

City of Maple Ridge
ADVISORY DESIGN PANEL
AGENDA

June 19, 2019, 4:00 pm
Blaney Room, Maple Ridge City Hall

1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**
3. **ADOPTION OF MINUTES– May 15, 2019**
4. **NEW & UNFINISHED BUSINESS**
5. **PROJECTS**
 - 5.1. **Development Permit No. 2017-471-RZ 4:15 PM**

Applicant: Don Schmidt
Project Architect: Kevin Urbas, Above Grade Consulting
Project Landscape Architect: M2 Landscape Architecture
Proposal: Fourplex
Location: 11384 207 Street
File Manager: Adam Rieu
 - 5.2. **Development Permit No. 2019-078-DP 5:15 PM**

Applicant: Fresh Co (Safeway)
Project Architect: Scott Douglas
Proposal: Exterior improvements
Location: 20101 Lougheed Hwy
File Manager: Adrian Kopystynski
 - 5.3. **Development Permit No. 2018-458-DP 6:30 PM**

Applicant: Aquilini Development
Project Architect: Craig Taylor
Project Landscape Architect: KD Planning and Design
Proposal: Business Park Development
Location: 11310 Kingston Street
File Manager: Diana Hall
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, May 15, 2019 at 4:18 pm.

PANEL MEMBERS PRESENT

Steven Bartok, Chair	Architect AIBC
Shida Neshat-Behzadi	Architect AIBC
Stephen Heller, Vice Chair	Landscape Architect BCSLA

ABSENT

Meredith Mitchell	Landscape Architect BCSLA
Narjes Miri	Architect AIBC

STAFF MEMBERS PRESENT

Wendy Cooper	Staff Liaison, Planner
Amanda Allen	Committee Clerk

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

R/2019-015
It was moved and seconded

That the agenda for the May 15, 2019 Advisory Design Panel meeting be approved as circulated.

CARRIED

3. **ADOPTION OF MINUTES**

R/2019-016
It was moved and seconded

That the minutes of the Maple Ridge Advisory Design Panel meeting dated April 17, 2019 be adopted.

CARRIED

4. **NEW AND UNFINISHED BUSINESS**

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

The Panel expressed interest in sharing their experience and expertise with green infrastructure and discussed developing a recommendations report for staff consideration. There was discussion on legal aspects, maintenance implications and CPTED matters of the unprogrammed green spaces between adjacent lots. Staff will circulate material to the Panel and will add the item for further discussion on a future agenda.

5. **PROJECTS**

- 5.1. **Development Permit No: 2018-012-DP**
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

The staff liaison provided an overview of the 29 unit townhouse development. The project team gave a presentation of the project plans.

R/2019-017

It was moved and seconded

That File No. 2018-012-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 improving the entrance experience to the site;
2. Provide pedestrian circulation and reduce conflict zones through the site with demarcated pedestrian crosswalks at entry, mailbox and central outdoor amenity;
3. Remove parking stall from North pedestrian pathway to facilitate the narrowing of the space between the adjacent buildings to create a new pedestrian pathway at the vehicular entry to the site (reduce conflict between pedestrians and vehicles);
4. Consider incorporating equipment for range of ages and motion play equipment in play area;
5. Subject to compliance with City policies, move fire lane bollards closer to Dewdney Trunk Road;
6. Ensure lighting is provided on the walkway between Buildings 2 and 3.

Architectural Comments:

1. Consider increased architectural character of the elevations exposed to Dewdney Trunk Road to create continuity with the architectural design of the interior facing elevations, as this road is a major transportation corridor for the City;
2. Add architectural character at the vehicular entry point to the building adjacent to create a sense of place;
3. Consider using a different colour or material on the posts to differentiate from the architectural elevations and add depth.

CARRIED

6. **CORRESPONDENCE** – Nil
7. **QUESTION PERIOD** – Nil
8. **ADJOURNMENT** – 6:18 pm.

