



City of Maple Ridge
Advisory Design Panel
AGENDA

Wednesday, March 18, 2020 at 4:00 pm
Blaney Room, Maple Ridge City Hall

1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**
3. **ADOPTION OF MINUTES – January 22, 2020**
4. **QUESTION PERIOD**
5. **NEW AND UNFINISHED BUSINESS**

- 5.1. **Draft Ground-Oriented Residential Infill Housing Development Permit Guidelines** **4:15 PM**

The City of Maple Ridge Planning Department requests that the Advisory Design Panel provide comments on the draft Ground-Oriented Residential Infill Housing Development Permit Guidelines.

- 5.2. **Development Permit No: 2019-244-DP** **5:00 PM**

Applicant:	Edge Street LP (Ross Moore)
Project Architect:	Integra Architecture Inc. (Rhys Leitch)
Project Landscape Architect:	Perry & Associate (Michael Patterson)
Proposal:	5-storey Wood Frame Rental Apartment Building with 212 Apartment Units
Location:	12155 Edge Street
File Manager:	Wendy Cooper

- 5.3. **Development Permit No: 2019-065-DP** **6:00 PM**

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

6. **PROJECTS**
7. **CORRESPONDENCE**
8. **ADJOURNMENT**

Next Meeting: April 15, 2020

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, January 22, 2020 at 4:10 pm.

PANEL MEMBERS PRESENT

Stephen Heller, Chair	Landscape Architect BCSLA
Meredith Mitchell, Vice-Chair	Landscape Architect BCSLA
Emily Kearns	Architect AIBC
Narjes Miri	Architect AIBC
Steven Bartok	Architect AIBC

STAFF MEMBERS PRESENT

Wendy Cooper	Staff Liaison, Planner
Erin Mark	Committee Clerk

Note: The staff liaison chaired the meeting until the new Chair was elected.

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

R/2020-001

It was moved and seconded

That the agenda for the January 22, 2020 Advisory Design Panel meeting be approved as circulated.

CARRIED

3. **ADOPTION OF MINUTES**

R/2020-002

It was moved and seconded

That the minutes for the October 16, 2019 Advisory Design Panel meeting be adopted as circulated.

CARRIED

4. **QUESTION PERIOD - Nil**

5. **NEW AND UNFINISHED BUSINESS**

5.1. **Member Introductions**

Members of the Advisory Design Panel introduced themselves and welcomed new member Emily Kearns to the Panel.

5.2. **Chair and Vice Chair Selection**

The staff liaison opened the floor to nominations for Chair of the Advisory Design Panel for 2020.

R/2020-003

It was moved and seconded

That Stephen Heller be elected as Chair of the Maple Ridge Advisory Design Panel for 2020.

CARRIED

Note: Stephen Heller began chairing the meeting.

The Chair opened the floor to nominations for Vice-Chair.

R/2020-004

It was moved and seconded

That Meredith Mitchell be elected as Vice-Chair of the Maple Ridge Advisory Design Panel for 2020.

CARRIED

6. **PROJECTS**

6.1. **Development Permit No: 2018-004-RZ**

Applicant:	Maclean Homes
Project Architect:	Garcia Zunino Architects
Project Landscape Architect:	Viewpoint Landscape Architects
Proposal:	5 storey 48-unit apartment building
Location:	22567/77/83 Brown Avenue
File Manager:	A. Kopystynski

The staff liaison provided an overview of the 5 storey, 48 unit apartment building. The project team gave a presentation of the project plans and answered questions from the Advisory Design Panel members.

R/2020-005

It was moved and seconded

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

Landscape Comments:

1. Consider placing the Northside fence on the edge of the slab and reducing the height or eliminating the wall adjacent to the lane.
2. Review grading and lane interface in coordination with landscape and civil.
3. Provide plantings on the base of the wall adjacent to the lane.
4. Strongly encourage the use of an alternate material to wood for the planters at the units.
5. Provide adequate soil volume for proposed trees.

6. Consider adding an element to the street frontage to create a more prominent entry at lobby.
7. Confirm requirements for bike racks.
8. Consider moving light bollards to the planters or providing step lights in the walls along the walkway to amenity.
9. Consider including passive seating in the amenity area – veggie garden vs. passive seating/bbq area.

Architectural Comments:

1. Provide more emphasis on the entry to the building.
2. Provide additional detailing around window trims; consider using a pre-cast trim.
3. Provide unique character to the building to distinguish from Edge 2 building including the entry, proportions and roof line.
4. The 3 bedroom unit plan has one bedroom that doesn't have an exterior window, is there a way to add a window?
5. Currently only the studios are adaptable, consider adding additional types of adaptable units.

CARRIED

6.2. Development Permit No: 2018-464-RZ

Applicant:	Bissky Architecture and Urban Design
Project Architect:	Bissky Architecture and Urban Design
Project Landscape Architect:	Greenway Landscape Architects
Proposal:	6 storey 51-unit apartment building
Location:	11907 223 Street
File Manager:	A. Kopystynski

The staff liaison provided an overview of the proposed 6 storey, 51 unit apartment building. The project team gave a presentation of the project plans and answered questions from the Advisory Design Panel members.

R/2020-006

It was moved and seconded

The application be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up.

Landscape Comments:

1. Consider materials or additional plantings for the bike rack area to soften the main entrance.
2. Consider adding an element to the street frontage to create a more prominent entry at lobby.
3. Coordinate landscape and architectural drawings for unit entries on east side.
4. Review gate and column locations and scale in conjunction with architectural elevations and relationship to the street.
5. Consider adding a light or address plate to the residential entry columns.
6. Consider adding a vertical play element in the courtyard or additional activities to engage children.

Architectural Comments:

1. Consider providing stairs from the courtyard to the outside space to activate the area.
2. All elevations would benefit from pedestrian scale design elements.
3. Provide coverage for all exterior doors.

4. Provide more emphasis on the entry to the building.
5. Evaluate CPTED in the laneway.
6. Provide articulation for colour and/or material transitions.
7. Consider architectural elements for daylight control on the south and west elevation.
8. Consider using bird-friendly glazing.
9. Review rooflines and overhangs for consistency.

DEFEATED

Narjes Miri, Steven Bartok and Emily Kearns - OPPOSED

R/2020-007

It was moved and seconded

That the following concerns be addressed and digital versions of revised drawings & memo be submitted to Planning staff; and further that Planning staff forward this on to the Advisory Design Panel for information.

Landscape Comments:

1. Consider materials or additional plantings for the bike rack area to soften the main entrance.
2. Consider adding an element to the street frontage to create a more prominent entry at lobby.
3. Coordinate landscape and architectural drawings for unit entries on east side.
4. Review gate and column locations and scale in conjunction with architectural elevations and relationship to the street.
5. Consider adding a light or address plate to the residential entry columns.
6. Consider adding a vertical play element in the courtyard or additional activities to engage children.

Architectural Comments:

1. Consider providing stairs from the courtyard to the outside space to activate the area.
2. All elevations would benefit from pedestrian scale design elements.
3. Provide coverage for all exterior doors.
4. Provide more emphasis on the entry to the building.
5. Evaluate CPTED in the laneway.
6. Provide articulation for colour and/or material transitions.
7. Consider architectural elements for daylight control on the south and west elevation.
8. Consider using bird-friendly glazing.
9. Review rooflines and overhangs for consistency.

