

City of Maple Ridge  
**ADVISORY DESIGN PANEL**  
**AGENDA**

*January 16, 2019, 4:00 pm*  
*Blaney Room, Maple Ridge City Hall*

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1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**
3. **ADOPTION OF MINUTES**– November 21, 2018
4. **NEW & UNFINISHED BUSINESS**
  - 4.1. **Introduction to the Maple Ridge Advisory Design Panel**
  - 4.2. **2019 Chair and Vice Chair Elections**
  - 4.3. **Requirements for Landscape Buffers / Designations for Greenbelts**
    - For members to collect and share information in advance of the next meeting.
5. **PROJECTS**
  - 5.1. **Development Permit No: 2017-035-DP 4:30 PM**

Applicant: Kevin Bennett  
Project Architect: Larry Podhora  
Project Landscape Architect: Shan Tennyson  
Proposal: 5 storey, 64 unit, RM-2 rental apartment building  
Location: 11775 and 11781 Burnett Street  
File Manager: Chee Chan
  - 5.2. **Development Permit No: 2017-489-DP 5:30 PM**

Applicant: Wayne Venables, Krahn Engineering  
Project Architect: Larry Podhora  
Project Landscape Architect: Shan Tennyson  
Proposal: 5 storey, 54 unit RM-2 apartment building  
Location: 11903 and 11917 Burnett Street  
File Manager: Chee Chan
  - 5.3. **Development Permit No: 2017-573-DP 6:45 PM**

Applicant: Sunnyville Project 223<sup>rd</sup> Ltd.  
Project Architect: Inspired Architecture  
Project Landscape Architect: PMG Landscape Architects Ltd.  
Proposal: RM-2 low rise apartment  
Location: 11575 and 11587 223 Street and 22300 River Road  
File Manager: Adam Rieu
6. **CORRESPONDENCE**
7. **QUESTION PERIOD**
8. **ADJOURNMENT**

**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.



**City of Maple Ridge  
ADVISORY DESIGN PANEL**

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, November 21, 2018 at 4:08 pm.

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**PANEL MEMBERS PRESENT**

Craig Mitchell, Chair	Architect
Shan Tennyson, Vice Chair	Landscape Architect
Shida Neshat-Behzadi	Architect
Stephen Heller	Landscape Architect

**ABSENT**

Steven Bartok	Architect
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**STAFF MEMBERS PRESENT**

Adrian Kopystynski	Staff Liaison, Planner
Amanda Allen	Committee Clerk

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Note: The Chair was not in attendance at the start of the meeting. Shan Tennyson chaired the meeting as Acting Chair.

1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**

R/2018-036

It was moved and seconded

**That the agenda for the November 21, 2018 Advisory Design Panel meeting be approved as circulated.**

CARRIED

3. **ADOPTION OF MINUTES**

R/2018-037

It was moved and seconded

**That the minutes of the Maple Ridge Advisory Design Panel meeting dated July 18, 2018 be adopted.**

CARRIED

#### 4. NEW AND UNFINISHED BUSINESS

##### 4.1 2019 Meeting Schedule

There was a review of the 2019 Advisory Design Panel Meeting schedule.

R/2018-038

It was moved and seconded

**That the 2019 Advisory Design Panel meeting schedule attached to the November 21, 2018 Advisory Design Panel agenda be adopted.**

CARRIED

Note: Craig Mitchell arrived at 4:13 pm and assumed the Chair.

#### 5. PROJECTS

- 5.1 **Development Permit No:** 2017-117-RZ  
Applicant: Sarah Atkinson  
Project Architect: Douglas Johnson  
Project Landscape Architect: Clark Kavolinas  
Proposal: 46 unit, 3 storey RM-1 Townhouse Complex  
Location: 11831, 11839 and 11865 232 Street  
File Manager: Chee Chan

The Staff liaison provided an overview of the townhouse development, noting the Panel's earlier preliminary review. The project team gave a presentation of the project plans. There was a discussion of the landscape buffer and access to units along site periphery with entrances facing adjacent lands and the impacts of such a design on privacy both onsite and adjacent sites. The Panel would like to include further discussion to be brought back at a future meeting about landscape buffer specifications and coordination between adjacent sites where periphery access to units is being designed.