S. Bartok, Chair

/aa

City of Maple Ridge

TO: Advisory Design Panel
FILE NO: 2017-471-DP
SUBJECT: 11384 207 Street

MEETING DATE: June 19, 2019

PURPOSE:

An Advisory Design Panel application has been submitted for the above-referenced property to permit the construction of a fourplex housing development with 4 units in the newly created RT-2 (Ground-Oriented Residential Infill) zone. The rezoning application supporting this proposal was given first reading by Council on January 30, 2018.

BACKGROUND:

Applicant: Don Schmidt

Legal Description: Lot 14, District Lot 277, Group 1, New Westminster District Plan 10601

OCP:
Existing: Low Density Multi-Family
Proposed: No change

Zoning:
Existing: RS-1 (One Family Urban Residential)
Proposed: RT-2 (Ground-Oriented Residential Infill)

Surrounding Uses:

North:	Use: Single Family Residential Zone: RS-1 (One Family Urban Residential) Designation: Low Density Multi-Family
South:	Use: Single Family Residential Zone: RS-1 Designation: Low Density Multi-Family
East:	Use: Single Family Residential Zone: RS-1 Designation: Low Density Multi-Family
West:	Use: Single Family Residential Zone: RS-1 Designation: Single-Family and Compact Residential

Existing Use of Property: Single Family Residential
Proposed Use of Property: Fourplex
Site Area: 935 m² (0.23 acres)
Access: 114 Avenue and lane
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.

It was with intent that the newly created housing form for triplex, fourplex and courtyard would not have its own set of guidelines within the first year of implementation. However, as infill forms of development, applications for triplex, fourplex and courtyard will use the Multi-Family Development Permit Guidelines for those applications received in the first year.

The new RT-2 zone provides for the infill of ground-oriented residential buildings within established residential neighbourhoods in a form that will be incremental and sensitive to the existing and emerging context. This new zone allows for dwelling units to be in one building with shared party walls to create triplexes or fourplexes. These forms should resemble a single family dwelling in order to fit seamlessly into existing neighbourhoods.

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

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

PLANNING COMMENTS:

Proposal

The current application proposes to rezone the subject property from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill), a newly created zone, to permit the development of a fourplex. The fourplex is oriented to 207 Street to address the single family character of the neighbourhood, however, each unit has its own pedestrian pathway and outdoor area. Vehicular access is limited to 114 Avenue and the lane, with no access permitted from 207 Street. The four proposed units together provide approximately 602 m² (6,485 sf) of floor area, with units 2-4 having sunken basements. Each unit is provided with two concealed, double-wide parking spaces. Design elements include varying pitched and flat roofs, new materials and existing elements from the surrounding neighbourhoods, as well as balconies and fencing. Extra care was taken to reduce massing where adjacent to neighbours.

Context

The subject property, located at 11384 207 Street, is a rectangular shaped lot that is 935 m² (0.23 acres) in size. It is located at the corner of 207 Street, an arterial road, and 114 Avenue, a local road, at the eastern edge of the Upper Hammond Precinct. The subject property and surrounding lots are generally characterized by one storey and basement single family dwellings. There is a lane south of the subject property. The subject property is relatively flat with a few trees around the perimeter.

Official Community Plan:

The development site is located within the Upper Hammond Precinct of the Hammond Area Plan. The Upper Hammond Precinct encompasses the historic Port Hammond Area, and contains the small commercial district surrounded by residential uses. This area is important for its commercial core and strong heritage value and character. The smaller blocks and tight grid network of streets create a more traditional, pedestrian oriented, small neighbourhood character, look and feel. As outlined by the Hammond Area Development Permit Guidelines, the development intent of this precinct is to:

- Accommodate new development and density;
- Retain the heritage character and history of this area.

