

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

*May 15, 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**– April 17, 2019
4. **NEW & UNFINISHED BUSINESS**
  - 4.1. **Landscape Buffers / Designations for Greenbelts**
5. **PROJECTS**
  - 5.1. **Development Permit No: 2018-012-DP 4:15 PM**

Applicant:	S. Jhanghu
Project Architect:	Barnett Dembek Architects Inc.
Project Landscape Architect:	PMG Landscape Architects
Proposal:	29 unit townhouse development
Location:	23795 and 23831 Dewdney Trunk Road
File Manager:	Michelle Baski
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.

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**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, April 17, 2019 at 4:01 pm.

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**PANEL MEMBERS PRESENT**

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

**STAFF MEMBERS PRESENT**

Wendy Cooper	Staff Liaison, Planner
Amanda Allen	Committee Clerk

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

R/2019-011  
It was moved and seconded

**That the agenda for the April 17, 2019 Advisory Design Panel meeting be approved as circulated.**

CARRIED

3. **ADOPTION OF MINUTES**

R/2019-012  
It was moved and seconded

**That the minutes of the Maple Ridge Advisory Design Panel meeting dated March 20, 2019 be adopted.**

CARRIED

#### 4. NEW AND UNFINISHED BUSINESS

Note: Item 4.1 was dealt with after Item 5.2

##### 4.1. Landscape Buffers / Designations for Greenbelts - Discussion

There was discussion on the policies and guidelines of other municipalities, specifically the Township of Langley, City of Surrey and Vancouver. The information discussed will be shared with staff in the Community Planning section.

#### 5. PROJECTS

- 5.1. **Development Permit No:** 2016-246-DP  
Applicant: M. Cheng  
Project Architect: Matthew Cheng Architect Inc.  
Project Landscape Architect: PMG Landscape Architects  
Proposal: 10 unit townhouse development  
Location: 12111 and 12119 203 Street  
File Manager: Michelle Baski

The staff liaison provided an overview of the 10 unit townhouse development. The project team gave a presentation of the project plans. There was discussion on the interpretation of the Key Guideline Concepts, particularly with respect to encouraging creativity of design while still respecting the general character of the area.

Note: Meredith Mitchell joined the meeting at 4:13 pm

R/2019-013

It was moved and seconded

**That File No. 2016-246-DP be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:**

##### Landscape Comments:

1. Consider replacing community garden boxes with additional seating;
2. Consider incorporating a unit paver detail to the North side concrete walkway for consistency along the path;
3. Consider detailing landscape perimeter fencing to relate to architectural detailing and character;
4. Consider detailing the removable bollards at the 203 Street driveway to be high visibility but still aesthetically pleasing;
5. Consider alternative materials such as grass rings or grass paving material to make emergency service vehicle entry off 203 Street more pedestrian oriented.

##### Architectural Comments:

1. Consider reviewing the architectural detailing for style;
2. Provide additional details to support architectural character;
3. Consider adding variation to dormer roof lines;
4. Provide accent colours and/or materiality at a human scale;
5. Emphasize the 203 Street façade through materials, articulation, etc.

CARRIED

5.2. **Development Permit No:** 2019-033-DP  
**Applicant:** Corey Adams, Spire Development  
**Project Architect:** Chip Barrett  
**Project Landscape Architect:** Al Tanser  
**Proposal:** Self storage industrial building  
**Location:** 20288 113B Avenue  
**File Manager:** Diana Hall

The staff liaison provided an overview of the self storage building in a phased development. The project team gave a presentation of the project plans. There was discussion about street lighting along 113B Avenue.

R/2019-014

It was moved and seconded

**That File No. 2019-033-DP be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:**

**Landscape Comments:**

1. If allowed, consider installing perimeter fencing at property line at the outside edge of the Statutory Right of Way;
2. Recommend a maintenance program for landscape within the Statutory Right of Way if located outside of perimeter fence; consider how the Statutory Right of Way will be accessed to maintain the proposed planting in Statutory Right of Way;
3. Provide all planting along the Statutory Right of Way at Phase 3 construction;
4. Ensure all lighting facing residential is dark skies compliant;
5. As the Tier A Stormwater management was not incorporated as part of the landscaping submission, staff are encouraged to review the conceptual Stormwater management plan for compliance;
6. Consider providing bike racks;
7. Consider adding marked pedestrian connection from sidewalk to office in Building 4.

**Architectural Comments:**

1. Consider sustainable components to the project to reduce heat island effects such as reflective roof materials and permeable paving materials;
2. Consider providing additional reveals and/or colour bands to reduce the scale of the building facing the residential neighbours.

CARRIED

6. **CORRESPONDENCE**

Lougheed Transit Corridor Study survey [lougheedstudy.mapleridge.ca](http://lougheedstudy.mapleridge.ca) .

Lougheed Transit Corridor Study Sneak Peek: Co-Design Results, May 11, 2019 at Glenwood Elementary School from 3:30 – 5:00 pm.

