



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, October 16, 2019 at 4:15 pm.

PANEL MEMBERS PRESENT

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

STAFF MEMBERS PRESENT

Wendy Cooper	Staff Liaison, Planner
Erin Mark	Committee Clerk

1. **CALL TO ORDER**

2. **APPROVAL OF THE AGENDA**

R/2019-036

It was moved and seconded

That the agenda for the October 16, 2019 Advisory Design Panel meeting be approved as circulated.

CARRIED

3. **ADOPTION OF MINUTES**

3.1 **September 11, 2019**

R/2019-037

It was moved and seconded

That the minutes for the September 11, 2019 Advisory Design Panel meeting be adopted as circulated.

CARRIED

3.2 **September 18, 2019**

R/2019-038

It was moved and seconded

That the minutes for the September 18, 2019 Advisory Design Panel meeting be adopted as circulated.

CARRIED

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

5. **PROJECTS**

5.1. **Development Permit No: 2017-473-DP**

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

The staff liaison provided an overview of the 10 street townhome development proposal.
The project team gave a presentation of the project plans.

R/2019-039

It was moved and seconded

That application 2017-473-DP be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Landscape Comments:

1. **Coordinate grades between architectural and landscape plans south elevation, Unit 1;**
2. **Coordinate offsite design with City requirements, in particular existing bioswales and street trees consistent with other areas on 232 Street;**
3. **Show retaining walls and fences in elevations to demonstrate height consistently in landscape and architectural drawings;**
4. **Provide a section through the North/South property line to show transition to future roadway;**
5. **Consider providing low level landscape lighting in the paver patios;**
6. **Show context of pump station in plan view and elevation; and**
7. **Provide adequate landscape screening between Unit 1 and the pump station.**

Architectural Comments:

1. **Consider providing a warmer colour palette and enhanced architectural elements on the east, south and north elevations;**
2. **Consider modifying the roof access proportions, roof design and materiality to better fit in with the west elevation; and**
3. **Consider the consistency of fenestration including frames and locations on east elevation.**

CARRIED

6. **CORRESPONDENCE – Nil**

7. **QUESTION PERIOD – Nil**

8. **ADJOURNMENT – 5:25 pm.**

S. Bartok, Chair

/em



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City of Maple Ridge

TO: Advisory Design Panel MEETING DATE: January 22, 2020
FILE NO: 2018-004-DP
SUBJECT: 22567 22583 and 22577 Brown Avenue

PURPOSE:

An Advisory Design Panel (the "ADP") submission has been received for the above cited application and properties to permit the construction of a 5 storey apartment building with 48 dwelling units and 51 parking spaces. There are variances required for setbacks and for parking.

This site is being re-zoned to RM-2 (Medium Density Apartment Residential). The development permit application made to the City is subject to Section 8.11 Town Centre Development Permit.

BACKGROUND:

Applicant: Maclean Homes (Golden Ears Ltd.)

Legal Description: Lot 5 Section 20 Township 12, NWD Plan 8843
Lot 6 Section 20 Township 12, NWD Plan 8843
Lot 7 Section 20 Township 12, NWD Plan 8081

OCP: Existing: Medium and High-Rise Apartment

Zoning: Existing: RS-1 (One Family Urban Residential)
Proposed: RM-2 (Medium Density Apartment Residential)

Surrounding Uses: North: Use: Residential
Zone: RM-3 (High Density Apartment Residential) and RS-1 (One Family Urban Residential)
Designation: Medium and High-Rise Apartment
South: Use: Residential
Zone: RS-1 (One Family Urban Residential)
(former application 2012-115-RZ expired and proposed a Comprehensive Development Zone for a 3 tower proposal)
C-3 (Town Centre Commercial) (2017-462-RZ is an application for a Comprehensive Development Zone to be considered for first reading)
Designation: Low-Rise Apartment (former application 2012-115-RZ expired and proposed Medium and High-Rise Apartment) and Medium and High-Rise Apartment
East: Use: Residential
Zone: RS-1 (One Family Urban Residential)
Designation: Medium and High-Rise Apartment
West: Use: Residential

Zone: RS-1 (One Family Urban Residential)
Designation: Medium and High-Rise Apartment

Existing Use of Property: Residential
Proposed Use of Property: Residential
Site Area: 0.22 hectares (0.54 acres)
Access: Lane north of Brown 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 8.1.1 Town Centre Development Permit – Northview Precinct.

