



City of Maple Ridge
Advisory Design Panel
AGENDA

Wednesday, April 15, 2020 at 4:00 pm
Held via Teleconference

Meeting Access Information

To practice social distancing during the COVID-19 pandemic we will be holding the Advisory Design Panel (ADP) meeting via teleconference. Members of the ADP, applicants and the public are asked to join the meeting remotely using the following access information:

Join the meeting from your computer, tablet or smartphone

<https://global.gotomeeting.com/join/558983117>

Or join the meeting using your phone

Dial: 1-888-455-1389 (toll free)

Enter the Access Code: 558-983-117

1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**
3. **ADOPTION OF MINUTES – March 18, 2020**
4. **QUESTION PERIOD**
5. **NEW AND UNFINISHED BUSINESS**

5.1. **Development Permit No: 2019-081-DP**

4:15 PM

| | |
|------------------------------|--|
| Applicant: | WestUrban Developments Ltd |
| Project Architect: | Thuja Architecture (Tanis Schulte) |
| Project Landscape Architect: | Lazzarin Svisdahl Landscape Architects |
| Proposal: | 5 storey apartment (rental) |
| Location: | 21358, 21366 Dewdney Trunk Road |
| File Manager: | Adam Rieu |

6. **PROJECTS**
7. **CORRESPONDENCE**
8. **ADJOURNMENT**

Next Meeting: May 20, 2020

QUESTION PERIOD

Question Period provides the public with the opportunity to ask questions or make comments on subjects that are of concern to them. Each person will be given 2 minutes to speak.
Up to ten minutes in total is allotted for Question Period.

/em



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

The Minutes of the Regular Meeting of the Maple Ridge Advisory Design Panel held in the Blaney Room at Maple Ridge Municipal Hall, 11995 Haney Place, Maple Ridge, British Columbia, on Wednesday, March 18, 2020 at 4:04 pm.

PANEL MEMBERS PRESENT

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

STAFF MEMBERS PRESENT

| | |
|--------------------|------------------------|
| Wendy Cooper | Staff Liaison, Planner |
| Erin Mark* | Committee Clerk |
| Amanda Grochowich* | Planner 2 |

PANEL MEMBERS ABSENT

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

*Participated via Teleconference

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

R/2020-008

It was moved and seconded

That the agenda for the March 18, 2020 Advisory Design Panel meeting be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

R/2020-009

It was moved and seconded

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

CARRIED

4. QUESTION PERIOD - Nil

5. NEW AND UNFINISHED BUSINESS

5.1. Draft Ground-Oriented Residential Infill Housing Development Permit Guidelines

Amanda Grochowich, Planner 2, gave a presentation and answered questions regarding the Draft Ground-Oriented Residential Infill Housing Development Permit Guidelines. ADP members provided feedback on the Guidelines.

R/2020-010

It was moved and seconded

That the Advisory Design Panel support that the Draft Ground-Oriented Infill Residential Housing Development Permit Guidelines be forwarded to Council for consideration.

CARRIED

Note: Amanda Grochowich left the meeting.

5.2. Development Permit No: 2019-244-DP

The project team provided an overview of the 5 storey, 212 unit, wood frame rental apartment building project and answered questions from the Advisory Design Panel members.

R/2020-011

It was moved and seconded

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

Architectural Comments:

- Consider working on the articulation on the south elevation of Building 1 and the north elevation of Building 2 to reduce the length of the elevation.
- Consider adding variation to the roofline on the south elevation of Building 1 and the north elevation of Building 2.
- Consider adding a variation of textures and colours on the south elevation of Building 1 and the north elevation of Building 2 to reduce the length of the elevation.
- Provide more light access through the south elevation.
- Add more prominence to the lobby entrances for Building 2 and improve visibility.

