





**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, March 20, 2019 at 4:11 pm.

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**PANEL MEMBERS PRESENT**

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

**ABSENT**

Meredith Mitchell	Landscape Architect
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**STAFF MEMBERS PRESENT**

Adrian Kopystynski	Staff Liaison, Planner
Amanda Allen	Committee Clerk

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

R/2019-008  
It was moved and seconded

**That the agenda for the March 20, 2019 Advisory Design Panel meeting be approved as circulated.**

CARRIED

3. **ADOPTION OF MINUTES**

R/2019-009  
It was moved and seconded

**That the minutes of the Maple Ridge Advisory Design Panel meeting dated January 16, 2019 be adopted.**

CARRIED

4. **NEW AND UNFINISHED BUSINESS**

4.1. **Resolution of 2014-069-RZ**

The staff liaison provided an update on the project application.

5. **PROJECTS**

- 5.1. **Development Permit No: 2016-031-DP**  
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

The Staff liaison provided an overview of the 17 unit townhouse development. The project team gave a presentation of the project plans.

R/2019-010

It was moved and seconded

**That File No. 2016-031-DP be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:**

**Landscape Comments:**

1. Add a gateway element to ensure prominent entry to the site;
2. Improve the design of the north-west amenity space. Consider using the grade change, more play equipment, natural play features or social gathering elements;
3. Add an additional row of ground cover to improve layering on south property line;
4. Relocate visitor stall adjacent to Unit 11 to a more functional location;
5. Provide a wider variety of surfacing materials to differentiate driveways, pedestrian walkways, and unit / garage entrances to better define pedestrian usage;
6. Add decorative paving to enhance drive aisle and provide a sense of arrival at the front entry;
7. Introduce alternative treatments to reduce the expanse of asphalt at the three-way intersection;
8. Add wayfinding signage, etc;
9. Consider multiple bike rack locations;
10. Ensure landscape plans are coordinated with architectural site plan;
11. Clarify tree retention possibilities in front of Unit 4. Landscape plans do not show trees being retained; however, the architectural plan appears to have shifted Unit 4 back from the street to allow for tree retention.

**Architectural Comments:**

1. Reduce the building step of Unit 4 if existing trees are not retained;
2. Exposed elevations to the site entry at Building 1 and Building 2 should be articulated to provide a sense of place and arrival;

3. Review and consider revisions to interior layouts including:
  - Building 3: proportion of ensuite to closet in level 3;
  - Building 1: consider increasing the width (square out the room) / relocate the closet to create better access to bedroom #3;
4. Consider strengthening the singular roof overhang triangles;
5. Add windows and lighting to interior facing elevations between buildings to address potential CPTED concerns, safety, and liveability conditions;
6. Encourage consistent colour continuity throughout the buildings, specifically for Building 1.

CARRIED

6. **CORRESPONDENCE**

Invitation from the Maple Ridge Agricultural Advisory Committee to the “Let’s Get Farming” event on April 4, 2019.

Invitation from the City of Maple Ridge to the Lougheed Transit Corridor Open House on April 10, 2019.

7. **QUESTION PERIOD** – Nil

8. **ADJOURNMENT** – 5:59 pm.

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S. Bartok, Chair

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**City of Maple Ridge**

**TO:** Advisory Design Panel **MEETING DATE:** April 17, 2019  
**FILE NO:** 2016-246-DP  
**SUBJECT:** 12111 and 12119 203 Street

**PURPOSE:**

An Advisory Design Panel (ADP) submission has been received for the subject properties, located at 12111 and 12119 203 Street (see Appendix A) to permit the construction of 10 townhouse units.

The properties are currently zoned RS-1 (One Family Urban Residential) and will need to be rezoned to RM-1 (Townhouse Residential) to allow for the townhouse development. The rezoning application being processed in conjunction with this proposal was given first reading by Council on September 20, 2016. The application was delayed due to the application of Building Code and Fire Code requirements that required Fire Department vehicles to have direct access to at least one face of every building by means of a street. By definition, a street needed to be dedicated and at least 9m or more in width. Due to this requirement, the orientation of the buildings needed to be revised to meet the Code requirements.

The development permit application made to the City is subject to Section 8.7 Multi-Family Development Permit Area Guidelines of the Official Community Plan. The applicant has submitted their Advisory Design Panel application for review and comments (see Appendix B).