7. **QUESTION PERIOD – Nil**

8. **ADJOURNMENT – 6:58 pm.**

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S. Bartok, Chair

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**City of Maple Ridge**

**TO:** Advisory Design Panel **MEETING DATE:** May 15, 2019  
**FILE NO:** 2018-012-DP  
**SUBJECT:** 23795 and 23831 Dewdney Trunk Road

**PURPOSE:**

An Advisory Design Panel (ADP) submission has been received for the subject properties, located at 23795 and 23831 Dewdney Trunk Road (see Appendix A) to permit the construction of 29 townhouse units.

The properties are currently zoned RS-3 (One Family Rural 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 April 10, 2018. 23795 Dewdney Trunk Road was a parcel historically left in the Agricultural Land Reserve that was approved for exclusion on October 2, 2018.

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: 1116524 BC Ltd.

Legal Descriptions: Parcel "One" (Explanatory Plan 17000) of Parcel "A" (Reference Plan 1734) of the South East Quarter Section 21, Township 12, New Westminster District; and Lot 27, Section 21, Township 12, New Westminster District Plan LMP30403

OCP:  
Existing: Urban Residential  
Proposed: Urban Residential

Zoning:  
Existing: RS-3 (One Family Rural Residential)  
Proposed: RM-1 (Townhouse Residential)

Surrounding Uses:

North:	Use:	Single Family Residential
	Zone:	RS-1b (One Family Urban (Medium Density) Residential)
	Designation:	Urban Residential
South:	Use:	Single Family Residential
	Zone:	RS-1b (One Family Urban (Medium Density) Residential)
	Designation:	Urban Residential and Conservation
East:	Use:	Commercial and Multi-Family Residential
	Zone:	C-2 (Community Commercial) and RM-1 (Townhouse Residential)
	Designation:	Commercial and Urban Residential
West:	Use:	Single Family Residential (under application for Multi-Family Residential)
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Urban Residential

Existing Use of Properties:	Single Family Residential
Proposed Use of Properties:	Multi-Family Residential
Site Area:	0.68 ha (1.7 acres)
Access:	Dewdney Trunk Road
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 23795 and 23831 Dewdney Trunk Road, from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential), for future development of approximately 29 townhouse units.

Context:

The subject properties are located mid-block on the north side of Dewdney Trunk Road between 237 Street and 238B Street, at 23795 and 23831 Dewdney Trunk Road (see Appendices A and B). The properties are relatively flat and are currently occupied by single family dwellings. The applicant is proposing to rezone the subject properties from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) to allow for a townhouse development of approximately 29 units. This proposal and site layout is consistent with the development application to the west, which is proposing approximately 41 townhouse units.

2. OCP and Zoning Compliance:

The subject properties are designated *Urban Residential – Major Corridor* in the 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 current application proposes to rezone the subject properties from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) to permit a townhouse development of approximately 29 units. 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.

The applicant is proposing front and rear setback variances. The applicant is also proposing a Floor Space Ratio (FSR) of 0.68, which is above the 0.6 FSR that the RM-1 (Townhouse Residential) zone permits. The applicant has proposed to pay \$2,100.00 per unit for the additional density.

3. Proposed Variances:

The applicant is seeking the following variances for this development:

- A front yard setback reduction from 7.5 m down to 6.1 m; and
- A rear yard setback reduction from 7.5 m down to 4.6m to the deck and 6.1 m to the building face.

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 29 dwelling units proposed, 58 resident parking spaces are required and provided, and 6 visitor parking spaces are required. Additionally, one space for vehicles for people with disabilities is to be provided for developments that require 26 - 75 spaces. The applicant is providing 7 visitor parking spaces, one of which is for people with disabilities (see Appendix F). Double-car garages are provided for the residents.

5. Environmental Sustainability & Stormwater Management:

Small rainfall events are intended to be captured on pavers and landscape areas. Onsite detention will be provided in an underground detention system.

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:

Three metres of road dedication is required from 23795 Dewdney Trunk Road to align with the property lines to the east and west. A cash-in-lieu contribution is required for the relocation of the existing curb along Dewdney Trunk Road. The existing concrete sidewalk must be removed and re-installed to match the adjacent development to the west once the dedication has been completed. A rollover curb and gutter is required on the south side of the 120A Lane extension and barrier curb is required along the north side of the lane. The 120A lane will need to be



dedicated and extend west and connect to the lane being constructed by the adjacent townhouse development.

The sanitary sewer and water main system will need to be modelled to determine if this development would trigger any capacity upgrades and/or downstream improvements to support its approval. A new sanitary sewer connection and water service connection will be required. A catchment analysis is needed for the condition and capacity of the downstream sewers. Any downstream upgrades will be the responsibility of the developer. The storm sewer in the lane will need to be extended west and new catch basins installed to convey the lane drainage and a new storm service connection will be needed.

The existing mast arm lights will need to be replaced with ornamental street lights. Street trees are required along the Dewdney Trunk Road frontage, and all utility services must be provided underground.

### **CONCLUSION:**

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

“Original signed by Michelle Baski”

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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