

City of Maple Ridge
ADVISORY DESIGN PANEL
AGENDA

March 20, 2019, 4:00 pm
Blaney Room, Maple Ridge City Hall

1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**
3. **ADOPTION OF MINUTES**– January 16, 2019
4. **NEW & UNFINISHED BUSINESS**
- 4.1. **Resolution of 2014-069-RZ**
5. **PROJECTS**
- 5.1. **Development Permit No: 2016-031-DP 4:30 PM**
Applicant: Florwest, Dan Floritto
Project Architect: WG Architecture
Project Landscape Architect: Viewpoint Landscape Architects
Proposal: 17 unit townhouse
Location: 13227 236 Street
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, January 16, 2019 at 4:08 pm.

PANEL MEMBERS PRESENT

Meredith Mitchell,	Landscape Architect
Narjes Miri	Architect
Shida Neshat-Behzadi	Architect
Stephen Heller, Vice Chair	Landscape Architect
Steven Bartok, Chair	Architect

ABSENT

STAFF MEMBERS PRESENT

Adrian Kopystynski	Staff Liaison, Planner
Amanda Allen	Committee Clerk

Note: Stephen Heller chaired the meeting as the presiding member.

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

R/2019-001

It was moved and seconded

That the agenda for the January 16, 2019 Advisory Design Panel meeting be amended to add Item 4.4 2014-069-RZ and that the agenda as amended be approved.

CARRIED

3. **ADOPTION OF MINUTES**

R/2019-002

It was moved and seconded

That the minutes of the Maple Ridge Advisory Design Panel meeting dated November 21, 2018 be adopted.

CARRIED

4. **NEW AND UNFINISHED BUSINESS**

4.1. **Introduction to the Maple Ridge Advisory Design Panel**

The staff liaison provided new members with an information manual and update pages for the other members, followed by a PowerPoint presentation on the Advisory Design Panel bylaw, the mandate of Panel, the conduct and procedures of meetings and the Form and Character Guidelines contained in the OCP. The staff liaison reviewed the Advisory Design Panel submission forms and information on the City website relating to the Advisory Design Panel, the OCP and the Zoning bylaw.

4.2. **2019 Chair and Vice Chair Elections**

The staff liaison opened the floor to nominations for a Chair.

R/2019-003

It was moved and seconded

That Steven Bartok be elected Chair of the Advisory Design Panel for 2019.

CARRIED

The Staff Liaison opened the floor to nominations for a Vice Chair.

R/2019-004

It was moved and seconded

That Stephen Heller be elected Vice Chair of the Advisory Design Panel for 2019.

CARRIED

Note: Steven Bartok assumed the Chair.

4.3. **Requirements for Landscape Buffers / Designations for Greenbelts**

The staff liaison provided a summary of the discussion from the November 21, 2018 meeting. Staff and panel members will gather documents and information on landscape buffers and greenbelts utilized in other municipalities. Staff will send an email outlining the request. Information shared will be reviewed at a future meeting.

Note: Meredith Mitchell excused herself from the meeting at 4:47pm due to conflict of interest as she is consulting on File No. 2014-069-RZ.

4.4. **2014-069-RZ**

The staff liaison spoke to the resubmission from the architect and landscape architect project team. Staff sought comments from the Architectural Institute of British Columbia on the matter and shared information received from the AIBC.

Note: Meredith Mitchell returned to the meeting at 4:53 pm.

5. PROJECTS

- 5.1. **Development Permit No:** 2017-035-DP
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

The Staff liaison provided an overview of the five storey rental apartment development. The project team gave a presentation of the project plans.

R/2019-005

It was moved and seconded

That File No. 2017-035-DP be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Landscape Comments:

1. Ground-level safety, security and privacy improvements:

Along Burnett Street

- Consider reviewing the landscape and privacy conflict at ground floor units.
- Consider relocating bike racks to alternative location to reduce privacy conflict and, improve pedestrian circulation and safety.
- Consider paving patterns to highlight and make the main entrance more identifiable for pedestrians.

Other areas of site

- Consider providing additional programming and multi-use seating for multi-age groups in the outdoor amenity space.
- Review the privacy for the unit next to the indoor amenity room.

2. Landscaping enhancements at property lines:

- Enhance landscape on the North property line against the walkway and clarify the slope and grading against the proposed wall to insure drainage is retain within property.
- Consider enhancing or increasing the landscape on the South property line, including potentially replacing the sod lawn against the underground parking lot with a planting bed.

3. Pedestrian considerations and improved safety of private and public walkways:

- Review the placement of site furnishing to ensure there is adequate circulation and weather protection provided.
- Coordinate the patio screens and site furnishings between disciplines.
- Provide a midblock connection to the public walkway from podium level on North side.
- Provide patio access to the podium level walkway to enhance circulation.

4. Coordination

- Consider reviewing the landscape walls on the podium to ensure they allow for adequate soil depth (minimum of 1 metre) for trees on slab.
- Consider an alternative material for the trellis rather than the painted rebars.
- Integrate accent colours between the architectural and landscaping features.