**BACKGROUND:**

**Applicant:** Matthew Cheng, Matthew Cheng Architect Inc.  
**Legal Descriptions:** Lots G and H, District Lot 263, Group 1, NWD Plan 18612

**OCP:**  
**Existing:** Urban Residential  
**Proposed:** Urban Residential

**Zoning:**  
**Existing:** RS-1 (One Family Urban Residential)  
**Proposed:** RM-1 (Townhouse Residential)

**Surrounding Uses:**

<b>North:</b>	<b>Use:</b> Single Family Residential <b>Zone:</b> RS-1b (One Family Urban (Medium Density) Residential) <b>Designation:</b> Urban Residential
<b>South:</b>	<b>Use:</b> Single Family Residential <b>Zone:</b> RS-1 (One Family Urban Residential) <b>Designation:</b> Urban Residential
<b>East:</b>	<b>Use:</b> Single Family Residential <b>Zone:</b> RS-1 (One Family Urban Residential) and R-2 (Urban Residential District) <b>Designation:</b> Urban Residential
<b>West:</b>	<b>Use:</b> Church <b>Zone:</b> P-4a (Church Institutional/Educational) <b>Designation:</b> Institutional

Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Multi-Family Residential
Site Area:	0.31 ha (0.7 acre)
Access:	Lane off of 203 Street
Servicing requirement:	Urban Standard

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

The development is subject to the Key Guidelines and the Design Guidelines of Section 8.7 Multi-Family Development Permit Area Guidelines. 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.

A Design Rationale is provided summarizing the form and character of the development (see Appendix C).

#### **PLANNING COMMENTS:**

1. Proposal:

An application has been received to rezone the subject properties, located at 12111 and 12119 203 Street (see Appendix A), from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential), for future development of approximately 10 townhouse units.

Context:

The subject properties are located north of Dewdney Trunk Road, on the west side of 203 Street. The properties are relatively flat and are currently occupied by single family dwellings. There is single family development to the north, east, and south, and a church to the east.

2. OCP and Zoning Compliance:

The subject properties are designated *Urban Residential – Major Corridor* in the Official Community Plan (OCP). This designation allows for ground-oriented housing forms such as single detached dwellings, garden suites, duplexes, triplexes, fourplexes, townhouses, apartments, or small lot intensive residential, subject to compliance with Major Corridor Residential Infill policies. The proposed development for townhouses is consistent with the OCP designation.

The Development Data Sheet (see Appendix D) summarizes the development details and the project architect has completed the Multi-Family Development Permit Area Guidelines Checklist (see Appendix E) to indicate how the guidelines are being met.

3. Proposed Variances:

The applicant is seeking the following variances for this development:

- Useable Open Space to have no dimension less than 6m, to be reduced down to 5.2m;
- A front yard setback reduction from 7.5 m down to 4.5 m; and
- A rear yard setback reduction from 7.5 m down to 4.5m.

4. Parking:

The *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. As there are 10 dwelling units proposed, 20 resident parking spaces are required and provided, and 2 visitor parking spaces are required. The applicant is providing 2 visitor parking spaces and double-car garages are provided for the residents (see Appendix F).

5. Environmental Sustainability and Stormwater Management:

Stormwater management will be achieved with increased topsoil in the landscaped areas and an infiltration tank with connection to the municipal storm system. Sustainability measures are discussed in the attached Design Rationale.

6. Garbage/Recycling:

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

7. Off Site Upgrades, Utilities and Services:

The two existing driveway letdowns will need to be removed and replaced with sidewalk and barrier curb and gutter. A lane must be constructed along the north and west property lines for access to the townhomes. New sanitary and storm service connections will be required and will need to be sized accordingly by the applicant's Engineer. Any downstream improvements will be the developer's responsibility. Street trees are required and third party utilities are to be provided underground.

**CONCLUSION:**

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

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*Prepared by:* Michelle Baski, ASCT, MA

The following appendices are attached hereto:

- Appendix A Subject map
- Appendix B ADP Submission Form and Checklist
- Appendix C Design Rationale
- Appendix D Development Data Sheet
- Appendix E Multi-Family DP Area Guidelines Checklist
- Appendix F Architectural and Landscaping Plans

**City of Maple Ridge**

**TO:** Advisory Design Panel  
**FILE NO:** 2019-033-DP  
**SUBJECT:** 20288 113B Avenue

**MEETING DATE:** April 02, 2019

**PURPOSE:**

An Advisory Design Panel (the “ADP”) submission has been received for the above cited application and property to permit the construction of self storage buildings as a phased development. There are currently 2 self storage buildings on site, and 2 new structures are proposed. This proposal will bring the development of the site to completion. Completion of this project will bring an additional 10,412.2 square metres of industrial space for a total developed building space of 17021.43 square metres.