Landscape Comments:

- Review fence and patio wall at public walkway to determine if an alternate material or additional plantings can be added to the walkway at ground level.
- Keep materials for all planters consistent around the entire perimeter.
- Consider supplementing landscaping along the south property line to provide separation between dog park and fence.
- Consider deleting the 4 foot tall picket fence and 6 foot tall metal gates along the Edge Street frontage.
- Ensure sufficient bicycle parking.
- Provide more natural light to the courtyard.
- Review the use of sod lawn in 2nd floor amenity area based on available light levels.
- Consider relocation of yoga deck to an area with more privacy.
- Consider providing direct access from the business centre to the sidewalk.
- Consider the addition of a coffee shop or small retail beside the business centre.
- Add more prominence to the lobby entrances for Building 2 and improve visibility.
- Consider direct access to park from the development.

CARRIED

OPPOSED: Stephen Heller

5.3. Development Permit No: 2019-065-DP

The staff liaison provided an overview of the revised proposal which was resubmitted for ADP review due to modifications that were outside of the original scope. The project team presented the revised project plans and noted modifications that were made based on the ADP's feedback at the September 18, 2019 meeting.

R/2020-012

It was moved and seconded

That application 2019-065-DP be supported as presented and the applicant proceed to Council for approval.

CARRIED

6. PROJECTS - Nil

7. CORRESPONDENCE – Nil

8. ADJOURNMENT – 6:53 pm.

Stephen Heller, Chair

/em

City of Maple Ridge

TO: Advisory Design Panel
FILE NO: 2019-081-DP
SUBJECT: 21358 and 21366 Dewdney Trunk Road

MEETING DATE: April 15, 2020

PURPOSE:

An Advisory Design Panel application has been submitted for the above-referenced properties to permit the construction of an apartment development proposing approximately 54 units in the RM-2 (Medium Density Residential Apartment) zone. The rezoning application supporting this proposal was given first reading by Council on May 28, 2019. The subject properties are currently designated *Urban Residential* within the Official Community Plan. The development permit application made to the City is subject to Section 8.7 Multi-Family Development Permit.

BACKGROUND:

Applicant: Westurban Developments Ltd.

Legal Description: Lot 4 Except: Firstly; Part Dedicated Road on Plan 77386,
Secondly; Part Dedicated Road on Plan LMP10702 District Lot
248 Group 1 New Westminster District Plan 17075
Lot A District Lot 248 Group 1 New Westminster District Plan
14984

OCP:

Existing: Urban Residential
Proposed: Urban Residential

Zoning:

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

Surrounding Uses:

North: **Use:** Single Family Residential
Zone: R-1 (Residential District)
Designation: Urban Residential

South: **Use:** Single Family Residential
Zone: RS-1 (One Family Urban Residential)
Designation: Urban Residential

East: **Use:** Multi-Family Residential
Zone: RM-1 (Townhouse Residential)
Designation: Urban Residential

West: **Use:** Single Family Residential
Zone: RS-1 (One Family Urban Residential)
Designation: Urban Residential

| | |
|---------------------------|-----------------------------------|
| Existing Use of Property: | Single Family Residential |
| Proposed Use of Property: | Multi-Family Residential |
| Site Area: | 1,780 m ² (0.44 acres) |
| Access: | Hood Street |
| Servicing requirement: | Urban Standard |

DEVELOPMENT PERMIT AREA:

A Multi-Family Development Permit is required for all new Multi-Family development on land designated for Multi-Family development. The purpose of a Multi-Family Development Permit is to enhance existing neighbourhoods with compatible housing styles that meet diverse needs and minimize potential conflicts on neighbouring land uses.

The Key Guideline Concepts for the Multi-Family Development Permit are listed below (items 1-4):

1. New development into established areas should respect private spaces, and incorporate local neighbourhood elements in building form, height, architectural features and massing.
2. Transitional development should be used to bridge areas of low and high densities, through means such as stepped building heights, or low-rise ground-oriented housing located to the periphery of higher density developments.
3. Large scale developments should be clustered and given architectural separation to foster a sense of community, and improve visual attractiveness.
4. Pedestrian circulation should be encouraged with attractive streetscapes attained through landscaping, architectural details, appropriate lighting and by directing parking underground where possible or away from public view through screened parking structures or surface parking located to the rear of the property.