CARRIED

7. CORRESPONDENCE – Nil
8. QUESTION PERIOD – Nil
9. ADJOURNMENT – 7:00 pm.

S. Heller, Chair

/em

TO: Advisory Design Panel

MEETING DATE: February 19, 2020

SUBJECT: Review of Draft Ground-Oriented Infill Residential Housing Development Permit Guidelines

PURPOSE:

The City is looking to establish new policy, zoning and design guidelines for ground-oriented infill housing forms (i.e. triplex, fourplex and courtyard housing) in Maple Ridge.

The Planning Department is looking to provide ADP with a background presentation and seek input from ADP on the draft design guidelines through a staff facilitated discussion at the February 19, 2020 ADP meeting.

The City has been experiencing a growing interest in ground-oriented infill designs and has received several rezoning and development applications for triplex, fourplex and courtyard housing projects. In parallel with the development of the City's new policy and zoning, staff have been working with applicants to help encourage these new forms of development. Staff is looking to review and discuss the founding intent and design characteristics (see below) of the proposed triplex, fourplex, and courtyard housing forms.

BACKGROUND:

While the predominant housing form in Maple Ridge has been – and remains – detached single family dwellings, current trends in new homes and neighbourhood development have seen an increase in more compact forms, such as townhomes, small lot single-detached, and semi-detached or duplex housing. The Housing Action Plan, endorsed in 2014, and its Implementation Framework, endorsed in 2015, include a number of goals encouraging the development of sensitive ground-oriented residential infill housing options within Maple Ridge, including triplex, fourplex and courtyard housing.

In 2016, a preliminary overview of the proposed triplex, fourplex, and courtyard development forms was brought forward for council consideration. The intent and characteristics of these new housing types include:

- Similar in character and style to a detached single family dwelling (not to replicate townhouse or rowhouse styles);
- Sensitive to the existing neighbourhood in terms of size, scale and massing;
- Orient entrances and units to take advantage of site characteristics to create uniqueness;
- In the case of courtyard developments, be oriented inwards (i.e. facing each other) to create a common shared space;
- Provide useable open space for each unit;
- Utilize landscaping and screening to create privacy between outdoor spaces;
- Program courtyards to be flexible and interactive common outdoor space (not to be intended for parking purposes);
- Meet site permeability targets of 50%;
- Provide site access from a lane or shared driveway and to locate parking at the rear of the property, where possible; and
- Contain a range of unit sizes, where possible.

DEVELOPMENT PERMIT AREA:

Work to Date:

Over the following year and based on Council's direction, a new RT-2 Ground-Oriented Residential Infill Zone and various OCP policy amendments were drafted to support the development of triplex, fourplex and courtyard housing forms. In June 2017, the draft policy and RT-2 Zone received first reading concurrent with a courtyard housing rezoning application (#2017-031-RZ). In January 2019, the RT-2 Zone received final reading concurrent with a triplex rezoning application (#2017-221-RZ).

In anticipation of a number of applications coming before the ADP, a summary of founding intent and design characteristics of the proposed triplex, fourplex, and courtyard housing forms was provided via presentation to ADP members in April 2018 and as a handout in May 2018.

Work to be Done:

It was intended that for the first year, applications received for triplex, fourplex and courtyard housing would be subject to the Multi-Family Development Permit guidelines and ADP review. Specific and tailored guidelines are to be developed based on the applications received as well as ADP experience.

The City engaged EcoPlan International for consulting services to assist with the development and production of the Development Permit Guidelines for Ground-Oriented Residential Infill Housing. The first draft of these DP Guidelines are included with this submission for ADP review and comment.

CONCLUSION:

The City is looking to establish new policy, zoning and design guidelines for ground-oriented infill housing forms (i.e. triplex, fourplex and courtyard housing) in Maple Ridge. The Planning Department requests that the Advisory Design Panel provide comments on the draft Ground-Oriented Residential Infill Housing Development Permit Guidelines.

Original signed by A. Grochowich

Prepared by: Amanda Grochowich, MCIP, RPP
Planner 2

The following appendices are attached hereto:

Appendix A: Proposed Triplex, Fourplex and Courtyard Housing Design Overview (April 2018)

Appendix B: Proposed Triplex, Fourplex, and Courtyard Housing Designs (May 2018)

Appendix C: Ground Oriented Residential Infill Guidelines (Draft January 2020)

Ground-Oriented Infill Housing in Maple Ridge:
Proposed Triplex, Fourplex, and Courtyard Housing Designs
(May 2018)

In anticipation of a number of applications coming before the ADP, a summary of founding intent and design characteristics of the proposed triplex, fourplex, and courtyard housing forms is provided below

In 2016, a preliminary overview of the proposed triplex, fourplex, and courtyard development forms was brought forward for council consideration. Over the following year, and based on Council's direction, a new RT-2 Ground-Oriented Residential Infill Zone and various OCP policy amendments were drafted to support the development of triplex, fourplex and courtyard housing forms. In June 2017, the draft policy and RT-2 Zone received first reading concurrent with a courtyard housing rezoning application. If the new policy and zoning is approved by Council, it is intended that for the first year, applications received for triplex, fourplex and courtyard housing will be subject to the Multi-Family Development Permit guidelines and ADP review. Specific and tailored guidelines are to be developed based on the applications received as well as ADP experience. Once developed, the Ground-Oriented Infill Housing Design Guidelines will be brought forward for ADP review.

The introduction of a new ground-oriented multi-family zone aligns with the goals, principles and strategies of the Housing Action Plan, as it will encourage diverse housing forms within the City. The proposed policy and zoning amendments provide for the infill of ground-oriented residential buildings within established residential neighbourhoods in a form that will be incremental and sensitive to the existing and emerging context. These new housing forms provide flexibility for ground-oriented residential infill, offering the City and its residents' a greater variety of housing options.

Key design elements include:

- Single Family Character
 - Respect the neighbourhood context, in terms of size, scale and massing.
 - Transition to neighbouring properties by stepping massing down.
 - Resemble a 'single family' house with a clearly identifiable front entrance oriented to the street to fit seamlessly into the neighbourhood.
 - Encourage building articulation to create a comfortable scale and interesting streetscape.
 - Create unit and building diversity to ensure a varied streetscape.
- Greenery & Landscaping
 - Provide usable private space for each unit through landscaping and screening.
 - Encourage permeable surfaces for pathways and driveways as well as other opportunities for infiltration and on-site rainwater retention.
 - Encourage pedestrian and neighbour-friendly lighting.
 - Utilize screen and fence material that is attractive, durable and contributes to the quality of the residential landscape design.

