

City of Maple Ridge
ADVISORY DESIGN PANEL
AGENDA

September 18, 2019, 4:00 pm
Blaney Room, Maple Ridge City Hall

1. **CALL TO ORDER**
 2. **APPROVAL OF THE AGENDA**
 3. **ADOPTION OF MINUTES**
 4. **NEW & UNFINISHED BUSINESS**
 5. **PROJECTS**
- 5.1. **Development Permit No: 2019-011-DP 4:15 PM**
- Applicant: Lovick Scott Arch
Project Architect: Lovick Scott Arch
Project Landscape Architect: N/A
Proposal: Exterior and Interior Remodeling McDonald's
Location: 22780 Lougheed Hwy
File Manager: Therese Melser
- Development Permit No: 2019-065-DP**
- Applicant: Lovick Scott Arch
Project Architect: Lovick Scott Arch
Project Landscape Architect: N/A
Proposal: Exterior and Interior Remodeling McDonald's
Location: 20390 Dewdney Trunk Rd
File Manager: Therese Melser
- 5.2. **Development Permit No. 2018-508-DP 5:15 PM**
- Applicant: Gordon Hume
Project Architect: Ionic Architecture
Project Landscape Architect: M.K. Lascelle Landscaping Consultation & Design
Proposal: Brewery and Lounge
Location: 23840 River Road
File Manager: Adam Rieu
- 5.3 **Development Permit No: 2018-319-DP 6:15 PM**
- Applicant: M. Charkhchi
Project Architect: Amir Farbehi, Inspired Architecture
Project Landscape Architect: Patricia Campbell, PMG Landscape Architects Ltd.
Proposal: 13 storey apartment building, with 13 townhouse units, and 4 apartments units on the bottom two floors; 4 penthouse units on the top two floors; and 72 apartment units on the 3rd to 11th floors, for a total of 93 units (one of which is a guest suite)
Location: 11920 228 Street
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.

PLANNING COMMENTS:

1. Proposal:

Both proposals are submitted by the owner's architect, to update the existing locations, both interior and exterior, to match the new marketing branding. For your reference, there are already several locations within BC rebranded, such as the location in Pitt Meadows.

2. Context:

Both locations are within a commercial area. Revisions to comply to McDonald's new marketing branding will elevate the area, and provides a modern street view from major corridors.

3. OCP and Zoning Compliance:

The subject site is designated Town Centre Commercial and Commercial. The proposal complies with the designations.

Both the subject sites are zoned CS-1 (Service Commercial) and Development Data Sheet (Appendix F) analyses the compliance of the project with the applicable zone regulations. No variances will be required.

4. Parking and bicycle storage:

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

5. Environmental, Sustainability & Stormwater Management:

As the Development Permit was required for a revision to the existing DP, no new stormwater management plan was required to be submitted.

6. Issues requiring comments from ADP:

The location on Dewdney Trunk Road proposed to have a new entrance on the south side, but there is no sidewalk or crosswalk on that side. Please discuss. Please provide your comments for both locations in one response.

CONCLUSION:

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



Prepared by: Therese Melser

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

City of Maple Ridge

TO: Advisory Design Panel
FILE NO: 2018-508-DP
SUBJECT: 23840 River Road

MEETING DATE: September 4, 2019

PURPOSE:

An Advisory Design Panel (ADP) application has been submitted for the above-referenced property to permit the construction of a microbrewery and tasting lounge under the existing M-3 (Business Park) zone (see Appendix A). The proposed microbrewery will complement the existing restaurant (Kingfishers Waterfront Bar and Grill) already located on the subject property.

BACKGROUND:

Applicant: Gordon Hume

Legal Description: Lot 4 Except: Part Dedicated Road on Plan BCP30195 District Lot 405 Group 1 New Westminster District Plan 7324

OCP:
 Existing: Industrial
 Proposed: Industrial

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

Surrounding Uses

North:	Use: CP Rail Right-of-Way Zone: RS-3 (One Family Rural Residential) Designation: Industrial
South:	Use: Fraser River Zone: n/a Designation: n/a
East:	Use: Car Storage Zone: M-2 (General Industrial) Designation: Industrial
West:	Use: Vacant (will be used as Parking for subject property) Zone: M-2 (General Industrial) Designation: Industrial

Existing Use of Property: Restaurant
 Proposed Use of Property: Microbrewery and Tasting Lounge (and existing restaurant)
 Site Area: 0.36 ha (0.89 acres)
 Access: River Road
 Servicing: Urban Standard

DEVELOPMENT PERMIT AREA:

An Industrial Development Permit is required for all new development on land designated Industrial in the Official Community Plan. The purpose of the Industrial Development Permit is to promote quality industrial development through attractive design that is compatible with adjacent development and conforms to the Official Community Plan guidelines.

