129

City of Maple Ridge
Unaudited Schedule - Growing Communities Fund Grant
For the year ended December 31, 2024

Schedule 2

Schedule for Growing Communities Fund Grant
For the year ended December 31, 2024
(Unaudited)

	2024	2023
Balance, beginning of year	\$ 16,947,267	\$ -
Funding received	-	16,586,000
Interest allocated	482,686	361,267
Eligible Costs		
Abernethy Roadworks	(877,934)	-
Park Improvements	(969,864)	-
Balance, end of year	<u>\$ 15,582,155</u>	<u>\$ 16,947,267</u>

City of Maple Ridge

Audit findings report to the Mayor and Council
for the year ended December 31, 2024

START



To the Mayor and Council of the City of Maple Ridge

We are pleased to provide you with the results of our audit of the consolidated financial statements of The Corporation of the City of Maple Ridge (the “City”) for the year ended December 31, 2024. This report should be read in conjunction with our planning report, dated February 7, 2025, which contains further information about our audit methodology, our responsibilities as auditors and the responsibilities of those charged with governance.

The enclosed report includes: significant risks identified and the nature, extend, and results of our audit work. We also report any significant internal control deficiencies identified during our audit and reconfirm our independence.

During the course of our audit, management made certain representations to us - in discussions and in writing. We documented these representations in the audit working papers.

This report has been prepared solely for the use of City’s Mayor and Council and others within the organization, and should not be distributed without our prior consent. Consequently, we accept no responsibility to a third party that uses this communication.

We look forward to discussing our audit conclusions with you. In the meantime, please feel free to contact us if you have any questions or concerns.

Yours truly,

BDO Canada LLP

BDO Canada LLP
April 25, 2025

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Audit at a glance

Status of the Audit

We have substantially completed our audit of the consolidated financial statements for the year ended December 31, 2024.

We conducted our audit in accordance with Canadian generally accepted auditing standards. The objective of our audit was to obtain reasonable, not absolute, assurance about whether the consolidated financial statements are free from material misstatement.

Our draft independent auditor's report is included in the draft financial statement package.

Management Representations

During the course of our audit, management made certain representations to us, either verbally or written, and therefore they were explicit, or they were implied through the financial statements. Management provided representations in response to specific queries from us, as well as unsolicited representations. These representations were part of the evidence gathered by us to draw reasonable conclusions on which to base our audit opinions. These representations were documented throughout the audit files.

A summary of the written representations we have requested from management is included in [Appendix A](#).

Scope of our Work

The scope of the work performed was substantially the same as that described in our Planning Report to the Mayor and Council dated February 7, 2025.

A chart of the inherent risks identified in connection with the Partnership's financial statements was included in our Planning Report. Our risk assessments did not significantly change throughout the course of the audit.

As communicated to you in our Planning Report, preliminary materiality for all items other than infrastructure was set at \$5.6m and materiality for infrastructure was set at \$24.5m. These levels are based on expenses and tangible capital assets, respectively, and have not changed through the course of our audit.

Audit Findings

The procedures performed over key risk areas and the results of these procedures are described on [page 5](#).

Audit differences identified are listed on [page 9](#).

Considerations related to internal controls at the City are described on [page 10](#). No significant deficiencies were identified.

Other communications that are required by audit standards are specified on [page 11](#).

Independence & Professional Ethics

Our annual letter confirming our independence is included in [Appendix B](#).



We have complied with relevant ethical requirements and confirm that we are independent with respect to the Partnership within the meaning of the Code of Professional Conduct of the Chartered Professional Accountants of British Columbia.



Audit findings

As part of our ongoing communications with you, we are required to have a discussion on our views about significant qualitative aspects of the Other (please specify)'s accounting practices, including accounting policies, accounting estimates and consolidated financial statements disclosures. We look forward to exploring these topics in depth and answering your questions. A summary of the key discussion points are below:

Financial statement areas	Risks noted	Audit findings
Management Override of Internal Controls <i>(Mandatory audit consideration - Significant Risk)</i>	<p>Management is generally in a unique position to perpetrate fraud because of management's ability to directly or indirectly manipulate accounting records and prepare fraudulent financial statements by overriding controls that otherwise appear to be operating effectively.</p> <p>It should be noted that this risk is not specific to the City and it is mandatory to assess management override of internal controls as a significant risk in every audit engagement.</p>	<p>We reviewed transactions recorded in the various ledgers for unusual or non-recurring adjustments not addressed by other audit procedures.</p> <p>We reviewed the controls relating to processing of journal entries and examined a sample of journal entries subject to risk.</p> <p>We tested the appropriateness of key estimates, and any adjustments made in the preparation of the consolidated financial statements.</p> <p>All audit testing was performed in this area as planned with no issues to report where controls were overridden.</p>
Risk of Fraudulent Revenue Recognition <i>(Mandatory audit consideration - Rebuttable risk)</i> Recognition of Grant & Government Transfer Revenue	<p>Under Canadian auditing standards, we are required to consider whether there is a risk of material misstatement due to fraudulent revenue recognition in all audits. Based on our understanding of the City's significant revenue streams, we have rebutted this risk.</p> <p>Nevertheless, accounting standards relating to grant and government transfer revenue recognition are complex and open to variation in application. There is a risk that grants or revenue derived from other government transfers may be incorrectly deferred into future periods or recognized prior to stipulations being met.</p>	<p>Grant funding received was confirmed through a review of agreements. We also ensured revenue is recorded accurately in accordance with the settlement of any stipulations.</p> <p>We reviewed the deferred revenue balances by examining supporting documentation to validate the accounting treatment.</p> <p>Other revenues streams also contain revenue recognition matters which we reviewed in context of the relevant revenue recognition standards.</p> <p>All audit testing was performed in this area as planned with no issues to report.</p>



Audit findings (continued)

Financial statement areas	Risks noted	Audit findings
Adoption of PS 3400 - Revenue (Elevated Risk)	The City implemented the new public sector accounting standard for revenue (PSAS 3400). This standard introduces new guidance in regards to the timing of recognition of certain of the City's revenue streams where specific accounting standards have not previously applied. As with the implementation of any new accounting standard there is an elevated risk due to the novel considerations that must be made.	<p>For each of the revenue streams identified as being in-scope of PSAS 3400 by management, we reviewed management's analyses identifying when and how revenue will be recognized to ensure these assessments are in accordance with the new standard.</p> <p>For revenue streams identified by management as not being in-scope of PSAS 3400, we reviewed the scoping work performed by management to ensure these assessments are in accordance with the new standard.</p> <p>All audit testing in this area was performed as planned. We have identified ongoing reporting risks in connection with this new standard and have made recommendations to mitigate them. See page 8. We have also identified one adjusted audit difference. See page 9.</p>
Adoption of PS 3160 - Public Private Partnership (Elevated Risk)	The City implemented the new public sector accounting standard for public private partnerships (PSAS 3160). This standard introduces new guidance in regards to recognition and measurement of infrastructure assets that have been funded through public-private partnerships, and the related liabilities. While these arrangements are not as prevalent in local government environments as they are in senior government environments, there is a risk that the City has entered into an arrangement that meets the criteria of this new standard. As with the implementation of any new accounting standard the risk is elevated due to the novel considerations that must be made.	<p>We reviewed management's documentation regarding the process that was applied to identify arrangements that are potentially in scope of this standard. We further considered whether any infrastructure assets, revenue streams, or payment streams in the year indicated the existence of an arrangement in scope of PSAS 3160.</p> <p>No arrangements were identified as being in-scope of PSAS 3160.</p> <p>All audit testing in this area was performed as planned with no issues to report.</p>



Audit findings (continued)

Financial statement areas	Risks noted	Audit findings
Development Revenue and Development cost charges (“DCCs”) <i>(Elevated risk)</i>	As with all municipalities, collection and use of DCCs is a complex area requiring an element of judgement in determining whether a project or expense is eligible for DCC funding. There is a risk that the DCC’s have not been recognized as revenue in alignment with when the resources are used for the purposes specified.	We enquired with management how DCC’s are tracked and that all have been accounted for. We tested significant DCC collections and vouched to supporting documentation for completeness, existence and accuracy. All audit testing was performed in this area as planned with no issues to report.
Employee Future Benefits <i>(Elevated risk)</i>	This is a complex accounting area that requires much estimation and reliance on actuarial experts. There is a risk that current year estimated obligation is under/overstated due to significant judgment, assumptions, and estimation uncertainty in determining the obligation.	We obtained the actuarial report outlining the expense for the year. We reviewed transactions such as expense reimbursements to test the validity of the expense and to ensure that it was subject to the proper approval process. We reviewed transactions recorded in the various ledgers for unusual or non-recurring adjustments not addressed by other audit procedures All audit testing was performed in this area as planned with no issues to report.