PLANNING COMMENTS:

1. Proposal:

The current application proposes to rezone the subject properties from RS-1 (One Family Urban Residential) and RS-1b (One Family Urban (Medium Density) Residential) to RM-2 (Medium Density Apartment) to permit the construction of a five storey, purpose-built rental apartment proposing approximately 54 units. The applicant, Westurban Developments Ltd., specializes in purpose-built rental buildings and is proposing 100% of the units as rental. The proposed structure will consist of a concrete base and wood frame construction with a mix of studio, one and two bedroom units. Residential parking will be located underground and accessed from Hood Street. Ample bicycle storage is proposed with the development to help off-set a proposed reduction in the amount of car parking stalls.

2. Context:

The subject properties, located at 21358 and 21366 Dewdney Trunk Road, are located south of Dewdney Trunk Road, east of Hood Street and north of the Maple Ridge Cemetery. Consolidation of the subject properties will be a condition of final reading with a combined total area of 1,780 m² (0.44 acres). Both lots currently have structures located on them; however, these will need to be removed as a condition of final reading. The subject properties are flat with trees, shrubs and lawn located throughout each property.

3. Official Community Plan:

The subject properties are located along Dewdney Trunk Road, where the OCP designates the subject properties *Urban Residential – Major Corridor Residential*, and development of the properties are subject to the *Major Corridor Residential* infill policies of the OCP. The *Major Corridor Residential* category identifies the various types of housing forms which are encouraged along major road corridors to include: single detached dwellings, duplexes, triplexes, fourplexes, townhouses, apartments, and small lot

intensive residential developments. These policies require that development be compatible with the surrounding neighbourhood, with particular attention given to site design, setbacks, and lot configuration with the existing pattern of development in the area. It is noted that one of the underlying principles in the OCP is to encourage growth within the Urban Area Boundary (UAB) and to accommodate growth through infill by promoting a mix of housing types and tenures (Policy 3-1). The proposed rezoning of the subject properties to RM-2 (Medium Density Apartment Residential) aligns with the *Major Corridor Residential* infill policies.

Policy 3-20 c) *Major Corridor Residential* indicates apartment buildings have a maximum height of four storeys; however, other OCP policies provide support for the increase in height as a means of encouraging affordable rental and special needs housing.

The following other OCP policies would also apply to this rezoning application:

3-30 Maple Ridge will consider density bonus as a means of encouraging the provision of affordable, rental and special needs housing, and amenities.

The applicant proposes to increase the density within the RM-2 (Medium Density Apartment) zone from 1.8 to 2.1 FSR, which is in keeping with the City's density bonus framework.

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

This project proposes to add approximately 54 new rental housing units in West-Central Maple Ridge. The applicant proposes a mix of studio, one and two bedroom units. No three or more bedroom units are proposed with the subject application.

A recommended approach to secure these units as rental housing (in perpetuity) will be through a Restrictive Covenant placed on title and a Housing Agreement with the property owner.

4. Zoning Bylaw

The applicant is proposing to rezone the two subject properties from RS-1 (One Family Urban Residential) and RS-1b (One Family Urban (Medium Density) Residential) to RM-2 (Medium Density Apartment Residential) to allow for a five storey, purpose-built rental apartment building with approximately 54 units. The applicant, who specializes in purpose-built rental buildings, is proposing the development be 100% rental units and secured through a housing agreement in perpetuity. The proposed building will contain a mix of studio, one and two bedroom units. The maximum floor space ratio permitted in the RM-2 (Medium Density Apartment Residential) zone is 1.8 FSR; however, the applicant is proposing an increase in density, to 2.1 FSR.

