

City of Maple Ridge
ADVISORY DESIGN PANEL
AGENDA

September 11, 2019, 4:00 pm
Coho Room, Maple Ridge City Hall

1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**
3. **ADOPTION OF MINUTES – July 17, 2019**
4. **NEW & UNFINISHED BUSINESS**
5. **PROJECTS**
 - 5.1. **Development Permit No. 2017-510-DP 4:15 PM**

Applicant: Jodh Sinjh Dhaliwal
Project Architect: Flat Architecture
Project Landscape Architect: C. Kavolinas and Associates Inc.
Proposal: 31 townhouse units
Location: 10386 240 Street, 24022/28/60 104 Ave
File Manager: Adrian Kopystynski
 - 5.2. **Development Permit No. 2018-458-DP 5:15 PM**

Applicant: Aquilini Group
Project Architect: Craig Taylor, Taylor Kurtz Architecture and Design
Project Landscape Architect: Jessica Thiessen, KD Planning and Design
Proposal: M-3 Business Park Development (Industrial)
Location: 11310 Kingston Street, Maple Ridge
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, July 17, 2019 at 4:17 pm.

PANEL MEMBERS* PRESENT

Shida Neshat-Behzadi	Architect AIBC
Meredith Mitchell	Landscape Architect BCSLA
Narjes Miri	Architect AIBC
Micole Wu	Landscape Architect BCSLA *(alternate for Stephen Heller)

ABSENT

Steven Bartok, Chair	Architect AIBC
Stephen Heller, Vice Chair	Landscape Architect BCSLA

STAFF MEMBERS PRESENT

Wendy Cooper	Staff Liaison, Planner
Amanda Allen	Committee Clerk

Note: As the Chair and Vice Chair were absent from the meeting, Narjes Miri chaired the meeting.

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

R/2019-023

It was moved and seconded

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

CARRIED

3. **ADOPTION OF MINUTES**

R/2019-024

It was moved and seconded

That the minutes of the Maple Ridge Advisory Design Panel meeting dated June 19, 2019 be adopted.

CARRIED

4. **NEW AND UNFINISHED BUSINESS - Nil**

5. **PROJECTS**

- 5.1. **Development Permit No: 2017-306-DP**
Applicant: Platinum Enterprises Ltd. Avtar Johl
Project Architect: Barnett Dembek Architects Inc.
Project Landscape Architect: PMG Landscape Architect
Proposal: 330 apartment units RM-2
Location: 22229 Brown Avenue,
12087, 12097, 12117, 12127, 12131 and 12149 223 Street
File Manager: Adam Rieu

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

R/2019-025

It was moved and seconded

That File No. 2017-306-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 providing adaptable units on ground floor; ensure access is available to greater circulation system from adaptable units;
2. Consider programming for older children in amenity areas;
3. Ensure tree selection on slab is appropriate for soil depth;
4. Consider articulating or activating narrow fenced walkways associated with rooftop amenity either with landscape or hard surfacing or additional seating.

Architectural Comments:

1. Consider articulating or providing windows on blank walls of Building 1;
2. Consider deleting storage room and adding partition doors to create a more flexible amenity space;
3. Consider providing access to the washroom from the elevator corridor;
4. Consider adding accent colours to the facades and incorporating colour palette to landscape;
5. Consider adding variety to material to create individual building identities.

CARRIED

Note: Micole Wu joined the meeting at 5:07 pm as the alternate Landscape Architect for Stephen Heller

Note: Meredith Mitchell excused herself from the panel/meeting at 5:29 due to conflict of interest as she is consulting on File No. 2018-484-DP and did not return.

- 5.2. **Development Permit No.** **2018-484-DP**
Applicant: Geoff Lawlor
Project Architect: Geoff Lawlor
Project Landscape Architect: Meredith Mitchell, M2 Landscape Architecture
Proposal: Mixed Use Commercial
Location: 12010 232 Street & 23223 Dewdney Trunk Road
File Manager: Wendy Cooper

The staff liaison provided an overview of the mixed use two storey commercial development. The project team gave a presentation of the project plans.

