

City of Maple Ridge
ADVISORY DESIGN PANEL
AGENDA

October 16, 2019, 4:00 pm
Blaney Room, Maple Ridge City Hall

1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**
3. **ADOPTION OF MINUTES**
 - 3.1 September 11, 2019
 - 3.2 September 18, 2019
4. **NEW & UNFINISHED BUSINESS**
5. **PROJECTS**
 - 5.1. **Development Permit No: 2017-473-DP** **4:15 PM**

Applicant:	Anya Paskovic, Aplin & Martin
Project Architect:	Joseph Park, JP Architect Inc.
Project Landscape Architect:	PMG Landscape Architects
Proposal:	10 Street Townhomes (RST-SV)
Location:	13616 & 13660 232 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.



**City of Maple Ridge
ADVISORY DESIGN PANEL**

The Minutes of the Regular Meeting of the Maple Ridge Advisory Design Panel held in the Coho Room at Maple Ridge Municipal Hall, 11995 Haney Place, Maple Ridge, British Columbia, on Wednesday, September 11, 2019 at 4:11 pm.

PANEL MEMBERS PRESENT

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

ABSENT

Narjes Miri	Architect AIBC
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STAFF MEMBERS PRESENT

Wendy Cooper	Staff Liaison, Planner
Amanda Allen	Acting Committee Clerk

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

R/2019-027

It was moved and seconded

That the agenda for the September 11, 2019 Advisory Design Panel meeting be approved as circulated.

CARRIED

3. **ADOPTION OF MINUTES**

R/2019-028

It was moved and seconded

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

CARRIED

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

5. PROJECTS

- 5.1. **Development Permit No:** 2017-510-DP
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, 24028, 24060 104 Avenue
File Manager: Adrian Kopystynski

The staff liaison provided an overview of the 31 unit townhouse development proposal. The project team gave a presentation of the project plans.

R/2019-029

It was moved and seconded

That the following concerns be addressed regarding File No. 2017-510-DP and digital versions of revised drawings and memo be submitted to Planning staff; and further that Planning staff forward this on to the Advisory Design Panel for information.

Landscape Comments:

1. Clarify retaining wall heights, materials and relationship to neighbouring properties and proposed lane;
2. Provide perimeter fencing plan and details;
3. Provide onsite fencing and grading plans showing all locations of proposed fencing and retaining walls complete with details and materials;
4. Consider enclosing amenity space with appropriate fencing;
5. Move proposed boxwood hedge within property lines;
6. Provide additional shrub planting at end of driveway to screen vehicle headlights onto 240 Street;
7. Expand side yard planting with multiple layers and screening;
8. Provide legible materials legend for hard surfacing, separate hatching for different hard paving materials;
9. Consider different materials on internal driveway to delineate pedestrian route;
10. To the extent possible, provide context or civil plans for offsite landscape areas, including dedications;
11. Demonstrate how landscape can enhance the urban identity at the corner of 240 Street and 104 Avenue and be integrated into the architectural concept at the corner.

Architectural Comments:

1. Provide warm material palette colour options;
2. Provide texture material palette options;
3. Demonstrate how architecture can enhance the urban identity at the corner of 240 Street and 104 Avenue and be integrated into the landscape concept at the corner;
4. Provide screening to three sides of all PMTs;
5. Provide enhanced architectural elevations facing interior lane;
6. Provide street identity and sense of entry/place at both moments of entry off of proposed road;
7. Review terminations of all materials and trims for consistency;
8. Consider delineating bike storage in units.

CARRIED

- 5.2. **Development Permit No. 2018-458-DP**
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
File Manager: Diana Hall

The staff liaison summarized the recommendations from the June 19, 2019 Advisory Design Panel meeting regarding the business park development. The project team gave a presentation on changes to the design and addressed the previous recommendations on the project. The Panel noted that the applicant did not consider sustainable stormwater management techniques ie: bioswales.

R/2019-030

It was moved and seconded

That application 2018-458-DP be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Landscape Comments:

1. Ensure that onsite stormwater management is coordinated during the development permit process and that all City departments have reviewed and approved the design so that minimum requirements are achieved;
2. Provide a rationale on why stormwater infiltration beyond a tank was not considered;
3. Ensure guardrails are provided at trail access point off Kingston Street;
4. Consider painted line crosswalks at Kingston Street trail for all five crossings: Wanstead, Lorne, Ospring, Hampton and Ditton;
5. Provide pedestrian wayfinding at trail and crossings;
6. Consider additional shrub planting at foundations of buildings at Lots 4-7, similar in character to Lot 3;
7. Consider using higher percentage of recommended native plant material to match character of environmental ecological areas;
8. Consider planting Hemlocks in more sheltered locations on site and consider an alternate species at building facades;
9. Consider adding berms in Lot 7 Amenity area at circuit path to increase screening and visual interest;
10. Consider concrete attenuation fence;
11. Cross section F – plant material seems low growth, consider substituting with taller growing plant material to screen the attenuation fence.