The development site is currently designated *Low Density Multi-Family*. This designation permits townhouses, fourplex and courtyard development forms with ground level entry to each unit. Lands under this designation are located in high activity areas along major corridor roads such as 207 Street. The following policy applies to this development:

3-22 The following characteristics should be incorporated into all forms of development within the Low Density Multi-Family designation:

- a) A site size and configuration that enables building orientation towards streets and laneways wherever possible;*
- b) Careful consideration of size, location and orientation of on-site open space areas to ensure new development allows ample sunlight and a variety of plant materials and trees that are complementary to the existing mature landscaping that contributes to the neighbourhood character;*
- c) Design that is sensitive to surrounding built form, particularly for buildings that are three (3) storeys in height;*
- d) Parking for residents is provided in a concealed structure.*

Zoning Bylaw

The current application proposes to rezone the property located at 11384 207 Street from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill) to permit a fourplex. The minimum lot size for the current RS-1 zone is 668 m², and the minimum lot size for the proposed RT-2 zone for fourplexes is 850 m². The proposed RT-2 (Ground-Oriented Residential Infill) zone permits a slightly higher density (0.75 FSR) than the single family residential zones, but is otherwise generally reflective of the RS-1 (One Family Urban Residential) zone. This is consistent with the intent of this new zone to allow sensitive infill of additional dwelling units in existing single family neighbourhoods.

Key Design Elements (Triplex, Fourplex, Courtyard)

Recognizing that the City is experiencing a growing interest in sensitive ground-oriented infill designs, proposed characteristics for triplex, fourplex and courtyard housing, include:

- Importance of respecting the neighbourhood context, in terms of size, scale and massing;
- Appear as a 'single family' house in terms of residential character;
- Encouraging building articulation to create a comfortable scale and interesting streetscape;
- Providing useable private outdoor space for each unit; and
- Encouraging sustainable and permeable landscaping on site.

Parking

The *Off Street Parking and Loading Bylaw Amendment 7350-2017* to clarify the parking requirements of the new RT-2 (Ground-Oriented Residential Infill) zone specifies that two off-street parking spaces per unit, but no visitor spaces, are required for triplex, fourplex, and courtyard residential developments. The

current application proposes eight (8) parking spaces in conformance with this parking bylaw amendment. All eight of the spaces are located in double-wide spaces, with two units having driveway aprons to accommodate additional on-site parking.

Garbage / Recycling

Garbage and recycling may be stored in the garage of each unit; however, the collection location will have to be determined with the individual waste hauler.

Proposed Variances

The applicant will likely be seeking variances for setbacks to the front, rear and exterior side lot lines, as well as a height variance of approximately 0.5 m.

Stormwater Management

This development will use 300mm of topsoil on lawns and gardens, as well as detention and oil interceptors for its stormwater management (see Stormwater Management rationale, attached).

Engineering Works

Barrier curb and gutter required along 114 Avenue. Existing access on 207 Street will need to be decommissioned and curb reinstalled, with rollover curb required along the lane. Asphalt road widening is required along 114 Avenue, as well as widened to an urban local road standard on the south portion of the road fronting the site. Lane also to be widened along the north side. Concrete sidewalk required along 114 Avenue. Street trees required along 114 Avenue and 207 Street. Existing water, storm and sanitary will need to be assessed by the applicants Engineer to determine capacity or downstream improvements as a result of development. Road dedication is required from the lane, approximately 0.75m, and a corner truncation of 3x3m at the northwest corner of the property.

CONCLUSION:

The Planning Department requests that the Advisory Design Panel provide comments on the development proposal, specifically with respect to the suitability and design of façade materials, building articulation, and landscaping of this development, and integration with the surrounding single-family neighbourhood.

Prepared by: Adam Rieu

The following appendices are attached hereto:

- Appendix A Subject map
- Appendix B ADP Submission Form
- Appendix C ADP Applicant Checklist
- Appendix D Explanatory letter from Architect
- Appendix E Development Data Sheet
- Appendix F Multi-Family Development Permit Area Guidelines Checklist
- Appendix G Stormwater Management Rationale
- Appendix H Project Rendering
- Appendix I Architectural and Landscaping Plans
- Appendix J Arborist Report and Plans

City of Maple Ridge

TO: Advisory Design Panel
FILE NO: 2019-078-DP
SUBJECT: 300 - 20201 Lougheed Highway

MEETING DATE: June 19, 2019

PURPOSE:

An Advisory Design Panel (the “ADP”) submission has been received for the above cited application and property for exterior alterations to rebrand the existing Safeway to a Fresh Co grocery store. A development permit application is required because the proposed works will exceed a value of \$25,000.00 or the addition is larger than 100 square metres.