This proposal will be assessed against the following key guideline concepts:

1. Provide a street presence with entrances and architectural interest in building designs fronting public streets.
2. Loading facilities should be located away from public streets and into the rear or the interior of a site.
3. Outdoor storage and less attractive structures such as accessory buildings should be screened with fencing or landscape.
4. The transportation needs of diverse users should be accommodated through amenities such as bicycle facilities and accessible design for the mobility impaired.
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.

PLANNING COMMENTS:

Proposal:

The applicant is proposing a microbrewery with associated tasting lounge in a new building, to be located adjacent to the existing restaurant, on the same property. The proposed development does not require rezoning and will utilize the existing M-3 (Business Park) zone. The proposed building is an L-shaped structure that creates a courtyard space adjacent to the existing restaurant entrance. The total floor space of the proposed building will be approximately 287 m² (3,092 ft²), with the ground floor consisting of 229 m² (2,466 ft²) and a mezzanine at 58 m² (626 ft²) (see Appendix I).

Landscaping will be implemented within the courtyard space with the intention of providing a gathering place of cyclists. A bench, bike rack and some basic plantings make up the small landscaped area (see Appendix J).

The existing restaurant will lose parking spaces due to the placement of the proposed building (on existing parking spaces). The solution to address existing parking, plus additional parking required for the new building, is to utilize the vacant lot to the west – also under the same ownership as the subject property. The adjacent site, located at 23810 River Road, will be used strictly for parking to accommodate both buildings (existing restaurant and proposed microbrewery). A site specific text amendment, permitting an off-street parking use as a principal use, was supported by Council in January 2018 for 23810 River Road. The applicant does not intend to provide any upgrades to the adjacent vacant property in terms of access, re-surfacing (combination of cracked asphalt and gravel), or landscaping.

Context:

The subject property is relatively flat and is located on the south side of River Road. The subject property is surrounded by industrial development to the west, River Road, CP Rail and Lougheed Highway to the north, the Fraser River to the south and the old Albion ferry grounds to the east (currently car storage). The proposed use and new building will complement the existing restaurant, as well as provide an ideal

location for viewsapes along the Fraser River. The new use will also provide diversity to the existing industrial uses located along River Road.

OCP and Zoning Compliance:

The applicant is proposing a microbrewery and tasting lounge on the subject property within a new building adjacent to the existing restaurant. The applicant has provided a design rationale and has completed the Industrial Development Permit Guidelines Checklist (see Appendix F).

The subject property is zoned M-3 (Business Park) and Development Data Sheet (Appendix E) analyses the compliance of the project with the applicable zone regulations. An interior side yard variance is proposed to be reduced from 1.5 m to 0.5 m for the proposed building.

Parking and bicycle storage:

The *Maple Ridge Off-Street Parking and Loading Bylaw No. 4350 – 1990* requires that the M-3 (Business Park) zone provide 1 parking space per 93 m² of gross floor area for industrial use and 1 parking space per 4 seats for a licensed premise. The total gross floor area of the industrial space is proposed to be 203 m² (2,188 ft²) requiring 2.2 parking spaces. The number of seats for the tasting lounge is proposed to be 36 seats, requiring 9 parking spaces, for a total of 11.2 required parking spaces (industrial use and lounge). The existing restaurant parking requirements based on seating and office use total 40.2 spaces. The applicant is proposing 52 parking spaces total between the existing restaurant and proposed microbrewery, which meets the minimum parking standards. Two of the spaces are identified as accessible parking spaces, as well, a bike rack is provided.

Garbage/Recycling:

Existing infrastructure for the restaurant will be utilized for garbage and recycling pick up locations for proposed microbrewery.