- Courtyard
 - Incorporate a flexible common area (not designed for parking) intended as a pedestrian-friendly spaces that invites quiet, nonmotorized movement.
 - Be a focus and an organizing element of the development and not 'leftover' space
 - Provide for a variety of gathering opportunities, including different gradations of privacy and multi-functional elements to provide seating / screening / recreational opportunities.
 - Envisioned as an extension of the living room with private patios and entries oriented around the common space to facilitate neighbourly interactions.
 - Defined through the use of plants, trees and minor changes in grade in addition to hard landscaping.
- Access
 - Require a clear access route to the entrance of the units, with neighbour-friendly lighting.
 - Share site access between units, with appropriate signage.
 - Where lanes exist they can provide concealed access to parking and reduce the amount of paved area that detracts from the streetscape. Applying recesses to front entrances and garage entrances combined with screening and landscaping can also provide each dwelling with a feeling of uniqueness.

Advisory Design Panel

*Proposed Triplex, Fourplex, and Courtyard Housing Designs:
An Overview*

April 18, 2018

Outline

1. Intent
2. Background
3. Identify Design Themes
4. Introduced Preferred Forms
5. Discussion

Intent

- Looking for ADP input on the new policy, zoning and design guidelines for the new ground-oriented infill housing forms:
 - Triplex
 - Fourplex
 - Courtyard

Background

- Council directed staff to develop triplex, fourplex and courtyard housing zones.
- The purpose is to create more housing choices.
- Stems from the Housing Action Plan Implementation Framework endorsed by Council in 2015.

Today

- The City is experiencing a growing interest in ground-oriented infill designs:
 - Several rezoning and development applications;
 - Staff are working with applicants to help shape these new forms of development;
 - Original designs to-date “missing the mark”.

➔ **Why we are here today!**

Themes

- One building (or a series of buildings) containing multiple dwelling units;
- Similar in character and style to a detached single family dwelling
 - not a rowhouse or townhouse form;
- Sensitive to the existing neighbourhood in terms of size, scale and massing;
- Courtyards are programmed for flexible and interactive outdoor space but are not intended for parking:
 - Orient entrances and units to take advantage of the Courtyard;

Themes

- Contain a range of unit sizes, where possible.
- Provide useable open space for each unit;
- Landscaping and screening to create privacy between outdoor spaces;
- Meet site permeability targets of 50%;
- Where lane access is available, parking will be located at the rear of the property.

Single Family Character

- Appear as a 'single family' house with a clearly identifiable front entrance oriented to the street.



Single Family Character

- Transition to neighbouring properties by stepping massing down



Single Family Character

- Articulate buildings to break up massing and create a comfortable neighbourhood scale



Single Family Character

- Create unit & building diversity to ensure a varied streetscape.



Greenery & Landscaping

- Provide useable private space for each unit;



Greenery & Landscaping

- Landscaping and screening to create privacy between outdoor spaces;



Greenery & Landscaping

- Encourage permeability and rainwater retention on site.



Greenery & Landscaping

- Encourage pedestrian and neighbour-friendly lighting.



Courtyard

- Flexible space not designed for parking.



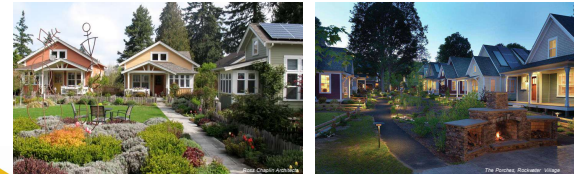
Courtyard

- Provide for a variety of passive gathering opportunities.



Courtyard

- Orient private patios and entries around the common space to facilitate neighbourly interactions



Courtyard

- Use multi-functional elements to provide seating / screening / recreational opportunities.



Access

- Require a clear access route to the entrance of the units.



Access

- Parking is intended to enhance the elevation with consistent quality, materials and details.



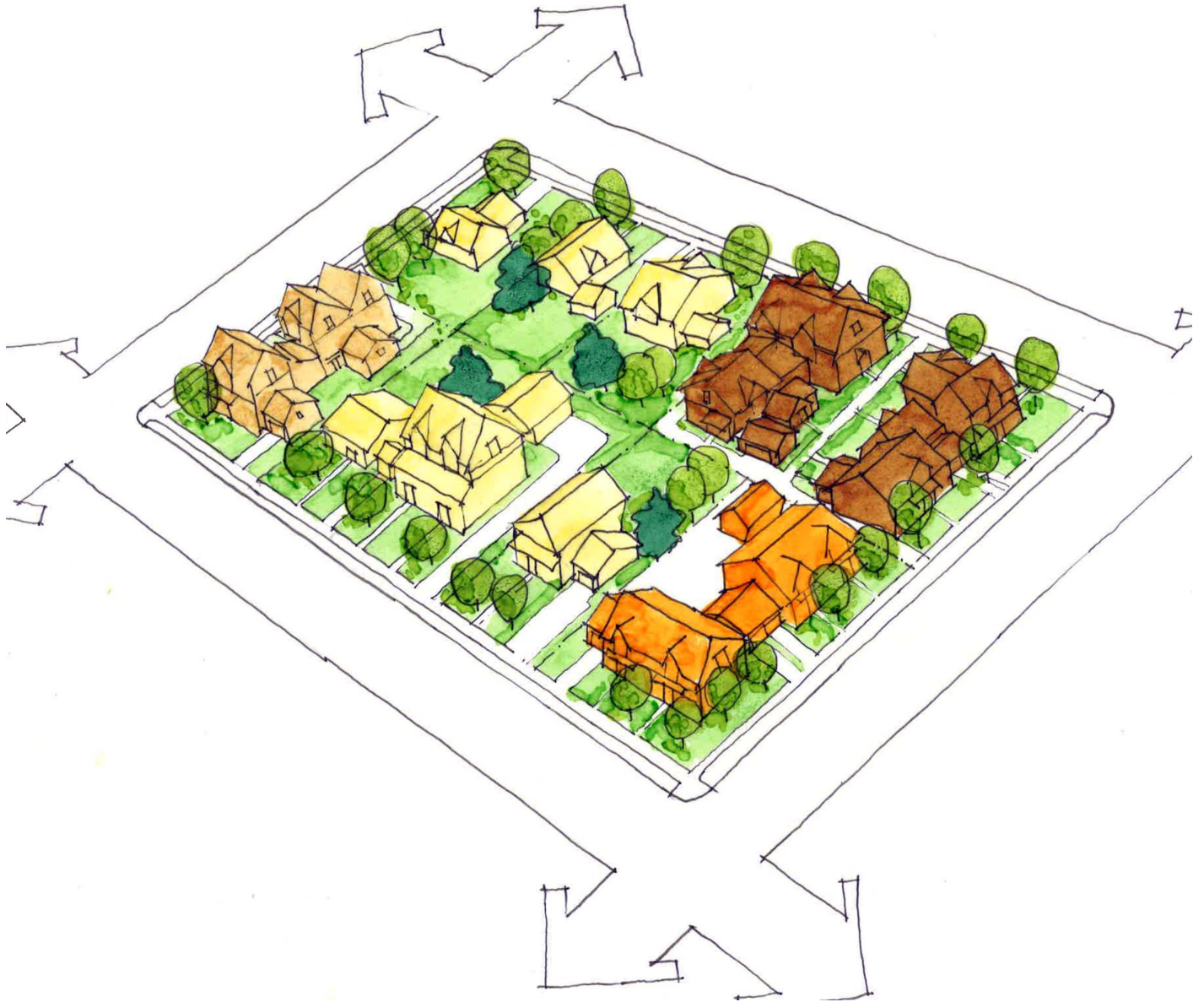
Access

- Site access should be shared between units, with appropriate signage.
- Where a lane is available, access and parking will be located at the rear of the property.