Key Guidelines:

The following is a brief description and assessment of the proposal's compliance with the applicable Key Development Permit Guidelines:

1. Promote North and South View as distinctive, highly liveable multifamily neighbourhoods – The apartment building fits into the area that is already including a housing mix of single family dwellings, townhouses and other apartment buildings.
2. Create a pedestrian-friendly, ground-oriented, multi-family community. – The apartment building helps to define the street and sidewalk and is located a walking distance from retail, services, transit and schools.
3. Maintain cohesive building styles. –This project is the third project of this type in the same block. It does provide consistency in the architectural expression, mass and setbacks.
4. Capitalize on important views– The north facing suites in the upper levels will have a good view of the mountains. Existing views will not be significantly affected.
5. Provide private and semi-private green space – Entry court is proposed with universal access. The courtyard is open to the street with low screening of mixed plantings allowing views to the street for safety, and to deter vandalism. Amenity areas are provided at the north and the west sides.
6. Provide climate appropriate landscaping and green features – The streetscape is designed to enhance the public realm, with low open fence and mixed layered planting. The type and layout is designed to filter sun for the lower level floors in the summer.
7. Maintain street interconnectivity – Lane access provided to underground parking, including with visitor parking.

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 to this memo.

PLANNING COMMENTS:

1. Proposal:

The proposal is for a five (5) storey apartment building containing a total of 48 apartment units. These will be made up of: 5 3-bedroom units, 15 2-bedroom units, 15 1 -bedroom plus den units, 8 1 bedroom units and 5 studio units. All parking would be underground, with vehicle access from the lane north of the site and parallel to Brown Avenue.

The following are being provided:

- A total of 10% of the dwelling units (5 units) will be constructed in accordance with Section 3.8.5 Adaptive Dwelling Units;
- Electrical vehicle charging will be provided in accordance with the zone (to be shown in final development permit plans); and
- on site public art, or a voluntary contribution in lieu or a combination of the two will be achieved prior to final adoption.

2. Context:

The subject site is generally level, with each of the three lots containing a house, accessory building, lawns, planting and trees. The consolidation of the lots and proposed underground parking building will require that the existing buildings and the associated landscaping to be removed.

3. OCP and Zoning Compliance:

The subject site is designated Medium and High-Rise Apartment. The proposed zoning complies with this designation.

Development Data Sheet (Appendix F) analyses the compliance of the project with the applicable zone regulations. The proposal has a density (Floor Space Ratio) of 1.83, which requires the additional 0.03 FSR to be obtained through the new Bonus Density regulation, complies with the RM-2 zone.

Variances are being requested for setbacks and parking. The setback variances are reducing the 7.5 metre requirement from each lot line as follows:

- 5.39 metre front lot line setback, with projections for balconies and roof elements;
- 7.28 metre rear setback, with projections for balconies and roof elements; and
- 5.65 metre setback for the east lot line, with roof element projections.

4. Parking and bicycle storage:

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

5. Environmental, Sustainability & Stormwater Management:

Tier 1 stormwater management features have been incorporated into the project and are reflected in the landscaping plans. These measures are subject to review as the project moves forward and the development permit is finalized.

6. Issues requiring comments from ADP:

There have been no issues identified.

7. Garbage/Recycling:

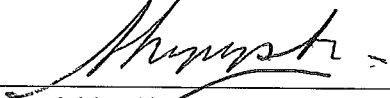
Garbage and recycling storage is indicated in the plans.

8. Works along abutting roads:

Widening of Brown Street and the lane is required, accompanied by associated upgrades such as new 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.)

CONCLUSION:

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



Prepared by: Adrian Kopystynski M.Sc, MCIP, RPP, MCAHP
Planner

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



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City of Maple Ridge

TO: Advisory Design Panel
FILE NO: 2018-464-DP
SUBJECT: 11907 223 Street

MEETING DATE: January 22, 2020

PURPOSE:

An Advisory Design Panel (the "ADP") submission has been received for the above cited application and property to permit the construction of a 6 storey apartment building with 51 dwelling units. This is associated with a rezoning application from RM-3 (High Density Apartment Residential District) to RM-2 (Medium Density Apartment Residential District), accompanied by variances for height and setbacks and a text amendment to the Official Community Plan respecting height restrictions in the Low-Rise Apartment designation policies.