Off Site Upgrades:

No offsite upgrades are required as a result of this application. All requirements will 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: Adam Rieu

The following appendices are attached hereto:

- Appendix A Subject map
- Appendix B Submission Checklist
- Appendix C Covering Letter
- Appendix D Project Description
- Appendix E Development Data Sheet
- Appendix F Industrial Development Permit Area Guidelines Checklist
- Appendix G Servicing Review
- Appendix H Stormwater Management Plan
- Appendix I Architectural Plans
- Appendix J Landscape Plans

City of Maple Ridge

TO: Advisory Design Panel **MEETING DATE:** September 18, 2019
FILE NO: 2018-319-DP
SUBJECT: 11920 228 Street

PURPOSE:

An Advisory Design Panel (ADP) submission has been received for the subject property, located at 11920 228 Street (see Appendix A), to permit the construction of a 13 storey apartment building, with 92 units and one guest suite. The subject property is a pre-zoned RM-6 (Regional Town Centre High Density Apartment Residential) lot, approximately 0.4 ha (1 acre) in area.

The development permit application made to the City is subject to Section 8.11 Town Centre Development Permit Area Guidelines for the *Downtown East Precinct* for Multi-Family Residential development. The applicant has submitted their Advisory Design Panel application for review and comments (see Appendix B).

BACKGROUND:

Applicant:	M. Charkhchi, Sunnyville Project 228 Ltd.
Legal Description:	Lot A, Section 17, Township 12, New Westminster District Plan 86981
OCP:	
Existing/Proposed:	Medium and High-Rise Apartment
Zoning:	
Existing/Proposed:	RM-6 (Regional Town Centre High Density Apartment Residential)
Surrounding Uses	
North:	Use: Mixed Use Commercial and Residential Zone: C-3 (Town Centre Commercial) and CS-1 (Service Commercial) Designation: Town Centre Commercial
South:	Use: Multi Family Apartment Residential Zone: RM-2 (Medium Density Apartment Residential) Designation: Low Rise Apartment
East:	Use: Multi Family Apartment Residential and Single Family Residential Zone: RM-2 (Medium Density Apartment Residential) and RS-1 (One Family Urban Residential) Designation: Medium and High Rise Apartment and Low Rise Apartment
West:	Use: Office and Lumber Yard Zone: C-3 (Town Centre Commercial) and CS-1 (Service Commercial) Designation: Town Centre Commercial and Low Rise Apartment
Existing Use of Property:	Vacant
Proposed Use of Property:	Townhouse and Apartment Building
Site Area:	3,840 m ² (0.9 acre)
Access:	228 Street
Servicing:	Urban Standard

DEVELOPMENT PERMIT AREA:

This development permit application is subject to the Town Centre Development Permit Area Guidelines for the *Downtown East Precinct*.

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 gateway to the Town Centre.** New development should promote the Downtown East Precinct as a Town Centre gateway for travelers heading west along Dewdney Trunk Road and Lougheed Highway. A gateway element should have strong visual presence that features landmark structure(s), landscape elements, welcome signage, public art and/or enhanced views to the mountains, while maintaining architectural quality and character of associated new development.

The proposed development promotes the streetscape view using modern architectural elements, such as landmark structures, strong landscaping, such as privacy shrubs, building signage, public art and high-quality finish materials which creates a strong building character.

- 2. Create a pedestrian-oriented, mixed-use commercial area.** New development in the Downtown East Precinct should foster a pedestrian-oriented, mixed-use commercial area with a portion of medium to high density residential development. New development should promote the East Precinct as an important new commercial and residential urban environment in downtown Maple Ridge. A building's form and mass should support a strong pedestrian-oriented urban realm and should help to define the street and sidewalk areas as active public spaces. Taller buildings (greater than 5 stories) should be stepped back in a podium style to blend with low-rise (3-5 storey buildings) and provide a more ground-oriented feel.

Although the development is a multi-family development, the proposed pedestrian-oriented streetscape view, high quality landscape, artworks at a recognizable strong entry and limited sitting area creates a pedestrian-oriented urban realm and promotes the residential Town Centre. The tower steps back at the third storey, above the two-level ground-oriented townhouse units.

- 3. Enhance the quality, character and vibrancy of the Town Centre.** New development should inform the quality, character and vibrancy of the urban environment. Colours should be harmonious and materials of sustainable quality. All new commercial, multi-family and mixed-use buildings should create an attractive appearance to the street and should maintain a cohesive building style. The precinct can accommodate a variety of building forms, from single-storey bigger box commercial to mixed-use commercial buildings with residential above, provided the building orients to the street and offers a pedestrian-friendly façade.