Going Forward

- Applications anticipated to come before ADP in coming months.
- If the new policy and zoning are approved by Council, the Ground-Oriented Infill Housing Design Guidelines will be brought forward for ADP review, once developed.



Ground Oriented Residential Infill Guidelines

The City of Maple Ridge

Draft January 2020

Ground-Oriented Residential Infill - Development Permit Area Guidelines

Triplex, Fourplex, and Courtyard Housing

Intent

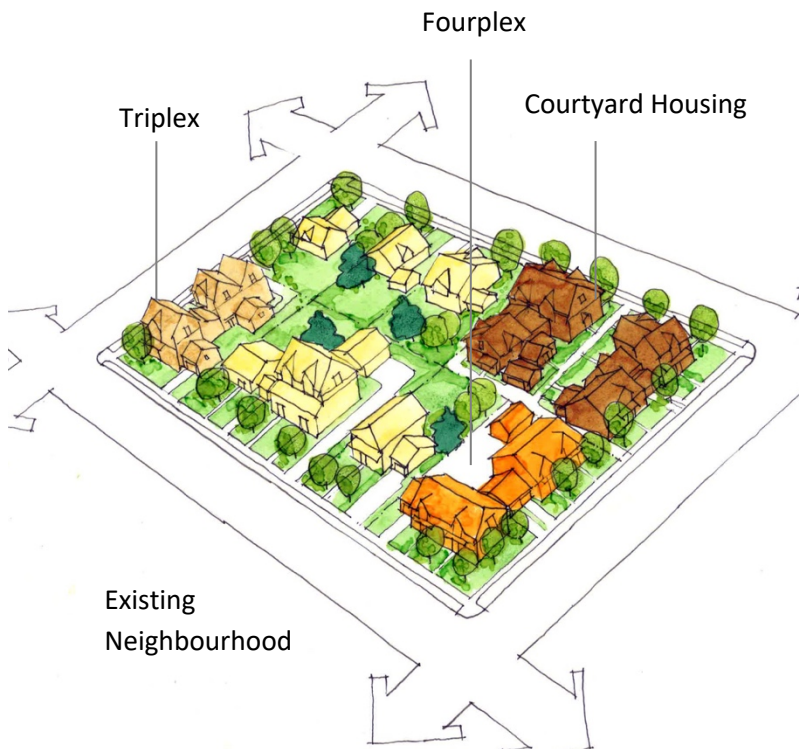
The Development Permit Area is designated under Section 488 of the *Local Government Act* to establish guidelines for the form and character of intensive residential development. The purpose of the Ground-Oriented Residential Infill Development Permit Area is to allow for the infill of ground-oriented residential buildings within established residential neighbourhoods and along major corridors, in a form that is be incremental and sensitive to the existing and emerging neighbourhood context.

A Ground-Oriented Residential Infill Development Permit is required for all new triplex, fourplex and courtyard development on land designated *Urban Residential* on Schedule B of the Official Community Plan other than those circumstances indicated in Section 8.4 Development Permit Exemptions. The following form and character guidelines apply to all triplex, fourplex and courtyard developments.

These guidelines are supplemented by the more detailed guidelines outlined in Area Plans adopted by the City of Maple Ridge. In the event of a conflict between the Development Permit Guidelines and those contained in the Area Plans adopted by the City, the latter shall apply.

Key Guideline Concepts

Applications for Development Permits will be assessed against the following Key Design concepts as follows:



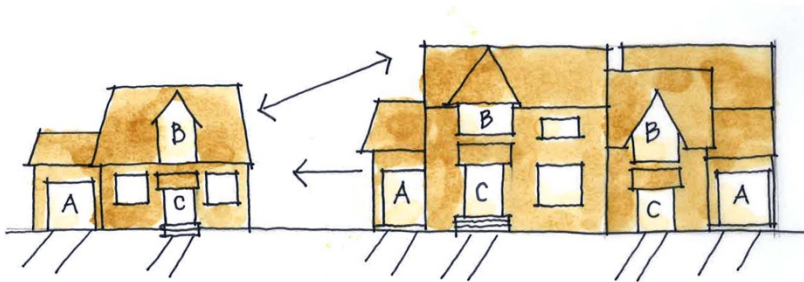
- Incremental and sensitive integration of RT-2 Ground-Oriented Residential Infill projects into existing neighbourhoods.
- Similarity of scale, massing and appearance to a detached single-family dwelling, and not replicate townhouse or rowhouse housing form.
- Ground-oriented infill developments are expected to relate to the height and location of existing single detached neighbours.

- Sensitively transition to neighbouring properties by stepping massing down.
- Dwelling units must be in one building with shared party walls or as a stacked unit to create triplexes or fourplexes.
- In the case of courtyard residential development, dwelling units may be arranged individually or attached in groups of buildings that still resemble single family dwellings, but clustered around a shared courtyard in a village-style residential pattern, in addition to the private greenspace requirements for each unit outlined in the *Maple Ridge Zoning Bylaw No. 3510 – 1985*.
- Effectively utilizing the site context to create uniqueness, orient entrances towards the street where possible, and utilize landscaping and screening to create private or semi-private yard spaces.
- Contribute to a more environmentally sustainable community and neighbourhood through the use of green infrastructure, adapting for climate change, and design for health and wellbeing.
- Encourage permeability and rainwater retention onsite to meet stormwater management requirements.

Guidelines

A. Neighbourhood Character - Massing, Siting, and Design

Siting & Building Design



Where applicable, reinforce existing neighbourhood character.

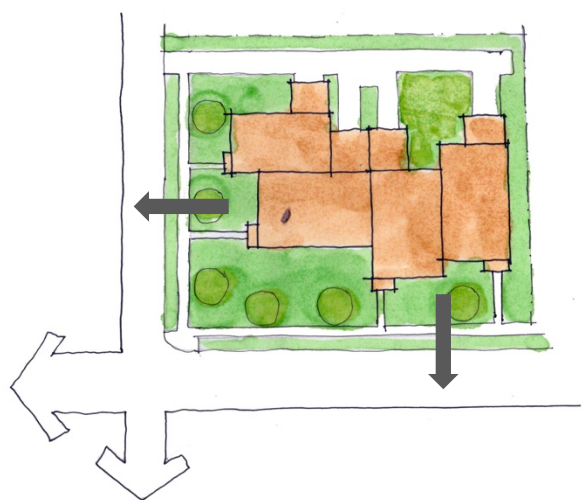


Maintain compatible roof forms.



Front streets – face entrances and direct pedestrian access.

- 1) Reinforce the existing neighbourhood character by incorporating common patterns and elements of the surrounding neighbourhood into the design themes of the new development, through:
 - i. Articulation of façade elements, such as porches, chimneys, projections, recesses, and balconies;
 - ii. Placement, size, shape and number of doors and windows;
 - iii. Setbacks of existing housing;
 - iv. Location and visual appearance of driveways, garages and/or parking facilities;
 - v. Selection of appropriate and compatible roof forms; and
 - vi. Design of hard and soft landscaping.
- 2) Front all streets immediately adjacent to, or within the development, through
 - i. Appropriate exterior treatments and differentiated facades, and;
 - ii. Direct pedestrian access to individual units.