R/2018-039

It was moved and seconded

**That File No. 2017-117-RZ be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:**

##### **Landscape Comments:**

1. Difficult to interpret planting symbols on the plan– adjust scale or line weights or otherwise make clearer;
2. Consider providing more private enclosed backyard on the West property line;
3. Provide a planting strip between the yard fence and peripheral walkway of the West facing units;
4. Provide a recess in the fence line at the private yard gate locations to reduce pedestrian conflicts;
5. Provide a tree in a raised planter at children's amenity space;
6. Consider providing a shade structure at children's playground;
7. Provide suitable edge conditions between the play tiles and sod with a detail shown on the plan;
8. Provide trellis to demarcate entrance gate for amenity space;

9. Provide wayfinding at pedestrian path entrances and additional signage to direct visitors to front door of all units, and peripheral ones in particular, from the visitor parking areas and the internal road system;
10. Address the difficult wayfinding conditions that will face visitors and pedestrians by ensuring a well-coordinated wayfinding signage system with lighting, landscaping and surfacing;
11. Pedestrian path between building 2 and 3 to be coordinated, continued and extended to sidewalk along 232 Street;
12. Provide sidewalk connections from hammer heads to perimeter path on the North side of the project;
13. Provide a continuous surface treatment or accent different than asphalt road surfacing to direct pedestrians safely through the site;
14. Ensure type and location of trees along neighbouring property lines align with glazing to provide additional privacy;
15. Provide for recycling and garbage at mailbox kiosk and amenity spaces;
16. Resolve the conflict for the mailbox kiosk shown on the site plan and the landscape plan;
17. Provide main entrance feature or identifier;
18. Reflect details as required of storm water management elements within landscape plans.

**Architectural Comments:**

1. Provide front door appeal to the sides facing north and south along the perimeter walkway.

CARRIED

5.2     **Development Permit No:**     **2017-572-DP**  
Applicant:                             Trisha Firth, Atterra Development Group Ltd  
Project Architect:                     Brian Shigetomi  
Project Landscape Architect:       Rebecca Krebs, PMG Landscape Architect  
Proposal:                               57 unit Apartment – 5 Storey with FSR of 1.43  
Location:                               11701 - 11739 Fraser Street  
File Manager:                         Wendy Cooper

The Staff liaison provided an overview of the low rise apartment project and referred to a previous submission of a separate phase. The project team gave a presentation of the project applications and plans.

R/2018-040

It was moved and seconded

**That the following concerns for File No. 2017-572-DP be addressed and digital versions of revised drawings and memo be submitted to Planning staff; and further that Planning staff forward this on to the Advisory Design Panel for information:**

**Landscape Comments:**

1. Utilize courtyard to create a central plaza and gathering node that incorporates public art and seating into that space;
2. Provide a paver material change to highlight public entrances to both buildings;
3. Add a screen or landscape buffer beside the North-West corner unit of Phase 2;

4. Consider adding program elements, such as benches and lighting, to the South-West exit walkway to reduce safety concerns. Maintain sightlines from perimeter units;
5. Provide hardscape legend and details for landscape elements with the submission;
6. Reflect details as required of storm water management elements within landscape plans;
7. Provide irrigation plan for all softscaping;
8. Add trellis or similar shelter over BBQ area in the rooftop amenity space;
9. Confirm space requirements for talk tube installation on roof;
10. Add garbage and recycling receptacles and hose bib to rooftop amenity space;
11. Provide wall texturing and other landscape treatment to buffer wall from the view of the neighbours to the South;
12. Provide lighting on rooftop amenity space;
13. Consider adding gas fireplaces to rooftop amenity space;

Architectural Comments:

1. Enlarge entrance lobby and enhance the entrance experience;
2. Differentiate between the entrance and the rest of the lobby with a similar canopy treatment as Phase 1;
3. Provide project identification and address location at entrance;
4. Evaluate window height and bedroom placement beside North walkway.

CARRIED

6. CORRESPONDENCE - Nil
7. QUESTION PERIOD - Nil
8. ADJOURNMENT – 6:26 pm.

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C. Mitchell, Chair

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**City of Maple Ridge**

**TO:** Advisory Design Panel **MEETING DATE:** January 16, 2019  
**FILE NO:** 2017-035-DP  
**SUBJECT:** 11775 and 11781 and Burnett Street

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**PURPOSE:**

An Advisory Design Panel (the “ADP”) submission has been received for the above cited application and properties 11775 and 11781 Burnett Street (the development site) to permit the construction of a five storey rental apartment building with 64 units and 4,658 m<sup>2</sup> (50,138 sf) of gross floor area.

The rezoning application being processed in conjunction with this proposal was given first reading by Council on May 23, 2017. The properties are designated *Low-Rise Apartment* under the Town Centre Area of the Official Community Plan (OCP), and no OCP amendment is required to support this application.

This development site is subject to being re-zoned to RM-2 (Medium Density Apartment Residential) to accommodate the proposal. The development permit application made to the City is subject to Section 8.11 Town Centre Development Permit for the Downtown East Precinct.