The proposed finish materials are a higher quality and have a longer life-cycle. The tower base form and character and landscaping is highly pedestrian-oriented and strongly invites them into the building.

The dominant tower cladding colour is beige, with dark navy blue, off-white, and burgundy as an accent colour. The building base form and character consists of straight C-shape concert frames which is also repeated on the tower in contrast with curved-edged balconies. The C-shape concert frames are repeated stronger on the top as a closing element.

- 4. Capitalize on important views.** New development within proximity to 226th Street should protect important mountain views to the north. Existing streets and buildings should maintain and enhance these views.

The upper tower levels will have a mountain view from the north and a river view from the south. The tower is significantly setback from the property line, which permits to over 60° view cones from the adjacent existing buildings in opposite directions.

- 5. Provide public outdoor space.** New developments should include attractive, functional public outdoor spaces, where appropriate and feasible. Outdoor spaces should be designed to accommodate a wide use of activities, incorporate universal access, reduce vandalism, and increase safety.

There is limited public outdoor space in this development.

- 6. Provide climate appropriate landscaping and green features.** New development should provide landscape elements that reinforce the urban character and vibrancy of the Town Centre. Landscape elements should enrich the pedestrian-friendly character of streets in the precinct, moderate the internal building climate, manage stormwater on site, and reference the architectural quality of new buildings. Where feasible, mature trees should be retained, vegetation suitable for the Maple Ridge climate should be planted, and green roofs and walls should be considered.

Plantings are all at least moderately drought-tolerant and include native and adapted species. The perimeter plantings buffer winds and provide privacy within the site. Tree species have been selected to provide summer and winter interest, shade the parking and pedestrian routes, and to help soften the views of the building. The quantity of planting will reduce ground-level surface water flow, collecting water via roof drains into a detention tank.

- 7. Maintain street interconnectivity.** New development should maintain street interconnectivity and the traditional use of the lane as a service street and secondary vehicular and pedestrian thoroughway. Where feasible, parking requirements should be accommodated underground.

The proposed development has a big lobby with double-height exterior glazing which strongly connects the main building without an access ramp. There is no surface parking proposed in this project.

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

PLANNING COMMENTS:

- 1. Proposal:**

The development proposal is for the construction of a 13 storey apartment building, with 92 units and one guest suite (see Appendix B). The subject property is an existing RM-6 (Regional Town Centre High Density Apartment Residential) zoned lot, approximately 0.4 ha (1 acre) in area.

The development consists of 13 two-storey townhouse units at the base of the building with an amenity room and guest suite on the ground floor and three additional apartment units on the second storey with an indoor gym and storage area. The building then steps back to a tower

with 8 apartment units on the third to eleventh storeys; and 4 two-storey penthouse units on the twelfth and thirteenth storeys.

An amenity area with a play structure and benches are provided on the northwest corner of the property. Ground-level entry is provided for each of the townhouse units with patio areas. Sundecks are provided for the four penthouse units and decks are provided for the apartment units.

Two levels of underground parking are provided with long-term bicycle storage provided on the first parking level, and short-term bicycle storage provided at grade, near the entrance to the building and at the northwest corner of the building.

Building materials consist of mainly Trespa panels, concrete and double-glazed glass.

2. Context:

The subject property is located on the east side of 228 Street, at the intersection of 119 Avenue and 228 Street. The property is currently vacant and generally flat, with a mixed-use two-storey commercial and residential building to the northwest; a two-storey commercial building to the northeast; a three-storey apartment building and single family residence to the east; a three-storey apartment building to the south; and a single-storey commercial building and lumber yard to the west.

3. OCP and Zoning Compliance:

The subject property is located within the *Downtown East Precinct* of the *Town Centre Development Permit Area*. This precinct offers great potential for new development that can contribute to more urban and pedestrian-oriented development. A number of large and/or underdeveloped lots in the area can accommodate a variety of building forms, from single-storey bigger box commercial to mixed-use commercial buildings with residential above, provided the building orients to the street and offers a pedestrian-friendly façade. Medium to high density residential high-rise towers can also be accommodated. This property is designated *Medium and High-Rise Apartment*, which supports development of apartment forms of dwelling that are 5 to 20 storeys with underground parking.