The property is zoned Comprehensive Development (CD) Zone 2-98.

BACKGROUND:

Applicant: Kasian Architecture Scott Douglas
Legal Description: Lot A, District Lot 222, Plan LMP40440
OCP Designation: COMM (Commercial)
Zoning: CD-2-98 (Service Commercial, Grocery Store, Financial Inst.)

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 8.5 Commercial 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. Avoid conflicts with adjacent uses through sound attenuation, appropriate lighting, landscaping, traffic calming and the transition of building massing to fit with adjacent development.

This application is strictly to allow for the rebranding of the existing building and associated gas bar. The existing context and transitions to the surrounding uses and matters noted in the Key Guideline are preserved.

2. Encourage a pedestrian scale through providing outdoor amenities, minimizing the visual impact of parking areas, creating landmarks and visual interest along street fronts.

All matters noted in the Key Guideline remain the same.

3. Promote sustainable development with multimodal transportation circulation, and low impact building design.

Lougheed Highway is proposed to have improved transit operations which will improve access to the site.

4. Respect the need for private areas in mixed use development and adjacent residential areas.

Except to the north across Dewdney Trunk Road where there are institutional and a neighbourhood, the site is surrounded by commercial land uses.

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.

The proposed rebranding respects the existing architectural form and character.

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.

PLANNING COMMENTS:

1. Proposal:

This application is for exterior alterations to rebrand the existing Safeway to a Fresh Co grocery store

2. Context:

The area is a developed portion of the West Maple Rige Commercial area between Lougheed Highway and Dewdney Trunk Road.

3. OCP and Zoning Compliance:

The site is properly designated and zoned for the existing uses.

4. Parking and bicycle storage:

The required parking for the proposed use is analyzed in the Development Data Sheet

5. Environmental, Sustainability & Stormwater Management:

The site is fully developed and the proposal does not impact these factors.

6. Issues requiring comments from ADP:

Past application have drawn Council's attention to adequacy of existing landscaping. The site has mature and well maintained landscaping. Consequently, only as-built landscaping plans were provided as information.

7. Garbage/Recycling:

The existing garbage and recycling are designed to accommodate a grocery store operation.

8. Works along abutting roads:

This type of application does not usually trigger such works. If required, they would be addressed at the building permit stage.

CONCLUSION:

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

Prepared by: Adrian Kopystynski

The following appendices are attached hereto:

- Appendix A Subject map
- 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

City of Maple Ridge

TO: Advisory Design Panel
FILE NO: 2018-458-DP
SUBJECT: 11310 Kingston Street

MEETING DATE: June 04, 2019

PURPOSE:

An Advisory Design Panel (the “ADP”) submission has been received for the above cited application and property to permit the construction of 7 industrial buildings with a total proposed area of 813,512 square feet or 75,578 m².

The rezoning application being processed in conjunction with this proposal was given First Reading by Council on December 11, 2018.

This site is is subject to being re-zoned to M-3 Business Park Industrial in accordance with its land use designation. The development permit application made to the City is subject to Section 8.6 Industrial Development Permit.

BACKGROUND:

Applicant: AD HAZELWOOD DEVELOPMENT\\
 Owner: CAMP DEVELOPMENTS CORP\\

Legal Description: Lot: 2, D.L.: 280, Plan: BCP50883\\

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

Zoning:
 Existing: RS-3 (One Family Rural Residential)
 Proposed: M-3 (Business Park)

Applicant: AD Hazelwood Development

Legal Description: Lot 2, District Lot 280, Plan BCP50883

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

Zoning:
 Existing: RS-3 (One Family Rural Residential)
 Proposed: M-3 (Business Park)

Surrounding Uses:

North: Use: Business Park
 Zone: M-3 Business Park

South:	Designation:	Maple Meadows Business Park
	Use:	13 properties, 12 single family, 1 light industrial
	Zone:	RS-3 One Family Rural Residential and M-2 General Industrial
	Designation:	Maple Meadows Business Park
East:	Use:	Single Family
	Zone:	RS-1 One Family Urban Residential
	Designation:	Single Family and Compact Residential
West:	Use:	Vacant (transected by Golden Ears Way)
	Zone:	RS-3 One Family Rural Residential
	Designation:	Maple Meadows Business Park

Existing Use of Property:	Vacant
Proposed Use of Property:	Business Park
Site Area:	16.6 HA. (41.0 acres)
Access:	Kingston 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 8.6 Industrial Development Permit.