Architectural Comments:

1. Provide updated landscape cross sections of context from closest proposed building corner to property lines;
2. Update architectural drawings to indicate neighbouring context ie: neighbouring houses;
3. Enhance shadow study to show existing houses and bridge context;
4. Building corners facing neighbouring property lines should be further scaled ie: horizontal or vertical line work/materials;
5. Articulate the roof line of the south façade of building Lot 7;
6. As previously noted, historical reference and character as identified within the Hammond Area Plan has not been reflected in the design.

CARRIED

6. **CORRESPONDENCE** – Nil
7. **QUESTION PERIOD** – Nil
8. **ADJOURNMENT** – 8:10 pm.

S. Bartok, Chair

/aa



**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, September 18, 2019 at 4:13 pm.

PANEL MEMBERS PRESENT

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

STAFF MEMBERS PRESENT

Wendy Cooper	Staff Liaison, Planner
Amanda Allen	Acting Committee Clerk

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

R/2019-031
It was moved and seconded

That the agenda for the September 18, 2019 Advisory Design Panel meeting be approved as circulated.

CARRIED

3. **ADOPTION OF MINUTES - Nil**
4. **NEW AND UNFINISHED BUSINESS - Nil**
5. **PROJECTS**

Note: Meredith Mitchell joined the meeting at 4:18pm

- 5.1. **Development Permit No: 2019-011-DP**

Applicant:	Lovick Scott Architects
Project Architect:	Lovick Scott Architects
Proposal:	Exterior and interior remodeling McDonald's
Location:	22780 Lougheed Hwy
File Manager	Therese Melser

Development Permit No: 2019-065-DP
Applicant: Lovick Scott Architects
Project Architect: Lovick Scott Architects
Proposal: Exterior and interior remodeling McDonald's
Location: 20390 Dewdney Trunk Road
File Manager: Therese Melser

The staff liaison provided an overview of the rebranding project of the McDonald's buildings at 22780 Lougheed Hwy and 20390 Dewdney Trunk Road. The project team gave a presentation of the project plans.

R/2019-032

It was moved and seconded

That application 2019-011-DP be supported as presented and the applicant proceed to Council for approval.

Landscape Comments:

1. Consider providing additional exterior bike racks for clients and staff;
2. Ensure existing vegetation is retained and protected.

Architectural Comments:

1. Provide additional CPTED provisions along South elevation ie: include CCTV, lighting, material transitions, etc;
2. Consider providing additional interior colour and pattern highlights (playfulness);
3. Consider wrapping South elevation with lower stone element.

CARRIED

R/2019-033

It was moved and seconded

That application 2019-065-DP be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Landscape Comments:

1. Ensure existing vegetation is retained and protected;
2. Ensure pedestrian safety with pedestrian oriented circulation from East side of building to West side of building along North elevation;
3. Consider adding bollards on North elevation for vehicular protection;
4. Consider providing additional exterior bike racks for clients and staff.

Architectural Comments:

1. Consider providing additional material upgrades to South elevation;
2. Consider providing additional interior colour and pattern highlights (playfulness);
3. Consider creating articulation at transitions between building materials;
4. Provide additional CPTED provisions along South elevation ie: include CCTV, lighting, material transitions, etc.

CARRIED

5.2	Development Permit No.	2018-508-DP
	Applicant:	Gordon Hume
	Project Architect:	Ionic Architecture
	Project Landscape:	M.K. Lascelle Landscaping Consultation & Design
	Proposal:	Brewery and Lounge
	Location:	23840 River Road
	File Manager:	Adam Rieu

The staff liaison provided an overview of the proposal to be sited on the same parcel as the Kingfisher Bar and Grill. The project team gave a presentation of the microbrewery project plans. Based on the landscape information provided with the application, the Advisory Design Panel's Landscape Architects were unable to adequately provide comment on the landscape form and character of the project.