This site is zoned M-3 Business Park Industrial and this proposal is in compliance with this Zone. The development permit application made to the City is subject to Section 8.6 Industrial Development Permit.

**BACKGROUND:**

Applicant: Spire Construction Inc

Legal Description: D.L.: 280, Plan: BCP39223

OCP:  
 Existing: MMBP (Maple Meadows Business Park)  
 Proposed: MMBP (Maple Meadows Business Park)

Zoning:  
 Existing: M-3 (Business Park)  
 Proposed: M-3 (Business Park)

**Surrounding Uses**

North:	Use:	Storage and warehouse
	Zone:	M-3 Business Park
	Designation:	Maple Meadows Business Park
South:	Use:	Residential
	Zone:	RS-1 One Family Residential
	Designation:	Single Family and Compact Residential
East:	Use:	Residential
	Zone:	RS-1 One Family Residential
	Designation:	Single Family and Compact Residential
West:	Use:	Closed warehouse
	Zone:	M-3 Business Park
	Designation:	Maple Meadows Business Park

Existing Use of Property: Self Storage  
 Proposed Use of Property: Self Storage  
 Site Area: 16,1100 m<sup>2</sup>  
 Access: 113b Avenue



Servicing: Full urban services

#### 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 8.6 Industrial Development Permit.

#### Key Guidelines:

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

1. Provide a street presence with entrances and architectural interest in building designs fronting public streets. *There is consistency in the overall design. A customer service area is given architectural importance, adding visual interest to the streetscape.*
2. Loading facilities should be located away from public streets and into the rear or the interior of a site. *This objective will be realized with this development.*
3. Outdoor storage and less attractive structures such as accessory buildings should be screened with fencing or landscape. *The existing outdoor storage area will be replaced with one of the proposed buildings. Landscape screening will buffer adjacent residential uses.*
4. The transportation needs of diverse users should be accommodated through amenities such as bicycle facilities, and accessible design for the mobility impaired. *Wheelchair accessibility has been considered in the site plan.*
5. The form and treatment of new buildings should reflect the desired character and pattern of development in the area by incorporating appropriate architectural styles, features, materials, proportions and building articulation: *There is consistency in the proposed design with adjacent buildings.*

#### 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 \_\_ to this memo.

#### PLANNING COMMENTS:

1. Proposal:  
This proposal is for a self storage business in 4 separate buildings and a campus style layout. Self. A range of cladding materials is proposed, to provide compatible contrasts and visual interest. Landscaping is designed to enhance the street front and to buffer adjacent residential areas.
2. Context:  
This proposal is consistent with the Business Park context of the subject site.
3. OCP and Zoning Compliance:  
The subject site is designated Maple Meadows Business Park and this proposal is in compliance.

The subject site is zoned M-3 Business Park and Development Data Sheet (Appendix F) analyses the compliance of the project with the applicable zone regulations. The proposal has a density (Floor Space Ratio) of 1.05. There is no upper limit to the Floor Space Ratio in the M-3 Business

Park Zone. However, this zone has a maximum lot coverage of 60 %. This proposal will provide lot coverage of 42.5% and therefore is in compliance.

4. Parking and bicycle storage:

The required parking for the proposed use is analyzed in the Development Data Sheet (Appendix F). The required number of parking stalls (30) is provided. No bicycle parking is proposed, with the rationale that the user base will not be using bicycles to access self storage.

5. Environmental, Sustainability & Stormwater Management:

Low maintenance and drought tolerant landscape treatments are proposed.

6. Issues requiring comments from ADP:

Consistency with existing structures on site, interface with residential users to the south and east.

7. Garbage/Recycling:

Located at north end of property and will be screened. Low volumes of garbage are anticipated due to the nature of this business.

8. Works along abutting roads:

Plans showing servicing design are included in the applicant's submission.

9. Off Site Upgrades, Utilities and Services:

Prior to construction commencing, securities must be provided in the event that the storm sewer is damaged.

## CONCLUSION:

This application for an expansion of an existing self storage facility is consistent with the land use designation and the zoning of the subject property. It is therefore supportable.

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

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*Prepared by:* Diana Hall  
Planner 2

The following appendices are attached hereto:

Appendix A Subject map

7 sets submitted by the Architect:

Appendix B Explanatory letter from Architect (and Landscape Architect if applicable)

Appendix C ADP Submission Form

Appendix C ADP Applicant Checklist (signed by Architect)

Appendix D Development Data Sheet (signed by Architect)

Appendix E DP Area Guidelines Checklist

Appendix F Architectural and Landscaping Plans