Key Guidelines:

1. **Provide a street presence with entrances and architectural interest in building designs fronting public streets.** The accessory office portions of the north industrial buildings are given prominence facing the proposed Kingston Street entrance. Architectural interest has been established with glazing, landscape treatment, and architectural interest.
2. **Loading facilities should be located away from public streets and into the rear or the interior of a site.** This objective has been met in the site plan.
3. **Outdoor storage and less attractive structures such as accessory buildings should be screened with fencing or landscape.** The building design features the integration of garbage compounds sited away from the main entrances of the site.
4. **The transportation needs of diverse users should be accommodated through amenities such as bicycle facilities, and accessible design for the mobility impaired.** The landscape plan includes recreational trails that follow the natural watercourses on site. Wide pedestrian walkways provide accessibility. Accessible parking stalls are located near the entries of the buildings.
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.** This proposed industrial development is relatively isolated from the business park to its north. The most significant interface is with the residential development to its east. This interface has been mitigated with landscaping and building design.

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 is an irregular shaped site. The signature entrance will be at the north of the site. The modern design of the building is emphasized with vertical glazing elements and concrete construction. Landscape treatments incorporate the natural features present on the site with trails.

2. Context:

The site is designated Industrial and is adjacent to established single family homes in the Hammond area. A key feature of this development is to mitigate the impacts to the adjacent residential neighbourhood and this goal is to be met by landscape treatment and the siting of loading bays away from this interface.

3. OCP and Zoning Compliance:

The subject site is designated Industrial. There are watercourses on the site, and it is to be determined if the protection of these environmentally sensitive areas will be achieved through dedication or through restrictive covenants. If this protection is to be achieved through dedication, an Official Community Plan application will be required to amend Conservation boundaries.

The proposal complies with the Industrial designation of the subject property.

The subject site is being re-zoned to M-3 Business Park Industrial and Development Data Sheet (Appendix F) analyses the compliance of the project with the applicable zone regulations.

The following variances will be required:

- Building height will need a variance from 15 metres to 15.24 metres.
- A variance to waive the requirement to provide a sidewalk along the north side of Wharf Street is supported by the Engineering Department.
- A parking variance may be required.

4. Parking and bicycle storage:

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

A total of 580 parking stalls are provided. Depending on the mix of uses allocated to the buildings, required parking may range from 407 stalls to 813 stalls. For this reason, a parking variance may be required.

5. Environmental, Sustainability & Stormwater Management:

The proposal is subject to the Development Permit Guidelines for Watercourse Protection. Senior Government approvals will be required for works around a watercourse. Compliance with the requirements for 3 tier principles in the City's Stormwater Management Guidelines.

6. Issues requiring comments from ADP:

Concern with the residential interface should be considered.

7. Garbage/Recycling:

Garbage enclosures are indicated within each building.

8. Works along abutting roads:

This application will require road dedication, and the installation of new services including curb, gutter, sidewalk, new sanitary sewer, water and storm sewer connections; street lighting; street trees on all frontages; under-ground wiring for utility services to be under-ground.

9. Off Site Upgrades, Utilities and Services:

Off-site works related to traffic improvements are anticipated as a result of this proposal.

CONCLUSION:

This proposal will increase the Industrial land base within the community, which is noted to be in short supply. The landscape treatment and trail development proposed on the site will assist in enhancing the recreational opportunities within the community.

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

Prepared by: Diane Hall

The following appendices are attached hereto:

Appendix A Subject map

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