**BACKGROUND:**

Applicant:	Krahn Engineering Ltd., Kevin Bennett	
Legal Description:	Lot A and Lot B, Section 17, Township 12, New Westminster District Plan 22876	
OCP:	Existing:	Low-Rise Apartment
	Proposed:	No change
Zoning:	Existing:	RS-1 (One Family Urban Residential)
	Proposed:	RM-2 (Medium Density Apartment Residential)
Surrounding Uses		
North:	Use:	Seniors’ Apartments
	Zone:	CD-5-00 (Senior Apartments)
	Designation:	Low-Rise Apartment
South:	Use:	Vacant
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Low-Rise Apartment
East:	Use:	Single Family Houses
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
West:	Use:	Restaurants and services
	Zone:	CS-1 (Service Commercial)
	Designation:	Town Centre Commercial

Existing Use of Property:	Vacant
Proposed Use of Property:	Rental Apartments
Site Area:	2,618 m <sup>2</sup> (0.65 acres), both lots combined
Access:	Burnett Street
Servicing:	Urban Standard

#### **DEVELOPMENT PERMIT AREA:**

The development permit application made to the City prompting this submission to the ADP is subject to the Key Guidelines and the Design Guidelines of Section 8.11 Town Centre Development Permit.

#### Key Guidelines:

The following is a brief description and assessment of the proposal's compliance with the applicable Key Development Permit Guidelines:

- *Provide a gateway to the Town Centre.*

The proposed development integrates quality materials, architectural quality and a building that encourages use of exterior spaces by residents.

- *Create a pedestrian-oriented, mixed-use commercial area.*

This stretch of Burnett Street is not designated for commercial use. Notwithstanding this, the proposed development provides a continuous, quality pedestrian environment along its frontage along Burnett Street through a widened and expanded right-of-way (i.e. road dedication), street trees and a sidewalk. However, the building's underground garage protrudes above grade, rising as high as 2 m above an existing pedestrian walkway at the northwest corner of the development. This presents some concerns regarding impacts on the pedestrian walkway. The applicant has proposed landscaping, outdoor lighting, and some texture in the concrete face of the parking garage to soften this edge (see Landscaping Plan L6 of Appendix F).

- *Enhance the quality, character and vibrancy of the Town Centre.*

According to the applicant, the exterior public space design promotes pedestrian interaction and use of the outdoor amenity spaces by residents and visitors. The neutral colour palette was selected to provide consistent style and is not trend related. Finally, the integration of the building design and public space through sidewalks and lots of windows promotes an attractive street presence.

- *Capitalize on important views.*

The building's five storey height and rectangular form will block some views of existing developments to the north and south. However, this circumstance is a result of the east-west orientation of the lot. However, the applicant has sited the building as far to the north on the site as possible to capture pocket views of the mountains for its future residents. The building is also set back adequately from Burnett Street to maintain view corridors north and south from the sidewalk.

- *Provide public outdoor space.*

The only outdoor space expected and provided by this development is the sidewalk along the Burnett Street frontage. This is considered appropriate as this development is proposed along a residential street. For building residents and visitors, a perimeter walkway lined with benches and planter bands surrounds the proposed building. A large amenity space is located to the south side of the proposed

building, encompassing grass, concrete pavers, trellises, tables, chairs and decorative and screening landscaping. Another large outdoor foyer area with benches and bicycle racks is provided for residents and visitors along the Burnett Street frontage. Outdoor spaces are accessible and can accommodate a range of outdoor activities for residents and visitors.

- *Provide climate appropriate landscaping and green features.*

According to the applicant, the trees on the site were selected to reduce solar gain by providing shade. The landscaping is designed to promote the distinction of public and private use areas.

- *Maintain street interconnectivity.*

The proposed development maintains sidewalk access along its eastern and northern frontages. All parking is provided underground.

#### Design Guidelines:

The Design Guidelines and a full explanation of how the project complies with them or the reasons why they are not applicable are attached in Appendix F to this memo.

#### **PLANNING COMMENTS:**

##### 1. Proposal:

The development proposal is for a five (5) storey, 64 rental unit apartment building (41 one-bedroom and 23 two-bedroom units) with approximately 4,658 m<sup>2</sup> (50,138 sf) of gross floor area. Three of the units will be reserved as affordable housing units, while seven (7) units will be built to the accessibility requirements for persons with disabilities, as set out in the BC Building Code, including section 3.8 of Division B of the Building Access Handbook 2014 (i.e. adaptable units). The affordable and adaptable units are all located on the ground floor of the building. The building also includes a common amenity room next to the lobby, approximately 32 m<sup>2</sup> (353 sf) in size.

The applicant has articulated the building faces and employed a combination of hardie panel, metal flashings, stone veneer and glass balcony railings to create visual interest. The white to gray colour scheme is intended to be neutral and muted to facilitate neighbourhood integration.

The applicant has proposed trees, shrubs and bushes in planter beds around the development to screen the ground floor of the development from adjoining properties, as well as to soften its edges. A combination of hard and soft landscape features, such as concrete pavers, benches, tables, chairs, and trellises, create attractive semi-public spaces for residents and visitors around the development.