Audit findings (continued)

Implementation of New Accounting Standard: PSAS 3400 - Revenue

During the year, the City implemented PSAS 3400. This new standard clarifies the point in time that revenue should be recognized. The standard does this for a broad variety of revenue streams, and by relating revenue recognition to an organization's satisfaction of the performance obligations that it has to other organizations or individuals.

The City has a number of revenue streams within the scope of PSAS 3400. Management has invested significant time to gather information on these streams and analyze them in the context of PSAS 3400. The output of this work is the formal identification of performance obligations for many of the City's revenue streams.

In many cases the existing accounting processes already resulted in revenue recognition occurring materially within the appropriate fiscal year. However, the changes brought on by this new standard are significant and there is risk that, without further evolution of accounting and other processes, changes in operational models may result in material changes to revenue recognition requirements. We have made the following observations for the City's consideration:

1 - Identification of performance obligations

In some cases, there is very little uncertainty whether an action taken by the City is a performance obligation. For example, the delivery of water to a user for their consumption is a performance obligation for water services revenue. In other cases it may not be as clear. The City may have an established practice of performing certain activities - such as inspections during a permitting process - but the contractual arrangement with the end user may not obligate the City to perform these activities. In this case, the activity may not meet the definition of a performance obligation.

Best practices in this area are expected to evolve as all users of Public Sector Accounting Standards continue to interpret PSAS 3400 and evaluate their revenue streams. We recommend that the City continue to evaluate revenue streams in this second year of adoption of PSAS 3400, particularly those streams where there is uncertainty around the City's obligations, if any. We recommend ensuring that the City's standard templates for contracts, permits and licenses be updated to provide clarity on the obligations that the City has under these arrangements.

2 - Tracking of performance obligations

The City's revenue streams are diverse and involve a high volume of transactions. Accordingly, the City has and executes a high volume of performance obligations. In some cases, such as with metered water and sewer services, there is a well-established and reliable system to track performance obligations (which is the processing of volumes of water). In other cases, the systems in place are either less established or are not integrated with accounting processes.

An area where this is likely to be prevalent is permitting. Specifically, permitting relating to development activities may involve performance obligations other than the issuance of a permit. However, tracking the completion of these activities is unlikely to be 'real time' as in the case of water metering. And in cases where tracking of activities is robust in operations, that data may not be flowing efficiently into the financial accounting processes.

Getting the right information, to the right people, and at the right time, is a challenge for all organizations. The implementation of PSAS 3400 is an opportunity to put a lens on the City's information systems and look for areas where improvements can be made in both efficacy and efficiency of information flow. We recommend that the City continue to review related processes in this second year of adoption of PSAS 3400.

3 - Estimates used to measure performance obligations

In the case of some revenue streams, the City may need to use estimates of the completion of performance obligations to determine revenue recognition. This may occur as a practical response to data collection challenges discussed above, or due to execution of performance obligations occurring over a period of time rather than being measurable by discrete actions.

In these cases, the City is using a combination of historical data and management judgements to estimate the time period over which an income transaction is recognized as revenue. There is a risk that the historical norms and judgements used in this estimate, while appropriate now, will not be so in the future. We therefore recommend adopting a policy that requires these estimates to be re-assessed on a recurring basis.



Audit differences

Adjusted audit difference

	Debit (Credit) - in \$			
	Assets	Liabilities	Opening R/E	Net income
To recognize components of 'Restricted revenues' that do not meet criteria for deferral as a liability, upon adoption of PSAS 3400.				
<i>Dr. Restricted revenue (amounts received in prior years)</i>		18,713,242		
<i>Dr. Restricted revenue (amounts received in the current year)</i>		2,346,306		
<i>Cr. Users fee and other revenue</i>				(20,679,981)
<i>Cr. Interest and investment income</i>				(379,567)

Unadjusted audit differences

Through the course of our audit we have not identified any audit differences that have not been adjusted by management.

Disclosure omissions

Through the course of our audit we have not identified any material disclosure omissions.



Internal control matters



We are required to communicate to you in writing about any significant deficiencies in internal control that we have identified during the audit.

A significant deficiency is defined as a deficiency or combination of deficiencies in internal control that merits the attention of those charged with governance.

The audit expresses an opinion on the City's consolidated financial statements. As a result, it does not cover every aspect of internal controls—only those relevant to preparing the consolidated financial statements and designing appropriate audit procedures. This work was not for the purpose of expressing an opinion on the effectiveness of internal control.

No control deficiencies were noted that, in our opinion, are of significant importance to discuss.