R/2019-034

It was moved and seconded

That the following concerns be addressed regarding application 2018-508-DP and that digital versions of revised drawings and memo be submitted to Planning staff; and further that Planning staff forward this on to the Advisory Design Panel for comment:

Landscape Comments based on the Architectural plans:

- 1. Provide landscape lighting and materials to enhance the corridor between the two buildings and be more pedestrian friendly;**
- 2. Demarcate pathways through paving materials or patterns to eliminate pedestrian and vehicular conflict – consider reflective material or alternatives for nighttime safety;**
- 3. Based on the importance of the site, it is recommended that a professional Landscape Architect be retained as part of the design.**

Architectural Comments:

- 1. Provide enhanced form and character considering the adjacent building;**
- 2. Consider revising building massing to address form and character and CPTED pedestrian access issues;**
- 3. Provide enhanced pedestrian entrances, visibility and exits for safe circulation;**
- 4. Consider shifting building mass to the North to reduce shadows cast on existing patios;**
- 5. Consider access to roof for potential future entertaining use and provisions for exits.**

CARRIED

5.3	Development Permit No:	2018-319-DP
	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 3 rd to 11 th floors, for a total of 93 units (one of which is a guest suite)
	Location:	11920 228 Street
	File Manager:	Michelle Baski

The staff liaison provided an overview of the 13 storey apartment building proposal and requested variances. The project team gave a presentation of the project plans. The Panel noted its support for individual access from townhomes at ground level to the street.

R/2019-035

It was moved and seconded

That application 2018-319-DP be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Landscape Comments:

- 1. Ensure PMT has access to street for maintenance;**
- 2. Consider green separation between patios;**
- 3. Provide more planting buffer between private patios and public areas ie: bike rack area, guest suite, amenity area, exit walkways;**
- 4. Review trellis and screen detail to ensure patios are enclosed;**
- 5. Coordinate soil and fall surfacing depths on slab with Landscape Architect and Engineer;**
- 6. Review installation detail of step posts and play equipment over slab;**
- 7. Consider continuing semi-public walkway around East side of building to ensure onsite access to amenity from southern ground floor units;**
- 8. Consider reviewing landscape design to provide Tier 3 stormwater management;**
- 9. Provide softening of 1st floor North elevation through architectural features, landscaping and programming (reduction of exposed concrete, adding raised planting beds or landscape features).**

Architectural Comments:

- 1. Consider simplification of the architectural language through architectural features, materials and colours;**
- 2. Consideration for sustainable features beyond code minimums;**
- 3. Provide softening of 1st floor North elevation through architectural features, landscaping and programming (reduction of exposed concrete, adding raised planting beds or landscape features);**
- 4. Consider emphasis on tower entry features to clearly delineate activity;**
- 5. Planning Department to confirm that the Public Art component is substantiated through regulations and is located within the public realm;**
- 6. Review and confirm material consistency through colours and use ie: trellis and wood features.**

CARRIED

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

S. Bartok, Chair

/aa

City of Maple Ridge

TO: Advisory Design Panel
FILE NO: 2017-473-DP
SUBJECT: 13660 and 13616 232 Street

MEETING DATE: October 16, 2019

PURPOSE:

An Advisory Design Panel (the “ADP”) submission has been received for the subject properties, located at 13660 and 13616 232 Street (see Appendix A) to permit the construction of ten street townhouses with detached garages, accessed from a rear lane.

The rezoning application being processed in conjunction with this proposal was given first reading by Council on February 27, 2018. This rezoning application is accompanied by an Official Community Plan (OCP) amendment to adjust the boundaries to the *Low Density Urban, Medium Density Residential, Medium/High Density Residential, Open Space* and *Conservation* designations, to respect the current pattern of development in the area, and better locate the *Open Space* area.

The subject properties are currently zoned RS-3 (One Family Rural Residential) and are being rezoned to RST-SV (Street Townhouse – Silver Valley) for the ten street townhouses; and R-1 (Residential District), R-2 (Urban Residential District), RS-1 (One Family Urban Residential), and RS-1b (One Family Urban (Medium Density) Residential) for the 13 single family lots to the east of the street townhouses. The ADP is only required to review the form and character of the ten street townhouses fronting 232 Street (see Appendix B). The development permit application made to the City is subject to Section 8.7 Multi-Family Development Permit Area Guidelines.

BACKGROUND:

Applicant: A. Paskovic, Aplin and Martin Consultants Ltd.

Legal Descriptions: South Part Lot 9, Except: Parcel “A” (Reference Plan 10274), Block “A”, Section 33, Township 12, NWD Plan 2409, Being all that portion of said lot lying to the south of a straight line drawn parallel to and perpendicularly distant 200 feet south from the north boundary; and
 Parcel “A” (Reference Plan 10274) South Part Lot 9 Block “A” Section 33, Township 12, NWD Plan 2409

OCP:
 Existing: Low Density Urban, Medium Density Residential, Eco Clusters, Open Space, and Conservation
 Proposed: Low Density Urban, Medium Density Residential, Medium/High Density Residential, Open Space, and Conservation

Zoning:
 Existing: RS-3 (One Family Rural Residential)
 Proposed: RST-SV (Street Townhouse-Silver Valley), R-1 (Residential District), R-2 (Urban Residential District), RS-1 (One Family Urban Residential), and RS-1b (One Family Urban (Medium Density) Residential)

Surrounding Uses:

North:	Use:	Conservation and Neighbourhood Park
	Zone:	RS-3 (One Family Rural Residential) and P-1 (Park and School)
	Designation:	Conservation and Neighbourhood Park
South:	Use:	Single Family Residential (under application 2011-107-RZ)
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Eco Clusters, Open Space, and Conservation
East:	Use:	North Alouette River, vacant
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Low Density Urban and Conservation
West:	Use:	Single Family Residential (under application 2016-055-RZ)
	Zone:	A-2 (Upland Agricultural)
	Designation:	Medium/High Density Residential, Conservation, and Civic

Existing Use of Properties:	Vacant and Single Family Residential
Proposed Use of Property:	Multi-Family Residential and Single Family Residential
Site Area:	2.6 ha (6.3 acres)
Access:	Future Blaney Road and future Lane from the north
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 8.7 Multi-Family 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. *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 (see Appendix C) and has completed both the Development Data Sheet (see Appendix D) and Multi-Family Residential Development Permit Guidelines (see Appendix E).

PLANNING COMMENTS:

1. Proposal:

The subject properties are located on the north-east corner of the intersection of 232 Street and the un-constructed 136 Avenue. 13660 232 Street is a vacant triangular property, with a tributary of Cattell Brook that traverses the north-western point of the property. This tributary will be diverted with the development to the north to realign with 232 Street. A reduced watercourse protection setback will be required along the frontage of both properties.

There is an existing single family dwelling on 13616 232 Street, which is located in the central portion of the property. The eastern half of the property is heavily treed and slopes down toward the North Alouette River. The western half of the property slopes more gradually toward 232 Street. There is an existing pump station located within the un-opened 136 Avenue Right-of Way. This pump station requires upgrading and will eventually take up a larger area within the Right-of Way.

The applicant is proposing to rezone and redevelop the properties to allow for approximately ten RST-SV (Street Townhouse - Silver Valley) townhouse units along 232 Street, approximately four R-2 (Urban Residential District) single family lots, approximately six R-1 (Residential District) single family lots, approximately two RS-1b (One Family Urban (Medium Density) Residential) single family lots, and one RS-1 (One Family Urban Residential) single family lot, gradually decreasing in density from west to east. This pattern of lot size gradient is reflected in the subdivision pattern of the lands to the north.

The ten street townhouses are designed in response to the slope of the street, with the units broken down into two masses. Further details on the form and character of the development are summarized in the Design Rationale. Architectural plans and landscaping plans are attached (see Appendix F).

2. OCP and Zoning Compliance:

This rezoning application is accompanied by an Official Community Plan (OCP) amendment to adjust the boundaries to the *Low Density Urban, Medium Density Residential, Medium/High Density Residential, Open Space* and *Conservation* designations, to respect the current pattern of development in the area, and better locate the *Open Space* area.

The attached Development Data Sheet analyses the compliance of the project with the applicable RST-SV (Street Townhouse – Silver Valley) zone regulations. This zone has a maximum density of 233 m² (2,400 ft²) gross floor area per unit, excluding the basement, garage, and accessory buildings, in addition to a maximum lot coverage of 45% to 65%, depending on the type of unit. The applicant is proposing a maximum of 188 m² (2,024 ft²) gross floor area per unit.

The following variances will be required:

- To reduce the minimum lot width for proposed Lot 1 from 10.5m to 9.9m.
- To reduce the minimum front setback from 4m to 3.7m.
- To increase the height for the garage from 4.6m to 5m.

Note that the project may require additional height variances, but the Zoning Bylaw does allow an exception for stair towers. Additional variances may be required once more detailed plans are provided.

3. Parking and bicycle storage:

Each unit requires two parking stalls, which will be provided in the detached garages for the units. Visitor parking is not required for the Street Townhouse – Silver Valley zone.

4. Environmental, Sustainability & Stormwater Management:

Landscaping is provided with a bioswale and increased growing medium with a tree and shrubs are provided to help to collect and detain stormwater. Stormwater management includes catch basins with infiltration galleries, in-pipe detention, stormtech manholes, and topsoil requirements to allow supplementary stormwater infiltration and to reduce discharge into the City's storm drain. The Stormwater Management plan and rationale are provided with Civil Plans (see Appendix G).

5. Issues requiring comments from ADP:

The design of the rear yards should be reviewed, with respect to the grading and the amount of stairs required to access the units and the garages.

6. Garbage/Recycling:

Garbage and recycling storage can be within the detached garages and can be collected from the rear lane on collection day from each of the individual units.

7. Works along abutting roads:

Street improvements along 232 Street have recently been conducted by the City. Street improvements within the development, including street lighting and street trees will be required as a component of the Subdivision application for the single family lots.

CONCLUSION:

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

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
- Appendix G Civil Plans