The building's underground parking garage is accessed from the southeast corner of the development site. It protrudes significantly above grade as the site slopes gently downward from east to west. The projection of the underground structure is most pronounced on the western side of the development site, rising as high as 2 m above the existing grade. The applicant has softened the edge of the protruding structure by stepping the underground garage structure walls and providing landscaping (see Landscape Plan L5 of Appendix F).

There is a pedestrian walkway (3.0 m wide statutory right of way on the adjacent property 11797 Burnett Street) between the development and the property to the north. It will eventually provide a mid-block pedestrian and cycling connection between Burnett Street and the commercial services on 228 Street to the west once the property to the west develops. The applicant has attempted to mitigate the impact of the protruding underground garage structure on the pedestrian walkway by proposing



landscaping, pedestrian lighting and concrete textures (see Landscaping Plan L6 of Appendix F). Members of ADP may wish to address further methods to lessen the impact of, and enhance proposed mitigations for, the protruding underground garage along this entire northern edge.

## 2. Context:

The subject properties, located at 11781 and 11775 Burnett Street, are two adjacent, rectangular shaped lots. The western side of Burnett Street is located within the Town Centre Area Plan, and already has a number of two to four storey multi-family apartment buildings, and one seniors' apartment complex to the north. The lots to the south are currently vacant, but the land use designation would permit a similar, low-rise apartment building. More importantly, the proposed development faces one and two storey single family houses on the east side of Burnett Street, which lie just outside of the Town Centre Area. While the proposed development is supported by the OCP's Town Centre Area Plan policies, the low-rise multi-family residential buildings on the west side of Burnett Street stand in contrast to the single family housing across the street.

Four restaurants (A&W, Chinese, Japanese, and Pizza) are located on the service commercial lot to the west of the development site.

## 3. OCP and Zoning Compliance:

The development site is designated *Low Rise Apartment* within the OCP's Town Centre Area plan. The proposal complies with this designation.

The development site is being rezoned to RM-2 (Medium Density Apartment Residential) and Development Data Sheet (Appendix E) analyses the compliance of the project with the applicable zone regulations. The proposal has a density (Floor Space Ratio) of 1.63, which is under the maximum density of 1.8 allowed in the zone.

The following variances will be requested:

- Increased building height of 16 m and five storeys, where 15 m and 4 storeys are allowed under the RM-2 zone;
- Reduced setbacks for the walls of the northeast stairwell exiting the underground parking garage of 0.68 m (north) and 0.47 m (front), where 0.89 m is required from the interior side property line, and 1.75 m is required from the front property line.

## 4. Parking and bicycle storage:

The required parking for the proposed use is analyzed in the Development Data Sheet (Appendix E)

One underground parking garage provides 74 car parking spaces, seven of which are intended for visitors and one of which is for disabled parking. The 74 parking spaces meet the reduced parking space requirements of Town Centre Area's Central Business District, as set out in the *City's Off-Street Parking and Loading Bylaw 4350-1990*.

16 long term bicycle parking spaces are provided in a room in the underground garage, while at least 20 short term bicycle parking spaces are provided on racks located at the front of the building. This conforms with the bicycle parking requirements for all properties within the Town Centre Area.

#### 5. Environmental, Sustainability & Stormwater Management:

There are no significant environmental features on the generally flat development site. The applicant proposes to meet the City's 3-tier stormwater management requirements for the site through the use of topsoil in the planter beds and grass above the parking garage. Excess flows are captured in an underground detention system and discharged at a controlled rate into the City's stormwater system. Over thirty trees are proposed around the site to provide shading, screening and visual interest. The applicant is proposing several EV charging stations in the underground garage, although the final number has yet to be determined.

#### 6. Issues requiring comments from ADP:

- Review and consider further enhancements to the northern edge of the development site bordering the public sidewalk to further mitigate the effect of the protruding underground parking garage;
- Consider enhancements to the façade of the building to enhance visual interest from Burnett Street, with particular attention to the first two floors on the southeast corner of the building;
- Evaluate whether a walking connection between the amenity room and outdoor amenity space at the southeast corner of the building is feasible and desirable;
- This building will be the highest building along this stretch of Burnett Street when constructed. It also faces single-family dwellings on the east side of the street. Any suggestions regarding façade treatments to mask the visual effect of the height would be welcome.

#### 7. Garbage/Recycling:

A garbage and recycling room is provided at the southwest corner of the underground parking garage.

#### 8. Works along abutting roads:

The front street to this development site, Burnett Street, must be upgraded to the City's collector road standard. This will include approximately 3.0 m of road dedication, road widening, curb, gutter, sidewalk, street lighting and street trees. Storm, sanitary and sewer connections underground, as well as underground hydro and telecommunications wiring must also be provided.

### **CONCLUSION:**

The Planning Department requests that the Advisory Design Panel provide comments on the development proposal. Any comments regarding enhancing the interface of the proposed development with the northern walkway, Burnett Street, and existing single family housing across the street, as outlined above, would be welcome.