R/2019-026

It was moved and seconded

That application 2018-484-DP be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Landscape Comments:

1. Clarify the guardrail location on landscape drawings;
2. Plant a row of shrubs between the asphalt lane and wood fence on neighbouring lot;
3. Consider moving the oil interceptor behind the trellis further away from proposed trees;
4. Consider adding different colours or patterns to the pavers in building main entry area;
5. Consider using shade tolerant plants under the two retained existing trees;
6. Ensure the mature height of the selected street tree species do not conflict with overhead power lines;
7. Ensure street trees within the 7.5 visual clearance at intersection does not obstruct visual sightlines while driving;
8. Coordinate with BC Hydro to confirm existing electrical kiosk location; if kiosk needs to remain at current location provide aesthetic coating or landscape screening to the kiosk;
9. Consider controlling water run off on East side of north parking lot to neighbouring property ie: bioswale.

Architectural Comments:

1. Discuss with City of Maple Ridge the possibility to reduce parking stalls in consideration of providing a larger public amenity space by stepping back the Eastern portion of the building;
2. Consider emphasizing more on the integrity of the building entry as a gateway to residential areas;
3. Consider redesign of the entry roof;
4. Consider a different material with accent colour for trellis and garbage enclosure to compliment the modern look of building;
5. Consider adding more accent colour throughout the building façade elements;
6. Consider providing signage guidelines for tenants;
7. Consider proportionality of pylon sign size.

CARRIED

6. **CORRESPONDENCE** – Nil

7. **QUESTION PERIOD** – Nil

8. **ADJOURNMENT** – 7:01 pm.

Narjes Miri, Presiding Member

/aa

City of Maple Ridge

TO: Advisory Design Panel **MEETING DATE:** September 11, 2019
FILE NO: 2017-510-DP
SUBJECT: 10386 240 Street and 24028, 24022 and 24060 104 Avenue

PURPOSE:

An Advisory Design Panel application has been submitted for the above-referenced property to permit the construction of a Townhouse development proposing 31 units in the RM-1 (Townhouse Residential) zone. The rezoning application supporting this proposal was given first reading by Council on January 30, 2018.

BACKGROUND:

Applicant: Jodh Sinjh Dahliwal

Legal Description: Lot "A" Section 3 Township 12 Plan NWP21769
 Lot "B" Section 3 Township 12 Plan NWP1769
 Lot "B" Section 3 Township 12 Plan NWP 13554
 East Half Parcel "D" (Ref Plan 7139) NE Quarter Section;

OCP:

Existing: Medium Density Residential
 Proposed: Medium Density Residential

Zoning:

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

Surrounding Uses:

North: Use: Residential
 Zone: RS-2 (One Family Suburban Residential) and P-1 (Park and School)
 Designation: Medium Density Residential

South: Use: Vacant
 Zone: RS-2 (One Family Suburban Residential)
 Under rezoning to R-3 (Special Amenity Residential District)
 Designation: Medium Density Residential

East: Use: Townhouse
 Zone: RM-1 (Townhouse Residential)
 Designation: Medium Density Residential

West: Use: Townhouse
 Zone: RM-1 (Townhouse Residential)
 Designation: Urban Residential

Existing Use of Property: Residential and Vacant
Proposed Use of Property: Townhouse
Site Area: 0.572 HA
Access: 240A Street (to be extended through subject site as part of rezoning)
Servicing requirement: Urban Standard

DEVELOPMENT PERMIT AREA:

Pursuant to Section 8 of the Official Community Plan, this proposal is subject to the Multi-Family Development Permit Guidelines, as outlined in this memo. 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 a 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.

The applicant has provided a design rationale and has completed the Multi-Family Residential Development Permit Guidelines checklist, both of which are attached to this report.