- ▶ During the audit, we performed the following procedures regarding the City's internal control environment:
- ▶ Documented operating systems to assess the design and implementation of control activities that were relevant to the audit.
- ▶ Discussed and considered potential audit risks with management.
- ▶ We considered the results of these procedures in determining the extent and nature of audit testing required.



Other required communications

Professional standards require independent auditors to communicate with those charged with governance certain matters in relation to an audit. In addition to the points communicated within this letter, the attached table summarizes these additional required communications.

Issue	BDO response
Our responsibilities under Canadian Auditing Standards (CAS)	Included in our Engagement Letter dated November 20, 2023
Our audit strategy and audit scope	Included in our Planning Report dated February 7, 2025
Fraud risk factors	Included in our Planning Report dated February 7, 2025
Going concern matters	No matters requiring further communication.
Significant estimates or judgments	No matters requiring further communication.
Disagreements with management	No matters requiring further communication.
Consultations with other accountants or experts	<p>As described in our Planning Report dated February 7, 2025, we corresponded with and reviewed the work of HUB International Limited, who is the actuarial firm engaged by Management to value the City’s Employee Future Benefits Liability.</p> <p>BDO did not engage or consult with any external experts for the purpose of this engagement.</p>



Other required communications (continued)

Issue	BDO response
Major issues discussed with management regarding retention	No matters requiring further communication.
Significant difficulties encountered during the audit	No matters requiring further communication.
Material written communication between BDO and management	No matters requiring further communication.
Any illegal acts identified during the audit	No matters requiring further communication.
Significant transactions with related parties not consistent with ordinary business operations	No matters requiring further communication.
Non-compliance with laws or regulations identified during the audit	No matters requiring further communication.
Limitations of scope over our audit, if any	No matters requiring further communication.

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Appendices

- ▶ [Appendix A: Representation Letter](#)
- ▶ [Appendix B: Independence Letter](#)



Appendix A: Representation Letter

Date of Council approval

BDO Canada LLP
Chartered Professional Accountants
Unit 1100 - Royal Centre
1055 West Georgia Street
Vancouver, BC V6E 3P3

This representation letter is provided in connection with your audit of the financial statements of City of Maple Ridge for the year ended December 31, 2024, for the purpose of expressing an opinion as to whether the financial statements are presented fairly, in all material respects, in accordance with Canadian Public Sector Accounting Standards.

We confirm that to the best of our knowledge and belief, having made such inquiries as we considered necessary for the purpose of appropriately informing ourselves:

Financial Statements

We have fulfilled our responsibilities, as set out in the terms of the audit engagement dated November 20, 2023, for the preparation of the financial statements in accordance with Canadian Public Sector Accounting Standards; in particular, the financial statements are fairly presented in accordance therewith.

- The methods, significant assumptions, and data used in making accounting estimates and their related disclosures are appropriate to achieve recognition, measurement and/or disclosure that are reasonable in accordance with Canadian Public Sector Accounting Standards.
- Related party relationships and transactions have been appropriately accounted for and disclosed in accordance with the requirements of Canadian Public Sector Accounting Standards.
- All events subsequent to the date of the financial statements and for which Canadian Public Sector Accounting Standards require adjustment or disclosure have been adjusted or disclosed.
- The financial statements of the entity use appropriate accounting policies that have been properly disclosed and consistently applied.
- The effects of uncorrected misstatements are immaterial, both individually and in the aggregate, to the financial statements as a whole. No material unadjusted misstatements were identified.
- We have reviewed and approved all journal entries or audit adjustments recommended by the practitioners during the audit. A list of these is attached to this representation letter.

Information Provided

- We have provided you with:
 - access to all information of which we are aware that is relevant to the preparation of the financial statements, such as records, documentation and other matters;
 - additional information that you have requested from us for the purpose of the audit; and
 - unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.

- We are responsible for the design, implementation and maintenance of internal controls to prevent, detect and correct fraud and error, and have communicated to you all deficiencies in internal control of which we are aware.
- All transactions have been recorded in the accounting records and are reflected in the financial statements.
- We have disclosed to you all known instances of non-compliance or suspected non-compliance with laws and regulations whose effects should be considered when preparing the financial statements.
- We have disclosed to you the identity of the entity's related parties and all the related party relationships and transactions of which we are aware.