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*Prepared by:* Chee Chan

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 Architectural and Landscaping Plans

**City of Maple Ridge**

**TO:** Advisory Design Panel **MEETING DATE:** January 16, 2019  
**FILE NO:** 2017-489-DP  
**SUBJECT:** 11903 and 11917 Burnett Street

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**PURPOSE:**

An Advisory Design Panel (the “ADP”) submission has been received for the above cited application and properties 11903 and 11917 Burnett Street (the development site) to permit the construction of a five storey condominium apartment building with 54 units and 4,200 m<sup>2</sup> (45,203 sf) of gross floor area.

The rezoning application being processed in conjunction with this proposal was given first reading by Council on January 16, 2018. The properties are designated *Low-Rise Apartment* under the Town Centre Area of the Official Community Plan (OCP), and no OCP amendment is required to support this application.

This development site is subject to being re-zoned to RM-2 (Medium Density Apartment Residential) to accommodate the proposal. The development permit application made to the City is subject to Section 8.11 Town Centre Development Permit for the Downtown East Precinct.

**BACKGROUND:**

**Applicant:** Krahn Engineering Ltd., Wayne Venables

**Legal Description:** Lot 6 and 7, Section 17, Township 12, New Westminster District Plan 22046

**OCP:**  
**Existing:** APTL (Low-Rise Apartment)  
**Proposed:** No change

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

**Surrounding Uses:**

North:	Use:	Apartments
	Zone:	RM-2 (Medium Density Apartment Residential)
	Designation:	Low-Rise Apartment
South:	Use:	Apartments
	Zone:	RM-2
	Designation:	Low-Rise Apartment
East:	Use:	Single-family residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
West:	Use:	Apartments and vacant
	Zone:	RM-2 and RM-6 (Regional Town Centre High Density Apartment Residential)
	Designation:	Low-Rise Apartment, and Medium and High-Rise Apartment

Existing Use of Property:	Single-family residential
Proposed Use of Property:	Apartments
Site Area:	0.267 ha (0.661 acres)
Access:	Burnett Street
Servicing requirement:	Urban Standard

#### **DEVELOPMENT PERMIT AREA:**

The development permit application made to the City prompting this submission to the ADP is subject to the Key Guidelines and the Design Guidelines of Section 8.11 Town Centre Development Permit.

#### Key Guidelines:

The following is a brief description and assessment of the proposal's compliance with the applicable Key Development Permit Guidelines:

- *Provide a gateway to the Town Centre.*

The project's contemporary design, prominent rectangular vertical and horizontal elements and relief, and dark coloured hardie board and stone veneer, altogether create a character building on the neighbourhood block. According to the applicant, the proposed development's design is consistent with the character of the street and adjacent multi-family buildings. However, this is more applicable when compared to the adjacent multi-family buildings rather than the lower single family and multi-family buildings along the rest of the block.

- *Create a pedestrian-oriented, mixed-use commercial area.*

This stretch of Burnett Street is not designated for commercial use. Notwithstanding this, the proposed development provides a continuous, quality pedestrian environment along its frontage along Burnett Street through a widened and expanded right-of-way (i.e. road dedication), street trees and a sidewalk. The public and private areas on the site are clearly defined, and gates are located on private areas on top of the landscaped areas above the underground garage.

- *Enhance the quality, character and vibrancy of the Town Centre.*

According to the applicant, the development makes use of similar materials to adjacent properties to allow it blend harmoniously with them. The building maintains a cohesive pattern of shapes and reliefs, while providing areas of massing variety that add to its character and visual interest.

- *Capitalize on important views.*

The building's five storey height and rectangular form will block some views of existing developments to the north and south. However, this circumstance is a result of the east-west orientation of the lot. The building's height, the highest on the block once completed, will afford residents on the top floors of the north side with views of the mountains. A roof top common amenity area will also allow all residents views of the mountains and surrounding area. The building is also set back adequately from Burnett Street to maintain view corridors north and south from the sidewalk.

- *Provide public outdoor space.*

The only outdoor space expected and provided by this development is the sidewalk along the Burnett Street frontage. This is considered appropriate as this development is proposed along a residential

street. For building residents and visitors, a perimeter walkway lined with benches and planter bands surrounds the proposed building. A large amenity space is located to the southwest side of the proposed building, and an attractive roof-top 434 m<sup>2</sup> (4,671 sf) amenity space encompassing a grassy area, chairs, tables and decorative landscaping is also provided.

- *Provide climate appropriate landscaping and green features.*

According to the applicant, the trees on the site will provide shading during the summer months, provide some visual screening and add visual interest.

- *Maintain street interconnectivity.*

The proposed development maintains sidewalk access along its eastern frontage. All resident parking is provided underground while visitor parking is provided at grade next to the building's front entrance.