BACKGROUND:

Applicant: Bissky Architecture and Urban Design Inc.
Legal Description: Lot 4 District Lot 398 Group 1 New Westminster District Plan 8380
OCP: Existing: Low-Rise Apartment, Proposed: Low-Rise Apartment
Zoning: Existing: RM-3 (High Density Apartment Residential), Proposed: RM-2 (Medium Density Apartment Residential)
Surrounding Uses: North: Use: Apartment, Zone: RM-3 (High Density Apartment Residential District), Designation: Low-Rise Apartment; South: Use: Single Family Residential, Zone: RM-3 (High Density Apartment Residential District), Designation: Low-Rise Apartment; East: Use: Commercial, Zone: C-3 (Town Centre Commercial), Designation: Flexible Mixed-Use; West: Use: Apartment, Zone: RM-3 (High Density Apartment Residential District), Designation: Low-Rise Apartment
Existing Use of Property: Vacant
Proposed Use of Property: Multi-Family Apartment
Site Area: 0.18 ha (0.43 acres)
Access: Lane north of 119 Avenue
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 8.1.1 Town Centre Development Permit, West 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 – Not Applicable.
2. Create a pedestrian-oriented, boutique-style shopping district – Access points to ground level units provided.
3. Enhance the quality, character and vibrancy of the Town Centre – Provided through proposed colour palette.
4. Reference traditional architectural styles – Introduced brick and stand strong presence along streets
5. Capitalize on important views – View of mountains and Fraser River from upper stories.
6. Provide public outdoor space - Open area on parking building roof top.
7. Provide climate appropriate landscaping and green features – Provided through practical plantings.
8. Maintain street interconnectivity – Lane access provided to parking located mostly underground.

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 to this report.

PLANNING COMMENTS:

1. Proposal:

The subject property, located at 11907 223 Street, is being rezoned from RM-3 (High Density Apartment Residential District) to RM-2 (Medium Density Apartment Residential District) to permit the future construction of a six-storey residential apartment with approximately 51 dwelling units, with underground parking accessed by way of the abutting lane. On July 2, 2019, Council granted first reading to Zone Amending Bylaw No. 7563-2019.

2. Context:

The subject property, located at 11907 223 Street, is located at the southwest corner of 223 Street and 119 Avenue. The property is flat with trees located around the perimeter, along with grasses and low-lying shrubs located throughout. The subject property is currently vacant.

3. OCP and Zoning Compliance:

The property is designated Low-Rise Apartment which permits the intended RM-2 (Medium Density Apartment Residential District); however, the Official Community Plan Policy 3-22 in the Town Centre Area Plan is being amended to accommodate the proposed building height.

The applicant intends to use the new RM-2 bonus density provision to allow the density to be increased from 1.8 FSR to 2.36 FRS FSR through payment of a cash contribution of \$96.88 per m² (\$9.00 per ft²) for additional 0.56 FSR. This cash contribution will be approximately \$88,800.21.

Development Data Sheet analyses the compliance of the project with the applicable zone regulations.

Setback, height and parking variances will be required. The setbacks are being reduced from 7.5 metres to:

- 2 metres from 223 Street (with balconies and upper level roof elements extending nearly to the lot lines with the street);
- 4 metres to 119 Avenue and the west lot line (with Balconies extending into the varied setbacks along 119 Avenue); and
- 3 metres to the lane (with decks extending into the varied setback to the lane).

4. Parking and bicycle storage:

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

5. Environmental, Sustainability & Stormwater Management:

Measures to achieve Tier A on site storm water management being proposed may require adjustments to the landscaping plans. A solution to achieve Tier A without having an infiltration option is required for projects in the Fraser River Escarpment Area. The final landscaping plans will incorporate necessary changes.

6. Issues requiring comments from ADP:

Comments from the Advisory Design Panel, including on the proposed street presence of this project and retaining wall along 223 Street would be appreciated.

7. Garbage/Recycling:

A garbage and recycling collection storage area is incorporated within the underground parking area.

8. Works along abutting roads:

Road and lane widening, together with associated upgrades such as new 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, will be provided.

CONCLUSION:

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


Prepared by: Adrian Kopystynski M.Sc., MCIP, RPP, MCAHP
Planner

The following appendices are attached hereto:

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|------------|---|
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