Double front on corner lots.

Massing



Articulate to look like
single-family units

Relate to existing
front yard set backs

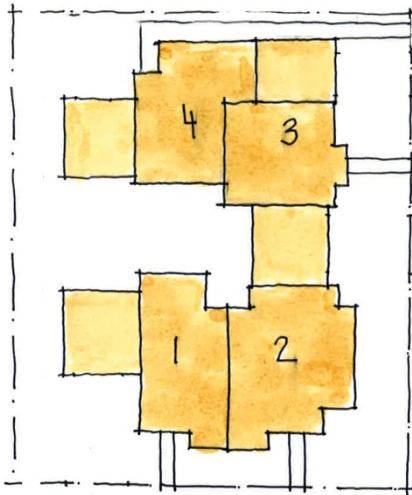
- 3) Design developments on corner lots or double-fronting lots with an equal level and quality of design in detailing on each street front.
- 4) Design and site buildings to respond to existing site characteristics and take advantage of natural features (i.e. topography) or views and view corridors.
- 5) Design to maximize privacy and minimize views onto adjoining sites, particularly for portions of the development abutting the side yards of adjacent single detached residential uses.
- 6) Design and orient residential units to appear as a 'single family house'.
 - i. New development should respect character elements of the existing residential inventory if identified in an Area Plan
 - ii. Consider the form, massing and setbacks of the surrounding neighbourhood.
 - iii. Where there is a difference in height of greater than one storey between new and existing development, sensitively transition to directly adjacent properties by stepping down the massing of the building.
 - iv. Relate infill development to the front yard setbacks of the surrounding neighbourhood.
- 7) Provide a thoughtful interface with adjacent properties through sensitive side yard setbacks.



Variation in building façade reduces visual length and massing.

- 8) Provide variations in the roof forms and building facades to help reduce the visual length of individual buildings. For example, use of dormers, gables, and architectural detailing into the roof structure.
- 9) Site and building design should mitigate for potential shadow casts and blocking of daylight on nearby properties.

Unit Design

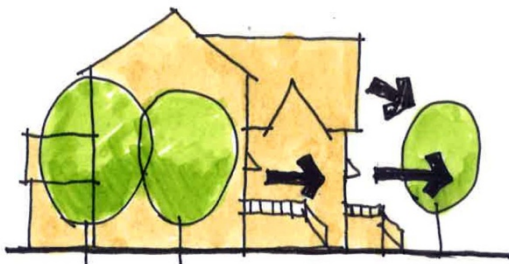


A variety of unit sizes.

- 10) Adjust massing and building forms to ensure a variety of unit sizes which may accommodate different family sizes, age-related abilities and affordability.

- 11) Design residential units with enough width to include attractive entrances and windows between garages.

- 12) Organize interior living spaces to ensure casual overlook of common courtyard space.



Maximize connections with outdoor space and ensure casual overlook of courtyard space.

- 13) Locate and size windows to maximize connections with outdoor spaces and increase availability of natural light.

- 14) Provide adequate storage space in all residential units.

Entrances



Provide a clear entrance and directly connect to the street front.

15) Entrances should:

- i. Include clear pedestrian access routes to the entrance of each unit from the street
- ii. Each unit is addressed with large numbers visible from the street
- iii. Provide weather protection and adequate exterior lighting
- iv. Encourage overlook of semi-private and public spaces

Decks / Porch / Balcony



Create a strong relationship to the fronting street.

16) Create a strong relationship between the private and public realm by locating balconies and patios facing on to semi-private or public outdoor spaces.

17) Where undersides of balconies and porches are visible from a street or public walkway, cover exposed areas with exterior finishes to provide a finished appearance to the public.

Cladding / Materials



Use high quality cladding materials and detailing in design.

18) Use high-quality exterior cladding materials, such as wood, stone, brick, concrete composite or other acceptable alternatives. Vinyl is discouraged as an exterior cladding material.

19) Continue detailing in design and materials on the principal façade(s) to the side and rear elevations.

Landscaping and Open Space



Provide definition and soften edges with landscaping.



Delineate private space with landscaping.



Enhance existing vegetation with new planting where construction has destroyed vegetation.

20) Landscaping both within and outside the development should:

- i. Provide definition for pedestrian corridors;
- ii. Delineate private and semi-private space from public or common space;
- iii. Provide adequate screening between private outdoor spaces;
- iv. Present a pleasing street image;
- v. Provide a suitable buffer between public road and privacy areas;
- vi. Soften the transition between adjacent land uses;
- vii. Create interesting views and focal points in and out of the site;
- viii. Reinforce design continuity with neighbouring properties, the scale and massing of buildings, and the streetscape by providing consistency in street trees, plant materials and other landscaping elements.

21) Maximize the amount of landscaped areas and minimize the amount of impervious paved surfaces to increase the natural on-site absorption of rainwater.

22) Minimize erosion potential by discouraging excessive changes to existing slopes, maintaining existing vegetation on slopes, and planting new and existing slopes with stabilizing vegetation.



Plant deciduous street trees and use trees to defined site boundaries.



Use indigenous and drought tolerant species for landscaping.

23) Retain existing mature trees through siting and design, where possible. Refer to *City of Maple Ridge Tree Protection and Management Bylaw No. 7133-2015*.

24) Incorporate deciduous tree species into street front landscaping to define site boundaries, enhance public space, and to permit light penetration in winter. Refer to recommended tree species on the *City of Maple Ridge Street Tree Species and Replacement* list.

25) Enhance existing vegetation with new planting whenever construction activity has destroyed vegetation.

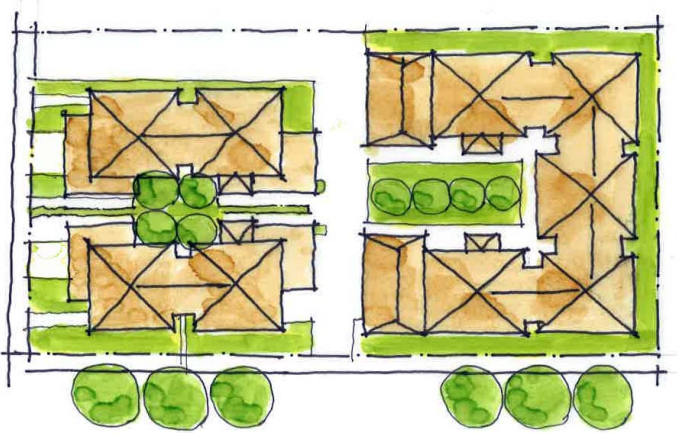
26) Use indigenous and/or drought tolerant species for replanting, where possible.

27) Incorporate rain gardens and vegetated swales into parking area landscaping to increase the natural absorption of rainwater runoff from paved areas into the ground, unless located within an escarpment area.

28) Design pedestrian pathways, patios, retaining walls, lighting and fences to be detailed, functional and reflective of the neighbourhood.