#### Design Guidelines:

The Design Guidelines and a full explanation of how the project complies with them or the reasons why they are not applicable are attached in Appendix F to this memo.

#### **PLANNING COMMENTS:**

##### 1. Proposal:

The development proposal is for a five (5) storey, 54 market condo unit building (10 one-bedroom, 26 one-bedroom and den, and 18 two-bedroom units) with approximately 4,200 m<sup>2</sup> (45,203 sf) of gross floor area. Three (3) units will be built to the accessibility requirements for persons with disabilities, as set out in the BC Building Code, including section 3.8 of Division B of the Building Access Handbook 2014 (i.e. adaptable units). Five (5) units are also being offered under lease-to-own arrangements. The adaptable units are all located on the ground floor of the building. The building also includes a common amenity room next to the lobby, approximately 186 m<sup>2</sup> (2,000 sf) in size.

The applicant has articulated the building faces and employed a combination of hardie panel, stone veneer and aluminum/glass balcony railings to create visual interest. The building's facade employs rectangular beams and columns to frame and accentuate building faces, balconies and parapets. When constructed, the building will be the tallest building on the block, and together with the generally darker colour scheme, will likely stand out prominently within the existing neighbourhood.

A perimeter walkway has been integrated around the north and west (rear) sides of the building. One outdoor amenity space is located at the southwest corner of the development site. The applicant has proposed trees, shrubs and bushes in planter beds along the perimeter walkway and in the southwest amenity space to screen the ground floor from adjoining properties, as well as to soften its edges. A combination of hard and soft landscape features, such as unit pavers and benches, create attractive semi-public spaces for residents and visitors around the development. Ground floor units on the north and west side of the development have direct access to the perimeter walkway from their balconies. This permits direct entry and can encourage the use of the walkway and outdoor amenity areas.

Furthermore, the applicant has provided an attractive roof-top 434 m<sup>2</sup> (4,671 sf) amenity space for residents and visitors, furnished with planter boxes, tables, chairs, and benches, which will have mostly unobstructed views of the local mountains and surroundings.

The building's underground parking garage is accessed from the southeast corner of the development site. It protrudes above grade as the site slopes gently downward from east to west. The applicant has

softened the edge of the protruding structure by sloping the roof of the underground garage structure towards the property's edges, and provided landscaping (see Architectural Plans A1.3 to A1.5, and Landscape Plan L4 of Appendix G).

## 2. Context:

The subject properties, located at 11903 and 11917 Burnett Street, together make up a rectangular development site approximately 2,676 m<sup>2</sup> (0.661 acres) in size (see Appendix A). The development is generally flat and vegetated with grass, bushes and several large trees. The western side of Burnett Street is located within the Town Centre Area Plan. The proposed development is surrounded by four storey apartment buildings to its north, west and south. A 13 storey, 92 unit townhouse and apartment building is also being proposed on the lot to the west, 11920 228 Street. This 13 storey building proposal only requires a development permit, as the lot is already zoned RM-6 (Regional Town Centre High Density Apartment Residential).

The development site faces one and two storey single family houses on the east side of Burnett Street, which lie just outside of the Town Centre Area. While the proposed development is supported by the OCP's Town Centre Area Plan policies, these low-rise multi-family residential buildings on the west side of Burnett stand in contrast to the single family housing across the street.

## 3. OCP and Zoning Compliance:

The development site is designated *Low Rise Apartment* within the OCP's Town Centre Area plan. The proposal complies with this designation.

The development site is being rezoned to RM-2 (Medium Density Apartment Residential) and Development Data Sheet (Appendix E) analyses the compliance of the project with the applicable zoning regulations. The proposal has a density (Floor Space Ratio) of 1.61, which is under the maximum density of 1.8 allowed in the zone.

The following variances will be requested:

- Increased building height of 22.3 m and five storeys, where 15 m and 4 storeys are allowed under the RM-2 zone. Note that the 22.3 m height is to accommodate the roof of an elevator shaft that provides access to the roof top deck, while the top of the roof parapet of the fifth floor of the building, which is visible from the street, is 18.34 m high;
- Reduced setbacks of 6.0 m for the balconies on the front, and 5.3 m for balconies on the rear of the building, where a 6.25 m setback is required;
- Reduced interior side yard setback of 5.8 m for the balconies on the north side of the building, where a 6.89 m setback is required;
- Reduced setback of 6.68 m for the rear face of the building, where a 7.5 m setback is required;
- Reduction of 1 fewer visitor parking spaces to 5 spaces, where 6 spaces are required;
- Reduced setback of 0.52 m for the south side of the underground garage, where 1.5 m is required, in order to accommodate a 7.0 m wide downramp.