A Parking Study, conducted by Watt Consulting Group, has been provided. Findings in the Parking Study suggest the applicant is proposing to increase the amount of bicycle parking, in the form of 74 long-term spaces. The applicant is also considering contributing towards a transportation mobility fund that could be used towards purchasing transit passes for residents for a defined period of time. Other suggestions within the Parking Study indicate that there may be opportunities to approach carsharing programs, which do not currently operate in the City of Maple Ridge, for an on-site vehicle; as well, looking at the possibility of creating an information package, to be distributed to new residents, identifying transportation options and services available in the surrounding area. The location of the subject properties also lends itself well to transit options, as there are bus stops located just west of the development along Dewdney Trunk Road (east of Laity Street, eastbound and west of Laity Street, westbound), as well as northbound and southbound stops along Laity Street and the new location of the Rapid Bus along Lougheed Highway at Laity Street. It should be noted that the Parking Study provided by the applicant is supported by the 2018 *Metro Vancouver Regional Parking Study* findings that suggest, in instances where rental units are

located in proximity to transit, a reduction in parking may be warranted. It should also be noted that other applications proposing a significant reduction in parking have been supported, based on providing 100% rental and proximity to services and transit.

The minimum lot size for the proposed RM-2 (Medium Density Apartment Residential) zone is 1,214 m² (0.3 acres) and the proposed consolidated lot area is approximately 1,780 m² (0.44 acres).

5. Parking and bicycle storage:

Underground parking is provided; however, the applicant will be seeking a variance to the number of spaces from 92 required spaces to 47 spaces. The applicant, as suggested above, is proposing the development as 100% rental, and justifies the reduction in required parking on the basis that residents of rental buildings have less reliance on automobiles and seek other forms of mobility, including walking, cycling and transit.

The applicant is also proposing six short-term bicycle parking and 74 long-term bicycle parking spaces.

6. Stormwater Management:

See Stormwater Management Plan.

7. Garbage/Recycling:

To be located in south-west corner of underground parking area.

8. Variances:

- To increase the building height from four to five storey's.
- Reduce all setbacks from 7.5m to:
 - Front (west) 4.58m
 - Rear (east) 5.47m
 - Interior (south) 6.43m
 - Exterior (north) 4.68;
- Setbacks to underground parking structure;
- Parking reduction from 92 required spaces to 47 spaces (81 regular stalls and 11 visitor parking)
 - Small car stalls from 5.4 required to 9.

9. Off Site Upgrades:

- Hood Street to be upgraded to Urban Collector standard; Dewdney Trunk to be assessed to confirm it meets the bylaw standard.
- Sanitary sewer on Hood Street to be upgraded; sanitary sewer to be modelled to determine capacity upgrades.
- Curb and gutter required along Hood Street. Dewdney Trunk to be assessed. Curb bump out required along Hood St.
- Sidewalk required along full frontage of Hood and Dewdney Trunk.
- Ditch infill and new storm main required on Hood Street. Review catchment area on Dewdney Trunk to determine if upgrade is required. Site is located in Fraser River Escarpment, therefore, no infiltration permitted.
- Street lights and street trees required along both Hood Street and Dewdney Trunk Road.
- Watermain modelling required to determine capacity upgrades.
- Road dedication required along both Hood Street and Dewdney Trunk Road.

CONCLUSION:

The Planning Department requests that the Advisory Design Panel provide comments on the development proposal.