Courtyard

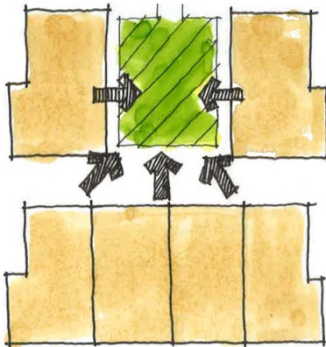
29) A courtyard is intended to be a semi-public outdoor common space for use by all residents that:



The courtyard is intended as an outdoor common space for use by residents.

- i. Is a focal organizing element of the development;
- ii. Is flexible space which integrates well between the site and building(s);
- iii. Be of a shape and size that permits a range of activities;
- iv. Provides for a variety of passive and active gathering opportunities, including programmable spaces;
- v. Defined through the use of plants, trees, and landscaping;
- vi. Have adequate natural light;
- vii. Not designed for parking.

30) Encourage entrances to face the courtyard and not an internal side setback.



Internal entrances face and overlook the courtyard.

31) Facilitate neighbourly interactions by orientating private patios and entries around the courtyard.

32) Activate the transition between private entrances, outdoor living spaces, and the courtyard with stoops, stairs, and porches where appropriate.



Courtyard spaces provide for a variety of recreational opportunities.

Fencing and Screening



Provide fencing with landscaping to delineate the private realm.

33) Use multi-functional elements to provide seating, screening and/or recreational opportunities in the courtyard such as:

- i. Communal gardens to provide residents with the opportunity to interact as well as grow food.
- ii. Amenities for pets, in particular for exercise and relief;
- iii. Opportunities for children to experience cognitive and imaginative play, as well as active play.

34) Incorporate elements that are of high quality and made of durable material to minimize maintenance.

35) Ensure that the height and location of a landscape screen:

- i. Adequately protects privacy to adjacent properties;
- ii. Maintains driving site lines from adjacent roads, maneuvering aisles, parking lots; and
- iii. Enhances the quality of the streetscape and outdoor living spaces.

36) All screen and fence material should be attractive, durable and contribute to the quality of the residential landscape design.

37) Define public and private space through the use of front and exterior side yard landscape screens or fences.

38) Provide fencing in combination with landscaping.

39) Avoid the use of chain link fences, in particular along street frontages.

Lighting



Incorporate pedestrian level lighting that does not pose a nuisance to adjacent residents.

- 40) Provide adequate lighting for all entrances and associated sheltering elements.
- 41) Provide pedestrian level lighting along all pedestrian routes and open spaces.
- 42) Design outdoor lighting to minimize light pollution and ensure lighting glare does not pose a nuisance to adjacent residences, pedestrians or motorists and/or visible from the public right-of-way or adjacent residential land.

Address and Signage

- 43) All signage must conform to the *Maple Ridge Sign Bylaw No. 4653-1992*. In the event of a conflict between the Maple Ridge Sign Bylaw and these guidelines, the latter shall take precedent.
- 44) Integrate and complement signage design, materials, and message to the scale and architectural detail of the building and its surrounding context.
- 45) Ensure signage is visible from the street without being visually obtrusive.

Universally Accessible Design

- 46) Ensure barrier-free access to support universal accessibility¹ including the design common open areas such as sidewalks and pathways, wide enough for wheelchairs and scooters and appropriately located curb cuts/curb let-downs.
- 47) Consider accessible units suitable for older adults and seniors, for example, layouts with a Master Bedroom on the same floor as the Main Living area and/or one-level units in conjunction with split level units or zero step entry-ways.

Vehicle Access, Parking and Circulation



Locate parking at the side or rear.



Recess parking from any front façade.

- 48) Locate parking and servicing in the building, or to the rear of the site with access from a lane, or flanking street for corner lots. Where parking fronts a street, recess the parking from the front façade of the building and not protrude beyond the front entrance of a unit.
- 49) Provide architecturally compatible and adequately screened attached and detached parking structures.
- 50) Reduce the visual impact of parking and parked cars:
 - i. Design parking areas to no greater than half the width of the front façade.
 - ii. Minimize the width of the driveway through the use of landscaping strips, trees, building edges, pedestrian pathways, and pavement treatment to enhance their visual appearance.
 - iii. Enhance the elevation of garage doors that are consistent in quality, materials and details with the rest of the development, where applicable.

¹ Universal accessibility - Zoning Bylaw Definition: means an accessible and unobstructed area or areas available for use by all the *building's* inhabitants; having no slope greater than 5%; providing for greenery, gardens, recreational space and other leisure activities normally carried on outdoors.



Utilize permeable paving materials.

51) Minimize impervious materials for surface parking and design to provide additional outdoor flex space when not used by cars through permeable pavement or alternative surface treatments.

52) Conform road grades, streets, lanes and driveways to the existing grades as closely as possible to ensure minimal disruption of slopes and vegetation.



Minimize parking and incorporate into the building structure.

53) Parking plans must conform and align with the *Maple Ridge Off-Street Parking and Loading Bylaw No. 4350 - 1990*. In the event of a conflict between the Maple Ridge Off-Street Parking and Loading Bylaw and these guidelines, the latter shall take precedent.

Refuse, Recycling and Service Areas



Refuse, recycling and service areas should be easily accessible.

54) Locate refuse, recycling and service areas to be:

- i. Convenient
- ii. Easily accessible to residents and service vehicles
- iii. Incorporated into the overall design of the development.

For convenience and efficient use of space, two residential units may have a shared or combined space.



Provide a structure and/or screen service areas from view.

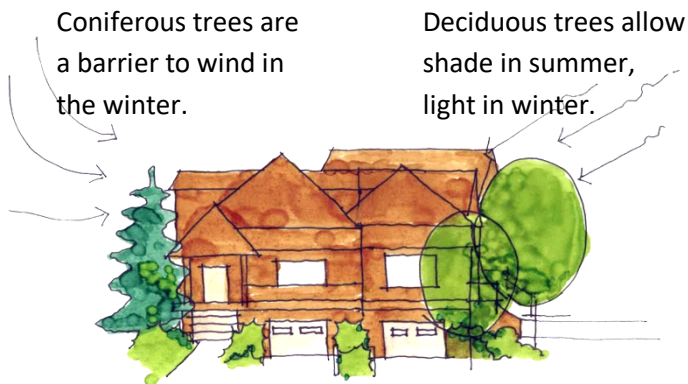
55) Encourage the use of weatherproofed and animal-resistant garbage containers and recycling bins.

56) Provide a structure designed to be compatible with the architecture of the building and screen from public view, all garbage, recycling or other waste containers when waiting for pick-up to avoid containers being left on the street and that allows for adequate maneuvering space for refuse removal vehicles.

57) Locate building ventilation systems to minimize noise, exhaust nuisances or setting off carbon dioxide detectors.

Energy Efficiency and Conservation

58) Design energy efficient landscapes. This can be accomplished through:



Plant energy efficient landscapes.