Fraud and Error

- We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
- We have disclosed to you all information in relation to fraud or suspected fraud that we are aware of and that affects the entity and involves:
 - management;
 - employees who have significant roles in internal control; or
 - others where the fraud could have a material effect on the financial statements.
- We have disclosed to you all information in relation to allegations of fraud, or suspected fraud, affecting the entity's financial statements communicated by employees, former employees, analysts, regulators, or others.

General Representations

- Where the value of any asset has been impaired, an appropriate provision has been made in the financial statements or has otherwise been disclosed to you.
- We have provided you with significant assumptions that in our opinion are reasonable and appropriately reflect our intent and ability to carry out specific courses of action on behalf of the entity when relevant to the use of fair value measurements or disclosures in the financial statements.
- We confirm that there are no derivatives or off-balance sheet financial instruments held at year end that have not been properly recorded or disclosed in the financial statements.
- Except as disclosed in the financial statements, there have been no changes to title, control over assets, liens or assets pledged as security for liabilities or collateral.
- The entity has complied with all provisions in its agreements related to debt and there were no defaults in principal or interest, or in the covenants and conditions contained in such agreements.
- There have been no plans or intentions that may materially affect the recognition, measurement, presentation or disclosure of assets and liabilities (actual and contingent).
- The nature of all material uncertainties have been appropriately measured and disclosed in the financial statements, including all estimates where it is reasonably possible that the estimate will change in the near term and the effect of the change could be material to the financial statements.

- There were no direct contingencies or provisions (including those associated with guarantees or indemnification provisions), unusual contractual obligations nor any substantial commitments, whether oral or written, other than in the ordinary course of business, which would materially affect the financial statements or financial position of the entity, except as disclosed in the financial statements.

Other Representations Where the Situation Exists

- We have informed you of all known actual or possible litigation and claims, whether or not they have been discussed with legal counsel. When applicable, these litigation and claims have been accounted for and disclosed in the financial statements.
- We consider the assumptions used in the calculations of employee future benefits to be the best estimate of future events, in particular, long-term borrowing rates and compensation escalation over the expected average remaining service life of the employee group.
- We will provide to you, when available and prior to issuance by the entity, the final version of the document(s) comprising the annual report.
- We consider the assumptions used in the calculation of the asset retirement obligation such as the discount rate, inflation rate and estimated useful life to be based on our best estimates and judgement, taking into account relevant industry standards and regulatory requirements.
- We have provided you with all the relevant information with regards to the adoption of PS 3400 Revenue and PS 3160 Public Private Partnerships.
- We have considered all arrangements and contracts that may give rise to public-private-partnership arrangements that are in scope of PSAS 3160 and would require recognition or disclosure in the financial statements. We have not identified any such arrangements.

Yours truly,

Trevor Thompson, Chief Financial Officer

Catherine Nolan, Deputy Director of Finance

Adjusted audit difference

	Debit (Credit) - in \$			
	Assets	Liabilities	Opening R/E	Net income
To recognize components of 'Restricted revenues' that do not meet criteria for deferral as a liability, upon adoption of PSAS 3400.				
Dr. Restricted revenue		21,059,548		
Cr. Users fee and other revenue				(20,679,981)
Cr. Interest and investment income				(379,567)



Appendix B: Independence Letter



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V6E 3P3

Direct Line: 604-646-3389
E-mail: bszabo@bdo.ca

April 25, 2025

To the Mayor and Council
The City of Maple Ridge

We have been engaged to audit the consolidated financial statements of City of Maple Ridge (the "City") for the year ended December 31, 2024.

Canadian generally accepted auditing standards require that we communicate at least annually with you regarding all relationships between the City and our Firm that, in our professional judgement, may reasonably be thought to bear on our independence.

In determining which relationships to report, these standards require us to consider relevant rules and interpretations of the CPA profession and relevant legislation, covering such matters as:

- Holding a financial interest, either directly or indirectly in a client;
- Holding a position, either directly or indirectly, that gives the right or responsibility to exert significant influence over the financial or accounting policies of a client;
- Personal or business relationships of immediate family, close relatives, partners or retired partners, either directly or indirectly, with a client; and,
- Economic dependence on a client.

We are not aware of any relationships between the City and our Firm that may reasonably be thought to bear on independence that have occurred from the date of our last letter, April 24, 2024, to the date of this letter.

We hereby confirm that we are independent with respect to the City within the meaning of the Code of Professional Conduct of the Chartered Professional Accountants of British Columbia as of the date of this letter.

This letter is intended solely for the use of the Mayor and Council management and those charged with governance within the City and should not be used for any other purpose.

Yours truly,

BDO Canada LLP

Chartered Professional Accountants