~Original signed by A. Rieu~

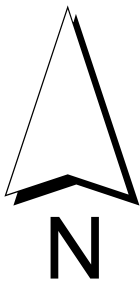
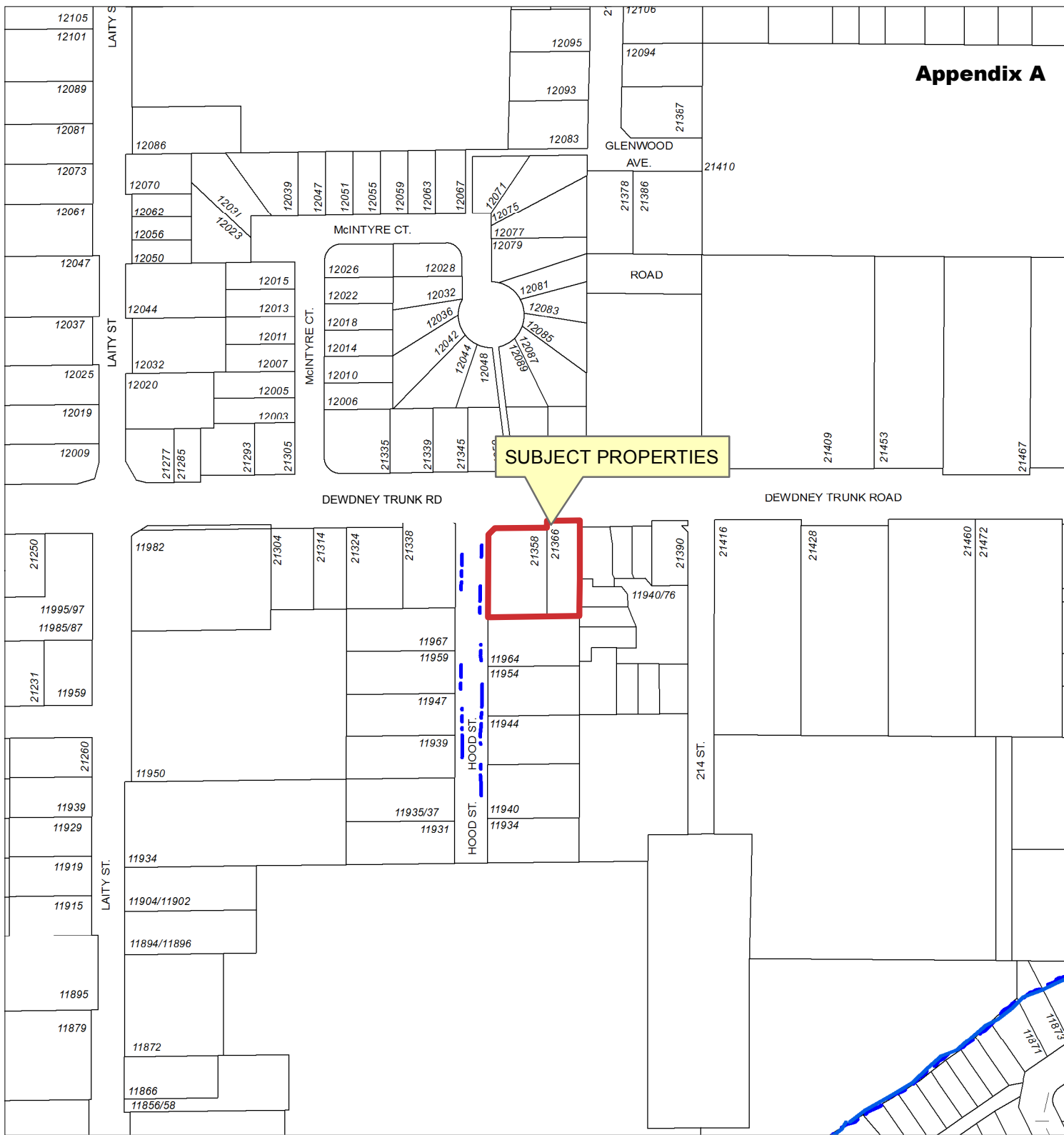
Prepared by: Adam Rieu

The following appendices are attached hereto:

| | |
|------------|-----------------------------------|
| Appendix A | Subject map |
| Appendix B | Explanatory letter from Architect |
| Appendix C | ADP Submission Form |
| Appendix D | ADP Applicant Checklist |
| Appendix E | Development Data Sheet |
| Appendix F | DP Area Guidelines Checklist |
| Appendix G | Stormwater Management Plan |
| Appendix H | Architectural Plans |
| Appendix I | Landscaping Plans |

Appendix A

SUBJECT PROPERTIES



Scale: 1:2,500

Legend

- Stream
- Ditch Centreline
- Indefinite Creek

**21358/66 DEWDNEY TRUNK
PID'S 004-401-034 & 000-587-982**

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2019-081-RZ
DATE: Mar 8, 2019

BY: PC