## 4. Parking and bicycle storage:

The required parking for the proposed use is analyzed in the Development Data Sheet (Appendix E)

One underground parking garage provides 57 car parking spaces, one of which is a larger accessible space. Five visitor parking spaces, one of which is a larger accessible space, are located next to the front entrance of the building at grade. The 57 parking spaces meet the reduced parking space

requirements of Town Centre Area's Central Business District, as set out in the *City's Off-Street Parking and Loading Bylaw 4350-1990*. A variance of one visitor parking space is being requested by the applicant.

22 long term bicycle parking spaces are provided in a room in the underground garage, while at least 17 short term bicycle parking spaces are provided on racks located at the front entrance of the building. This conforms with the bicycle parking requirements for all properties within the Town Centre Area.

5. Environmental, Sustainability & Stormwater Management:

There are no significant environmental features on the generally flat development site. There are several very large, coniferous and deciduous trees on the lot, but these trees will require removal to accommodate the proposed development. Approximately 19 trees are proposed around the site to provide shading, screening and visual interest.

The applicant proposes to meet the City's 3-tier stormwater management requirements for the site through the use of topsoil in the planter beds and grass above the parking garage. Excess flows are captured in an underground detention system and discharged at a controlled rate into the City's stormwater system.

The applicant is proposing level 2 EV charging stations in the underground garage, although the final number has yet to be determined. Dual flushing toilets to save water, energy efficient appliances, and LED lighting both inside and outside the building are also proposed.

6. Issues requiring comments from ADP:

- While there are no particular issues Planning Staff wish to see addressed at this stage, ADP may wish to comment on the overall design of the building and its facade with respect to integration with the surrounding neighbourhood.

7. Garbage/Recycling:

A garbage and recycling room is provided at the southwest corner of the underground parking garage.

8. Works along abutting roads:

The front street to this development site, Burnett Street, must be upgraded to the City's collector road standard. This will include approximately 3.0 m of road dedication, road widening, curb, gutter, sidewalk, street lighting and street trees. Storm, sanitary and sewer connections underground, as well as underground hydro and telecommunications wiring must also be provided.

**CONCLUSION:**

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

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*Prepared by:* Chee Chan

The following appendices are attached hereto:

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



**City of Maple Ridge**

**TO:** Advisory Design Panel **MEETING DATE:** January 16, 2019  
**FILE NO:** 2017-573-DP  
**SUBJECT:** 11575 and 11587 223 Street and 22300 River Road

**PURPOSE:**

An Advisory Design Panel (the “ADP”) submission has been received for the above cited application and properties to permit the construction of a 5 storey apartment building with 36 units.

The rezoning application being processed in conjunction with this proposal was given first reading by Council on March 13, 2018. This site is currently zoned RS-1 (One Family Urban Residential) and is subject to being rezoned to RM-2 (Medium Density Apartment Residential). The subject property is currently designated *Low-Rise Apartment* within the Town Centre Area Plan of the Official Community Plan. The development permit application made to the City is subject to Section 8.11 Town Centre Development Permit.

**BACKGROUND:**

**Applicant:** Sunnyville Project 223rd Ltd.

**Legal Description:** Lot 7 Block 1 District Lot 398 Group 1 New Westminster District Plan 155  
 Lot 14 Block 1 District Lot 398 Group 1 New Westminster District Plan 155  
 Lot 15 Block 1 District Lot 398 Group 1 New Westminster District Plan 155

**OCP:**  
**Existing:** Low-Rise Apartment  
**Proposed:** Low-Rise Apartment

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

**Surrounding Uses:**

**North:** **Use:** Duplex and St. Andrew’s Heritage Church  
**Zone:** RT-1 (Two Family Urban Residential) and H-1 (Heritage Commercial)  
**Designation:** Port Haney Heritage Adaptive Use

**South:** **Use:** Railway and Port Haney West Coast Express Station  
**Zone:** RS-3 (One Family Rural Residential), RS-1 (One Family Urban Residential) and M-2 (General Industrial)  
**Designation:** Park

East:            Use:            Apartment  
                  Zone:            CRM (Commercial/Residential)  
                  Designation:    Port Haney Multi-Family, Commercial & Mixed-Use

West:            Use:            Multi-Family (Townhouse)  
                  Zone:            RM-1 (Townhouse Residential)  
                  Designation:    Low-Rise Apartment

Existing Use of Property:            Single-Family Residential  
Proposed Use of Property:            Multi-Family Residential  
Site Area:                                2,262 m<sup>2</sup> (0.56 acres)  
Access:                                    223 Street  
Servicing requirement:                Urban Standard

### **DEVELOPMENT PERMIT AREA:**

The development permit application made to the City prompting this submission to the ADP is subject to the Key Guidelines and the Design Guidelines of Section 8.11 Town Centre Development Permit. The Port Haney and Waterfront Precinct guidelines are listed below:

- Promote Port Haney and the Waterfront as an important heritage, tourism-oriented area;
- Provide a pedestrian-oriented, mixed-use commercial and residential environment;
- Enhance the heritage quality, character and vibrancy of Port Haney and the Waterfront;
- Capitalize on important views;
- Provide outdoor space;
- Provide climate appropriate landscaping and green features; and
- Maintain street interconnectivity.