- i. Use of native and/or drought-resistant species;
- ii. Design the landscape to moderate the effect of wind;
- iii. Locate deciduous trees on the south side of buildings to provide shade and minimize unwanted heat gain during summer and to provide solar access and passive solar gain during winter;
- iv. Allow natural draining to occur throughout the site;
- v. Allow daylight into the buildings; and
- vi. Redirect water from rooftop runoff and downspouts into vegetated areas or rain barrels for later irrigation use.



Use energy efficient lighting with motion sensors to avoid unnecessary use.

59) Consider microclimate conditions created by surrounding existing and planned buildings for the selection and placement of trees and other plant material.

60) Use energy efficient heating, air conditioning and ventilation systems.

61) Utilize energy efficient light fixtures, such as LED or solar powered lights, and avoid unnecessary use by incorporating timers, photo sensors or motion detectors.

62) Reduce building energy consumption through the use of alternative energy sources and of high-quality durable materials with a long lifespan, where possible.

63) Solar energy devices are encouraged. In *Residential* and *Commercial* zones, solar energy devices shall be permitted provided that:

- i. the device shall be attached to either a principal or accessory building;
- ii. the device shall not extend above the ridgeline of the roof; and
- iii. the device shall not extend beyond the outermost edge of the roof.

Safety



Provide good opportunities for natural surveillance (porches, balconies, etc.).

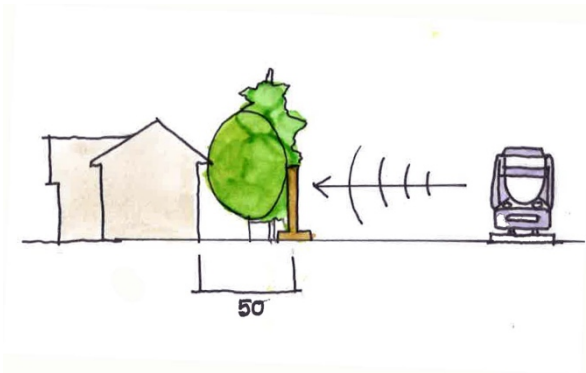
64) Design developments to maximize opportunities for natural surveillance, allowing people to easily view what is happening around them during the course of everyday activities.

- 65) Incorporate Crime Prevention through Environmental Design principles into the design with convenient, safe, identifiable and universally accessible access routes to building entrances.

Noise and Vibration

- 66) Design and construct buildings to maximize sound attenuation between units, between public roads and units, and between adjacent land uses and units.

- 67) Consider noise abatement and vibration mitigation measures for all new building construction within 50 meters of the railway corridor.



- i. Assess the level and impact of noise and vibration on a development site by a qualified acoustics and vibration consultant through the preparation of a noise and vibration impact study, undertaken early in the process.
- ii. Assess the impact of all noise and vibrational sources affecting the development site and provide recommendations for noise abatement and vibration mitigation for the site.

City of Maple Ridge

TO: Advisory Design Panel

SUBJECT: 12155 Edge Street

MEETING DATE: March 18, 2020
FILE NO: 2019-244-DP

PURPOSE:

An Advisory Design Panel (the "ADP") submission has been received for the above cited application and property (Appendix A) to permit the construction of two-separate wood frame 5 store buildings adjoined on top of a 1 storey concrete podium. The first level of the parking has been designed to be below the above grade frame structure. The development proposal is purpose built market rental units totally 209 units.

There is a rezoning application to discharge Land Use Contract L74462 and U101211 on the subject property and rezone the site to RM-2 (Medium Density Apartment Residential) to accommodate the proposal. The rezoning application being processed in conjunction with this proposal was given First Reading by Council on July 16, 2019. The development permit application made to the City is subject to Section 8.11 Town Centre Development Permit.

BACKGROUND:

Applicant:	Townline Homes Inc. Mr Ross Moore		
Legal Description:	Lot 305 Section 20 Township 12 New Westminster District Plan 46852		
OCP:			
Existing:	Low-Rise Apartment		
Proposed:	Low-Rise Apartment		
Zoning:			
Existing:	Land Use Contract L74462		
Proposed:	RM-2 (Medium Density Apartment Residential)		
Surrounding Uses:			
North:	Use:	Apartment	
	Zone:	Land Use Contract	
	Designation:	Low-Rise Apartment	
South:	Use:	Vacant Land	
	Zone:	RS-1 (One Family Urban Residential)	
	Designation:	Park	
East:	Use:	Eric Langton Elementary School	
	Zone:	P-1 (Park and School)	
	Designation:	Institutional	
West:	Use:	Apartment	
	Zone:	CD-5-94 (Comprehensive Development)	
	Designation:	Medium and High-Rise Apartment	

Existing Use of Property:	Vacant
Proposed Use of Property:	Purpose built rental apartments
Site Area:	0.706 HA. (1.72 acres)
Access:	Edge 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 8.11 Town Centre Development Permit.

Key Guidelines:

The Key Development Permit Guidelines are attached as Appendix E.

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 in Appendix E to this memo.

PLANNING COMMENTS:

1. PROPOSAL:

The application is for a 5 storey structure that will be comprised of 2 separate woodframe structures, a north and south tower, adjoined on top of a 1 storey concrete podium. Parking is comprised of 1 level of an underground parkade with one level of parking being located within the 1 storey concrete podium above grade. The proposal currently is for a total of 209 market rental units that will be located from floors 1 to 5. (Appendix B)

Podium (1st Floor) 23 residential units

Units on the first floor of the podium have been designed as garden suites with private patio/backyard access. The north facing homes have been designed with private access to the existing east/west path that runs along the north property line.

The elevation of the water table is located at approximately 4 m below grade; therefore, only one level of underground parking is currently feasible. A way in which the proposal has increased the parking stalls was to provide stall within the first floor of the building. This parking will be screened by the garden suited and front entry lobbies and amenity space. The parking space at Level 1 will also house the building's waste and recycling facilities in addition to auxiliary storage/bike storage space.

Level 1 will include a common space consisting of the following elements:

- 2 entry lobbies in order to service the north and south towers as well as, the parkade structure;
- The south lobby will house the building manager's office, mailroom, and will also provide access to the building fitness facility as proposed will be 140m² of indoor

space with access to an outdoor fitness/ stretching area fronting onto Edge Street; and

- The north lobby opens into the business center intended for use by the residents and also provides interior access to the corridor servicing the garden suites;
- A dog-run is located exterior to the building at the southwest corner of the lot. The area will be fenced accessed either by the internal corridor or via outdoor gated access from the north path. Additional indoor space within the at-grade parkade accommodates for dog-wash facilities; and
- Located exterior to the building along the south property line are proposed garden plots for the use by residents.

2ND Floor – 22 residential units south tower and 23 units north tower

The second contains the main indoor/outdoor amenity space in the south tower. The proposed indoor amenity facility includes the following:

- Games room;
- Lounge space; and
- Kitchen/dining space which open to the outdoor courtyard amenity which adjoins the north and south tower structures.

The proposed outdoor amenity space will include the following:

- Barbeque;
- Dining space;
- Fire Pit;
- Games area; and
- Multi-use lawn.

Units with patio frontage onto the courtyard are provided with private gates access to the shared outdoor space.