Architectural Comments:

1. **Pedestrian environment and safety**
 - Redesign the entry to incorporate CPTED, bike parking, appropriate access, lighting, and prominence of lobby.
 - Improve weather protection on upper level patios.
2. **Form and character enhancement**
 - Provide additional accent colours to brighten the palette.
 - Show consistency in representation of all window framing through colour and position.
 - Review and ensure all material returns on all elevations are consistent.
 - Indicate projection of the elevator shaft in elevations.
3. **Layout and overlook considerations**
 - Confirm usability of the south east corner units respecting the balcony entrance door and dimension of the space.
 - Relocate the garbage and recycling room to a more central and convenient location.
 - Consider improvement to the concrete finish of the ramp as it is highly exposed (overlook).

CARRIED

5.2. **Development Permit No:** 2017-489-DP
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

The staff liaison provided an overview of the five storey, 54 unit strata apartment project. The project team gave a presentation of the project application and plans. There was discussion on CPTED issues around the stepping stones and Panel members noted an interest in a potential RCMP assessment of the topic respecting safety and security.

R/2019-006

It was moved and seconded

The File No. 2017-489-DP be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Landscape Comments:

1. **Improving the pedestrian environment, safety and privacy:**
 - Consider improving design and functionality of amenity space on ground floor for both CPTED (in part due to dead end pedestrian path) and usability of space to improve visibility and circulation.
 - Confirm that surface parking stalls have adequate maneuvering space without conflicting with the ramp.
 - Incorporate a path to the north of ramp area.
 - Provide a water source and tool storage near community garden plots.
 - Where benches are adjacent to guardrails, ensure railing height is code compliant.
 - Coordinate the openings to the private patios with architecture.

2. Landscaping enhancements

- Check for adequate soil depth in all planters.
- Consider incorporating additional planting to wildflower seed mix area in rooftop area.
- If stepping stones are required, consider replacing trees with columnar solid hedge.

Architectural Comments:

1. Form and Character enhancement and additional details.

- Reconsider proportions of stone relative to street scale.
- Review and ensure all material returns on all elevations are consistent.
- Consider softening the entryway soffit material and improve lighting.
- Review the proportions on all exterior box frames.
- Be consistent in materials for patio guardrails.

2. Pedestrian environment and safety

- Reconfigure the ground level visitor parking and circulation to soften the entry.
- Provide a curb and elevation change between parking stalls and pedestrian walkway to better protect pedestrian at the entry; provide a curb letdown for more convenient access to the accessible stall.

3. Coordination of plans

- Coordinate between architect and landscape architect disciplines and their depiction in plans ie: landscape furniture.

CARRIED

5.3. **Development Permit No:** 2017-573-DP
Applicant: Sunnyville Project 223rd Ltd.
Project Architect: Inspired Architecture
Project Landscape Architect: PMG Landscape Architects Ltd.
Proposal: RM-2 low rise apartment
Location: 11575 and 11587 223 Street at 22300 River Road
File Manager: Adam Rieu

The staff liaison provided an overview of the five storey, low rise apartment project. The project team gave a presentation of the project applications and plans. There was discussion on how the project lends to the historic nature of the area, the design guidelines and the iconic nature of the site welcoming people to Maple Ridge.

R/2019-007

It was moved and seconded

That the following concerns be addressed regarding File No. 2017-573-DP and digital versions of revised drawings & memo be submitted to Planning staff; and further that Planning staff forward this on to the Advisory Design Panel for comment:

Greater attention is needed from both the landscaping and architectural perspective in achieving the OCP Key Guideline Concepts of the Port Haney and Waterfront Area, for this high profile and iconic Port Haney site, adjacent to the historical village, the Fraser River and commuter transportation hub, including these:

Landscape Comments:

1. Pedestrian environment, urban design and safety enhancements
 - Redesign the corner and River Road frontage to create a stepped accessible pedestrian feature that reduces the impact of the stepped retaining wall and allows for introduction of public art and seating complementary to the public area of the West Coast Express station.
 - Explore a relaxation in the wall heights/planters restriction facing River Road to allow for at grade programming including lighting, public art, and seating; higher retaining walls in location may be supportable as a means of improving the pedestrian environment and CPTED concerns.
 - A CPTED report would be desirable to ensure corner is suitably designed.
 - Add locking gate at bottom of walkway and provide lighting, possibly motion sensor activated.
 - Provide a curb bump out at the Right In to the parkade entry.
 - Check width of sidewalk to eliminate pinch points.
2. Enhancing pedestrian environment, amenities and capitalize on views
 - Consider incorporating the one bedroom unit north of the interior amenity space into an outdoor amenity space and including programming for all age use
 - Design and program the roof top area.
 - Provide a gate to the patio of the 2 bedroom unit on the West side.
3. Integrate the landscape design with stormwater management strategy consistent with the escarpment policy.