### **PLANNING COMMENTS:**

1. Proposal:

The form of the proposed development is the result of the shape of the property, with a natural slope from north to south, allowing for substantial views of the river for south-facing residents. Access to the development site will be located along 223 Street, which is the eastern property boundary. Indoor residential amenities are located at ground level and connect visually with the glazing to the entrance lobby. High-quality materials, windows and doors, with a combination of brick cladding and architectural finish concrete are to be used on the base of the building. High-density fiber cement panels, wood cladding and aluminum window frames and balcony railings will be used on the upper levels. The size of the underground parking extends past the footprint of the building, further creating a private outdoor patio space above that underground parking structure. This above mentioned patio area then allows for direct access to grade for ground-floor units. The ground-floor is designed to extend the public space at grade to help create a vibrant and pedestrian-friendly streetscape. The proposed massing allows for articulated but continuous street façade on River Road with a robust base supporting a modern stepped building element, while still incorporating components of the area's design guidelines. Underground parking access along 223 Street will have comprehensive landscaping to reduce

the visual impact of garage doors, while the proposed loading area along 223 Street is located close to the underground garbage and recycling area for ease of access. Extensive landscaping has been proposed on the southern portions of the development along the tiered sections of the retaining walls.

2. Context:

The subject properties, located at 11575 and 11587 223 Street and 22300 River Road, are located south of 116 Avenue, west of 223 Street and north of River Road. The property at 22300 River Road is currently owned by the City of Maple Ridge; however, the applicant will be purchasing this property from the City as part of this application. Consolidation of the subject properties will be a condition of final reading and combined the three lots have a total area of 2,262 m<sup>2</sup> (0.56 acres). The three subject properties are currently vacant. The development site's elevation descends from north to south towards the Fraser River; however, most of the transition occurs on slopes on the northern and southern sections of the site. The central section of the development site is relatively flat. There are trees located around the perimeter of all three properties, as well as lawn and shrubs located throughout the remainder of the development site. There are a row of three heritage houses adjacent to the subject property on the north side of 116 Avenue and the Port Haney West Coast Express Station is located across the street on the south side of River Road.

3. OCP and Zoning Compliance:

The development site is located within the Port Haney and Waterfront Precinct of the Town Centre Area Plan. This precinct is an important transportation link between the Central Business District, the Fraser River Waterfront, the West Coast Express Station and east Maple Ridge via the Haney Bypass. Port Haney's historic roots, heritage character, waterfront access, green space, and river and mountain views are a treasured part of the precinct that should be enhanced through any new development.

The subject property is designated as *Low-Rise Apartment*, and stated in Policy 3-22 of the OCP: "*is intended for developmet in a three (3) to five (5) storey apartment form where units are accessed from an internal corrideor and residential parking is provided underground.*" An OCP amendment is not required to support the proposed project.

The proposed zoning for the subject site is RM-2. The Development Data Sheet (Appendix D) analyses the compliance of the project with the applicable zone regulations. The proposal has a density (Floor Space Ratio) of 1.8 which complies with the maximum density of 1.8 FSR.

4. Parking:

The *Maple Ridge Off-Street Parking and Loading Bylaw No. 4350 - 1990* requires that the RM-2 zone provide 1.5 off-street parking spaces per dwelling unit, plus 0.2 spaces per dwelling unit designated for visitors. There are 36 dwelling units proposed, therefore, 54 resident parking spaces and visitor 8 visitor parking spaces are required, for a total of 62 spaces. The applicant has provided 51 parking stalls total, and will therefore require a variance to reduce the required amount of stalls.

5. Garbage/Recycling:

Garbage and recycling will be located within the underground parking structure, adjacent to the entrance / exit.

6. Offsite Upgrades

Concrete curb, gutter and sidewalk required along 223 Street, 116 Avenue and River Road. Frontage upgrades to collector standard required along 223 Street and River Road. Existing roadside ditch along River Road is to be eliminated and replaced with a storm sewer. Street

trees and street lighting are required across property frontages. Watermain replacement is required across both River Road and 223 Street frontages.

7. Proposed Variances:

The applicant will be seeking variances for the front, rear, and side yard setbacks. Variances for building height, parking and lot coverage are also requested, as summarized on the Project Data Sheet in the attached plans (see Appendix D).

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

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*Prepared by:* Adam Rieu

The following appendices are attached hereto:

Appendix A	Subject map
Appendix B	Submission Form
Appendix C	Design Rationale
Appendix D	Development Data Sheet
Appendix E	DP Area Guidelines Checklist
Appendix F	Stormwater Management Rationale
Appendix G	Architectural and Landscaping Plans
Appendix H	Preliminary Servicing Plan (including Stormwater Management Plan)