PLANNING COMMENTS:

Proposal:

The proposal is for approximately 31 townhouses. The site will be bisected by 240A Street, such that 22 of the townhouse units will be on the west side and 9 units will be on the east side. There will be six townhouse blocks, two containing six townhouse units, three containing five townhouse units and one (1) containing four townhouse units. An outdoor amenity space (play area) is located adjacent to the drive aisle along 104 Avenue. As well, six visitor parking spaces are shown in the preliminary site plan. Building materials will consist of bricks and fibre cement as well as Hardie shingles.

Context:

The subject site consists of the four properties located at 10386 240 Street and 24028, 24022 and 24060 104 Avenue. The site is generally flat, with the western part sloping down to 240 Street and 104 Avenue. There are structures on the two western most lots and the site is well treed except for the existing or former home sites. The property to the south is under development for 13 R-3 zoned lots (2016-069-RZ). The alignment of 240A Street has been coordinated between the subject application and the one to the south, allowing 240A Street to be extending to 104 Avenue.

Official Community Plan:

The subject property is located within the Albion Area Plan, and is subject to the regulations as outlined in the Official Community Plan (OCP). The Area Plan designates the property *Medium Density Residential* which allows for a range of housing styles and densities, including townhouses. The proposed rezoning to RM-1 (Townhouse Residential) is in compliance with the regulations of the OCP. Pursuant with Council direction, applications within the Albion Area that are in compliance with the OCP can proceed through the development approval process.

The applicant intends to take advantage of the Albion Area Community Amenity Program and Density Bonus Framework in Section 10.2.2 of the Albion Area Plan, which provides as follows:

Albion Plan Policy 10 - 6 Where the density bonus option is utilized in a multi-family development, the density bonus framework provisions established in the Maple Ridge Zoning Bylaw will apply to all dwelling units that exceed the base density permitted in the zone, in addition to the city-wide Community Amenity Program established in Official Community Plan Section 2.1.2 Compact and Unique Community.

Albion Plan Policy 10 - 7 Maple Ridge Council may consider Density Bonuses as part of the development review process for Albion Area Plan amendment applications seeking a land use designation change that would permit a higher density than currently permitted.

Zoning Bylaw:

The current application proposes to rezone the properties located at 10386 240 Street and 24028, 24022 and 24060 104 Avenue from RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential) to permit 31 townhouse units. The development will remain as one legal parcel (“hooked lot”), but divided by 240A Street.

The applicant is seeking the Albion Area density bonus through payment of the contribution provided for the RM-1 zone. This will boost the density from FSR 0.6 to FSR 0.75. In addition, the applicant has voluntarily agreed to contribute the density bonus of \$32.00 per square foot for the density above the 0.75 FSR figure. If this extra bonus is acceptable by Council, this would bring the maximum total density for this project to a FSR of 0.88.

There are some variances necessary as follows:

- setback variances required from all streets and to accommodate the curving street / street truncations, for the long and shallow site;
- some yards have less than the minimum required open space in the yards associated with each dwelling unit; and
- some minor building height variances may also be required.

These and any variations from the requirements of the proposed zone will require a Development Variance Permit application.

The open space provided at the northeast corner of 240A Street and 104 Avenue, achieves the requirement for open space based on the number of units on the site, and is proposed to be a child play area.

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 31 dwelling units proposed, therefore, 62 resident parking spaces are provided and 6 visitor parking spaces, one space short of the City requirement. All units are proposing double car garages.

Engineering Works:

- Ditches along 104 Avenue to be enclosed.
- A separated asphalt multi-use path required across 240 Street. Also, concrete sidewalk required along 104 Avenue.
- Existing storm sewer on 104 Avenue is being upgraded as part of the new school construction (across the road). A municipal storm sewer will be required on the internal road for road drainage.
- An LED street light design required for both frontages and the newly proposed road.

- Street tree design required for all roads.
- The subject site will be serviced from existing watermain on 104 Avenue.
- Road dedication on 240 Street and 104 Avenue, and newly proposed internal road (20m) along with corner truncation.