The subject property was rezoned to RM-6 (Regional Town Centre High Density Apartment Residential) in 2007. The original proposed development was for a 16 storey apartment building, with 3 storey townhouse units at the base. The RM-6 (Regional Town Centre High Density Apartment Residential) zone allows for a maximum floor space ratio of 1.6 times the lot area, with some exceptions for additional density. The applicant is proposing to take advantage of the following exceptions within the zone for additional density, for a total Floor Space Ratio of 2.8:

- i. an amount equal to 0.2 times the lot area may be added for each storey above the eighth, to a maximum of 1.0 times the lot area;
- ii. an amount equal to 0.1 times the lot area may be added for providing a minimum of 90% of the required parking spaces in an underground structure. An additional 0.1 times the lot area may be added for providing all required parking spaces, excluding visitor spaces, in an underground structure.

The Development Data Sheet (see Appendix D) summarizes the development details and the project architect has completed the Town Centre Development Permit Area Guidelines checklist for the *Downtown East Precinct* (see Appendix E). The development proposal complies with the *Medium and High-Rise Apartment* designation; however, the applicant is seeking variances to

the RM-6 (Regional Town Centre High Density Apartment Residential) zone and *Off-Street Parking and Loading Bylaw* as discussed below.

4. Proposed Variances:

The applicant is seeking the following variances for this development:

- Front yard setback increased from 4.5m to 6.0m; and
- Increased percentage of allowed small car parking stalls, from 10% to 21%.

Low retaining walls are proposed approximately 2m from the front property line; however these are not considered structures that would require a setback variance.

5. Parking and bicycle storage:

The *Off-Street Parking and Loading Bylaw No. 4350-1990* requires that development within the Central Business District of the Town Centre for Multi-Family Market Housing provide the following:

Residential Component:

- Bachelor = 0.9 spaces/unit
- 1 bedroom = 1 space/unit
- Each additional bedroom = 0.1/unit

Visitor Component:

- 0.10 space/unit – where on-street supply available.

This development consists of 2 one-bedroom units and one guest suite; 50 two-bedroom units; 36 three-bedroom units; and 4 four-bedroom units, for a total requirement of 107 stalls for the residents and 9 stalls for visitors, two of which should be allocated for vehicles of people with disabilities. The applicant is providing 144 parking stalls, nine of which are allocated for vehicles of people with disabilities, and 31 will be small car parking stalls (see Appendix F).

Bicycle Parking Space Requirements are as follows:

Building Classification	Long-Term Bicycle Parking	Short-Term Bicycle Parking
Townhouses	Storage provided inside individual units	3 spaces for every 20 units, located at visitor parking areas
Low-Rise, Medium-Rise, and High Rise Residential	1 space per 4 units	6 spaces for every 20 units

Based on the number of units proposed, 20 long-term Bicycle Parking stalls are required, and 26 short-term Bicycle Parking stalls are required. The applicant is providing 32 long-term Bicycle Parking stalls and 26 short-term Bicycle Parking stalls.

6. Environmental Sustainability and Stormwater Management:

When the original Rezoning and Development Permit were approved in 2007, a restrictive covenant requiring LEED components was registered on Title. The applicant has indicated that they have hired a LEED consultant and intend to meet the requirements within the covenant. Additional Green Building Techniques are outlined in the Development Permit Guidelines. Surface water is intended to be collected in detention tanks and reused for irrigation onsite.

7. Garbage/Recycling:

A garbage and recycling storage room is located on the Level 1 parking level, with an enclosed temporary storage area at grade for pick-up days. A garbage compactor is provided with an agreement for garbage and recycling to be collected from the garbage room.

8. Off Site Upgrades, Utilities and Services:

The existing sidewalk, curb and gutter will need to be replaced and a new driveway letdown installed at a maximum width of 9m. Street trees are required along the property frontage. Street lighting and pedestrian level lighting is required to enhance the streetscape. Bicycle storage, seating, and garbage receptacles are required at the property frontage. New water, storm and sanitary service connections will be required to support the proposed development and will need to be sized by the developer's engineer. An excavation and shoring plan has been submitted to the Building and Engineering departments for review.

CONCLUSION:

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

Prepared by: Michelle Baski, ASCT, MA
Planner

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 Town Centre DP Area Guidelines Checklist
- Appendix F Architectural and Landscaping Plans