Architectural Comments:

1. River Road Street front and corner significance
 - Given the strategic location of this site, incorporate suitable elements for public art or similar features that help to achieve the Key Guideline Concepts of the Port Haney and Waterfront precinct.
 - Place a public art piece fronting River Road that connects the location with the Fraser River, and history of the Port Haney area.
2. Form and Character enhancement and additional details
 - Be consistent in accent colours in all elevations.
 - Provide more prominent building corner designs.
 - Redesign blank walls at corners.
 - Provide updated entry design ie: between trellis entry and butterfly roof.
 - Ensure material shown on material board and on architectural plans are consistent.
 - Provide a longitudinal section through building at the location of the detention tank including the retaining walls.
 - Be consistent in projections of roofs and patios, including soffit widths.
 - Remove roof pilasters that overhang the soffit.
 - Be consistent in projections of roofs and patios, including soffit widths.
 - Remove roof pilasters that overhang the soffit.
 - Provide a longitudinal section through building at the location of the detention tank including the retaining walls.
3. Sustainability and related matters
 - Consider offering some adaptable units.
 - Consider offering sustainable features in the building design and implementation.
 - Consider providing Electrical Vehicle Charging stations.

6. **CORRESPONDENCE** – Nil
7. **QUESTION PERIOD** – Nil
8. **ADJOURNMENT** – 9:37 pm.

S. Bartok, Chair

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City of Maple Ridge

TO: Advisory Design Panel
 FILE NO: 2016-031-DP
 SUBJECT: 13227 236 Street

MEETING DATE: March 20, 2019

PURPOSE:

An Advisory Design Panel application has been submitted for the above-referenced property to permit the construction of a multi-family townhouse development with 17 units in the RM-1 (Townhouse Residential) zone.

The rezoning application supporting this proposal was given first reading by Council on April 12, 2016. A Natural Features Development Permit will also accompany this application for the steep slopes onsite.

BACKGROUND:

Applicant: Florwest Developments
 Owner: Dan Floritto

Legal Description: Lot: 35, Section: 28, Township: 12, Plan: NWP37422

OCP:
 Existing: Medium/High Density Residential
 Proposed: Medium/High Density Residential

Zoning:
 Existing: RS-2 (One Family Suburban Residential)
 Proposed: RM-1 (Townhouse Residential)

Surrounding Uses:

North:	Use: Zone: Designation:	Multi Family Residential RM-1 (Townhouse Residential) Medium/High Density Residential
South:	Use: Zone: Designation:	Single Family Residential RS-2 (One Family Suburban Residential) Medium/High Density Residential
East:	Use: Zone: Designation:	Single Family Residential RS-2 (One Family Suburban Residential) Medium/High Density Residential
West:	Use: Zone: Designation:	Single Family Residential RS-2 (One Family Suburban Residential) Medium/High Density Residential and Conservation

Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Multi-Family Residential
Site Area:	0.44 ha (1 acre)
Access:	236 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 are as follows:

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:

Official Community Plan

The development site is located in the River Village within the Silver Valley Area Plan and is currently designated *Medium/High Density Residential*. The *Medium/High Density Residential* designation in the River Village allows both multi-family and single family forms. The proposed rezoning to RM-1 (Townhouse Residential) complies with the *Medium/High Density Residential* designation within the Silver Valley Area Plan.

Context

The applicant proposes to rezone the subject property to permit future construction of approximately 17 townhouse units. The townhouses will be accessed via a private strata road, and outdoor amenity space is proposed both at the southeastern and northwestern portions of the property. Four of the units are proposed to front along 236 Street, to create an attractive pedestrian realm oriented towards the sidewalk.

Parking

The *Maple Ridge Off-Street Parking and Loading Bylaw No. 4350 – 1990* requires that the RM-1 (Townhouse Residential) zone provide two off-street parking spaces per dwelling unit, plus 0.2 spaces per dwelling unit designated for visitors. There are 17 dwelling units proposed, therefore, 34 resident parking spaces are provided and 4 visitor parking spaces (see Appendix G). All units are proposing double car garages.

Garbage/Recycling

Garbage and recycling can be stored in the garage of each unit and will be collected via the internal strata road.

Offsite Upgrades

Road widening on 236 Street is required with construction to an urban collector standard. A separated concrete sidewalk is required along the full frontage of the property. Curb and gutter required on 236 Street as well as the ditch enclosure. Street lights and street tree's are required across the property frontage. The proposed storm alignment requires a SROW to be obtained from the neighbouring property to the west.

Proposed Variances

The applicant will be seeking variances for the front yard setbacks; building height and highest building face, as summarized on the Area Calculations Sheet DP02 in the attached plans.

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

Prepared by: Adam Rieu

The following appendices are attached hereto:

Appendix A	Subject map
Appendix B	Applicant Submission Form
Appendix C	Design Rationale
Appendix D	ADP Applicant Checklist
Appendix E	Development Data Sheet
Appendix F	DP Area Guidelines Checklist
Appendix G	Architectural Plans
Appendix H	Landscape Plans
Appendix I	Servicing Plans
Appendix J	Renderings