3rd through 5th Floors - 24 units per floor for the south tower and 23 units per floor north tower

Floors 3 through 5 will include only residential units. Both north and south towers are serviced by 2 elevator cabs and 2 sets of exit stairs at either ends of the corridor running east /west. Indoor storage locker not perming part of the units are provided (typical condition floors 1 and 2) to offer convenient and secure storage for residents.

2. CONTEXT:

To the north of the subject property is an existing onsite public pathway running east/west. North of the subject property are 4 storey renal apartment building which contain 3 storeys of residential units over grade parking.

South of the subject property is vacant piece of land that is designated within the Official Community Plan as Park.

To the east of the subject property is Edge Street and beyond that is Eric Langton Elementary School.

Maple Ridge Senior Society's 10 storey senior housing facility is located directly west of the subject property.

Site Access

Vehicle access to the parkade for both at-grade and underground is proposed off Edge Street at the south/west corner.

Pedestrian entries for both the north and south lobby will at grade off of Edge Street sidewalk. Garden suites along the north building frontage will have private access via the public path to the north. Garden suites along the west side of the building will have private access via an onsite private path with gated access from the north path.

3. OCP AND ZONING COMPLIANCE:

The development site is located within the Town Centre Area Plan and is currently designated Low Rise Apartment. No OCP amendment is required to accommodate this proposal but the project is subject to the North View Development Permit Guidelines found in Chapter 8 of the OCP. These policies encourage future development to offer a mix of housing types at varying ages, family sizes and income levels. Housing in this area is close to various transportation choices, shopping, schools and services.

The following OCP policy applies to the Low-Rise Apartment designation:

3-22 Low-Rise Apartment developments should be a minimum of three (3) storeys and a maximum of five (5) storeys in height.

The proposal is proposing a 5 storey structure with underground parking.

In addition, a range of environmentally sustainable policies in the Town Centre Area Plan would also apply to this application:

2-5 Incorporating Rainwater Management practices into on-site and off-site development will be encouraged [...]. Some examples of Rainwater Management practices include:

- *bioretention areas;*
- *rainwater gardens;*
- *bioswales;*
- *landscaped curb bulges on street right-of-ways;*
- *rainwater harvest for irrigation; and*
- *green roofs.*

2-9 The use of plant and tree species that are suited for Maple Ridge climate and that will attract local songbirds and pollinating insects species [...] will be encouraged in public and private development;

2-10 Landscaping, as described in policy 2-9 above, will be encouraged in all public and private outdoor spaces in the Town Centre. For areas with a large amount of paved surfaces, such as surface parking lots and public plazas, the installation of trees, rain gardens, raised planters, and/or living green walls, where feasible, is encouraged to provide some areas of refuge for wildlife, such as small birds, rainwater interception, cooling in summer months,

reduced glare from pavement, carbon sequestration, and a more attractive urban environment.

Zoning

The current application proposes to extinguish the existing Land Use Contracts L74464 and U101211. Replace the Land Use Contracts with the RM-2 (Medium Density Apartment Residential) zone at 12155 Edge Street.

The following variances will be required:

- Parkade Entry Structure – proposing a setback relaxation from the southern property line from 7.5 m to 4.57 m;
- Balconies (floors 2-5) – proposing a setback relaxation for balcony protrusion along the north, south, east and west building facades. The setback variances range from .24m to .33m except for those along the northeast, northeast and southwest corners, which will range from 1.25 m -1.34m.

4. PARKING AND BICYCLE STORAGE:

The proposal includes variances to the parking stall requirements for residents and visitors. In addition, the applicant is proposing to vary the short term bicycle parking and increasing the number of long term bicycle parking.

5. ENVIRONMENTAL, SUSTAINABILITY & STORMWATER MANAGEMENT:

Landscape Stormwater/Rainwater Management Strategy

Landscape plans have been developed in coordination with the project team including arborist, civil engineer and architect. All trees on neighbouring properties with root protection zones overlapping the project site have been identified for retention and the extent of the underground parkade structure has been adjusted to ensure it does not encroach into the root protection zones of these trees. Additionally the existing grade within the root protections zones will be maintained and or improved in line with the arborist recommendations. Landscape stormwater retention strategies include new plantings both at grade and within the second floor courtyard. Plantings will be provided with minimum depths of .5m (18”) of new topsoil for shrubs and .6m - .9m of topsoil for trees. An underground stormwater detention structure has been coordinated with the civil engineer to ensure that it does not conflict with the tree retention strategy for the project.

Tree Retention/Replacement Strategy

An arborist report and tree management plan has been prepared for the project by Diamond Head Consulting and coordinated with the project team. The report indicates a total of twenty-five (25) on-site trees are to be removed, (6) six on-site trees are to be retained and one (1) city tree is to be retained. The tree management plan prepared by Diamond Head identifies the location of the six (6) retained on-site trees, the one (1) retained City tree trees on neighbouring properties to be protected and trees on-site to be removed. The landscape plans submitted for the Rezoning/Development Permit application identify a total of fifty three (53) new trees to be planted on the site with locations, species and size identified in the planting schedule on the planting plans for the ground floor and second floor courtyard levels. Input is needed from City Engineering regarding requirements for off-site street tree plantings.

6. ISSUES REQUIRING COMMENTS FROM ADP:

The proposed development is located within the Town Centre in an area that is in transition from predominately single family to 5 storey buildings. The proposal is using an interesting design of two buildings being connected by an above ground podium in which parking is being located. Please provide specific comments with respect to the design and place making.

CONCLUSION:

The proposed building is in keeping with the land use vision of the Official Community Plan, as well as the use of purpose built rental is supported by the City's Housing Action Plan.

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

Original signed by W. Cooper

Prepared by: Wendy Cooper, M.Sc., MCIP, RPP
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

City of Maple Ridge

TO: Advisory Design Panel
FILE NO: 2019-065-DP
SUBJECT: 20390 DEWDNEY TRUNK RD

MEETING DATE: March 18, 2020

PURPOSE:

Further to the Advisory Design Panel meeting of September 18, 2019 with respect to 2019-065-DP the Architect, provided the following response to the ADP resolution:

"For 2019-065-DP (20390 Dewdney Trunk Rd) ADP comments.

Landscape Comments:

Ensure existing vegetation is retained and protected; Yes

Ensure pedestrian safety with pedestrian oriented circulation from East side of building to West side of building along North elevation; Yes sidewalk added on North side

Consider adding bollards on North elevation for vehicular protection; Yes

Consider providing additional exterior bike racks for clients and staff. Yes, 3 additional bike racks adjacent on 3 existing bike racks located West side of the building

Note we also added a new sidewalk between parking stalls (North side) connecting the existing City sidewalk to the main entry. "

The reason why this application is before ADP is the design of the building has been changed in which the panel's comments are requested. The architect has provided a written explanation of these changes and have been attached as Appendix "B" to this report.

Staff requests that ADP provide comments on the changes to the design of the proposed renovations as well as, the responses to the initial comments that ADP provided at the meeting of September 18, 2019.

Original signed by T. Melser

Prepared by: Therese Melser

The following appendices are attached hereto:

Appendix A Subject map
Appendix B Explanatory letter from Architect
Appendix F Architectural and Landscaping Plans