Design Considerations:

The subject site is in a prominent location along 240th Street, at the corner of 104 Avenue and an entrance into the Albion Area of the community. The Albion Community Centre and a new elementary School will be located immediately across 104 Avenue to the north. Therefore, the design is to incorporate a strong front-yard character to 104 Avenue, landscaping and architectural design elements toward the corner of 240 Street and 104 Avenue, and appropriate detailing to the side elevation of the end units toward 240 and 240 A Streets.

Comments from ADP on these matters would be appreciated.

Stormwater Management:

Preliminary storm management elements supporting Tier A are reflected to some extent in the site and Landscaping plans. They will need to be finalized before the development permit is issued by Council. Engineering requires that Tier A must detain up to 50% of the MAR from the impervious surfaces – roof, paved areas. Building does not allow disconnected rainwater leaders directed to surface soils. Environment notes that although exempted from a watercourse protection development permit, this site will drain to Spencer Creek which is a sensitive fish bearing system. Control over stormwater quality and quantity will be important for this project.

Incorporation of these may change the site/landscaping plan.

Garbage/Recycling:

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

CONCLUSION:

This project is for 31 townhouses, that employs the Albion bonus density and a site specific density bonus to increase the FSR from 0.60 to 0.88. There are a number of variances required to accommodate the proposed siting of the buildings on the development site. It's prominence requires greater attention be given to the form and character in relation to the fronting streets and relationship to the corner of 240 Street and 104 Avenue.

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

Prepared by: Adrian Kopystynski RPP, MCIP, MCAHP
Planner

The following appendices are attached hereto:

- Appendix A Subject map and Ortho Map
- Appendix B Architectural and Landscape Architectural submission package
- Appendix C ADP Submission Form

City of Maple Ridge

TO: Advisory Design Panel
2019
FILE NO: 2018-458-DP
SUBJECT: 11310 KINGSTON ST\\

MEETING DATE: August 28,

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 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.

A previous submission was made before the ADP meeting held on June 19, 2019. The ADP requested that changes be considered by the applicant. The ADP requested that the proposal be re-submitted and presented at a future meeting with the following concerns addressed:

That File No. 2018-458-DP be re-submitted and presented at a future Advisory Design Panel meeting with the following concerns addressed:

1. *Please provide additional information:*
 - a. *Site cross sections, including residential context, and conceptual grading*
 - b. *Environmental consultant report*
 - c. *Stormwater management plan or report*
 - d. *Fully coordinated drawings:*
 - i. *Architecture*
 - ii. *Landscape*
 - iii. *Environmental*
 - iv. *Preliminary grading*
2. *City staff to provide environmental context map to Advisory Design Panel;*
3. *Provide and enhance the following details:*
 - a. *Acoustic fence*
 - b. *Trails*
 - c. *Amenity spaces*
 - d. *Pedestrian connections and transitions*
 - e. *Retaining wall materials*
 - f. *Stormwater management details*
 - g. *Landscape detail of bioswale*
 - h. *Confirm adequate soil volume for all trees on site and provide tree clusters where possible*
4. *Explore the potential for amenity spaces away from the buildings;*

5. Consider enhancing pedestrian level landscape treatments at public pathways and street frontages, in particular shrub material;
6. Consider providing more variability for tree and shrub material and large growing mature size trees;
7. Provide additional articulation and consideration for residential adjacencies for massing and materiality;
8. Provide shadow studies to adjacent residential;
9. Provide a sense of identity to individual buildings;
10. Provide colour palette options to reduce glare to adjacent residents and an enhanced sense of warmth to the buildings;
11. Review elevations of buildings for consistency of glazed element integration;
12. Provide articulation to the south elevation of Lot 7;
13. Consider improvements for shading and the use of natural light into office interiors.

The applicant has revised and resubmitted their plans as attached in response to these comments.

BACKGROUND:

Applicant: Ad Hazelwood Development

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

Designation: Maple Meadows Business Park

South: 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

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 as resubmitted.

Prepared by: Diana 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