

FOR ADVISORY DESIGN PANEL MEMBERS

Pursuant with Section 8.11 of the Official Community Plan, development in the Town Centre will be assessed against the Maple Ridge Town Centre Area Development Permit Guidelines. See the guidelines in Section 8.11 of the Official Community Plan for the full list and description of development permit guidelines.

This checklist is intended to aid in the Advisory Design panel in the review of Town Centre development applications (either in collective discussion during monthly meetings or individually).

PART II: SECTION OBJECTIVES

A. Building Setbacks, Form, Mass, and Height

- a. Promote a cohesive building expression and strong pedestrian oriented urban realm in Maple Ridge Town Centre by ensuring new buildings, renovations and/or additions have consistent architectural and urban design setbacks, form, mass, and height.
- Consistent: Yes No

Explain:

- b. Help define the street and sidewalk areas as active public spaces.
- Consistent: Yes No

Explain:

- c. Provide a consistent and complementary scale of building form in accordance with the Development Permit Area Guidelines.
- Consistent: Yes No

Explain:

B. Building Façades, Materials and Colour

- d. Ensure additions, renovations and/or new infill projects in the Town Centre have a coherent architectural design concept where windows, doors, siding material and other façade elements create a pleasing composition compatible with surrounding buildings, commercial and neighbourhood character.
- Consistent: Yes No

Explain:

- e. Enhance the architectural and massing concept of a building as well as the quality, character and vibrancy of the urban environment of the Town Centre through the use of harmonious, quality materials and colours.
- Consistent: Yes No

Explain:

- f. Screen rooftop and ground mounted mechanical equipment and trash storage from public view and thereby ensure commercial and mixed-use buildings maintain an attractive appearance to the street.
- Consistent: Yes No

Explain:

C. Building Site Considerations

- g. Ensure public outdoor spaces are designed so that they improve use and activities, incorporate universal access, reduce vandalism, increase safety and provide more attractive, functional outdoor spaces in the Town Centre.
- Consistent: Yes No

Explain:

- h. Provide street trees and landscape elements that reinforce the 'urban' character and vibrancy of the Town Centre, enrich the pedestrian friendly character of the streets in the district, and integrate this important commercial and higher density residential area with the character and quality of the surrounding residential neighbourhood.
- Consistent: Yes No

Explain:

- i. Ensure parking lots are designed to be accessible, but do not intrude upon the surrounding residential area, nor the urban, pedestrian-oriented quality of the Town Centre.
- Consistent: Yes No

Explain:

- j. Ensure service loading and mechanical equipment are designed to protect the surrounding businesses and residential areas from unsightly, noisy, and noxious environments.
- Consistent: Yes No

Explain:

- k. Ensure outdoor spaces consider appropriate orientation for solar access and human comfort, in accordance with the Development Permit Guidelines.
- Consistent: Yes No

Explain:

FURTHER COMMENTS: