
Meeting Access Information

To practice social distancing during the COVID-19 pandemic we will be holding the Advisory Design Panel (ADP) meeting via teleconference. Members of the ADP, applicants and the public are asked to join the meeting remotely using the following access information:

Join the meeting from your computer, tablet or smartphone

<https://global.gotomeeting.com/join/626318437>

Or join the meeting using your phone

Dial: 1-888-299-1889 (toll free) or 1-647-497-9373

Enter the Access Code: 626-318-437

1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**
3. **ADOPTION OF MINUTES – April 15, 2020**
4. **QUESTION PERIOD**
5. **NEW AND UNFINISHED BUSINESS**
6. **PROJECTS**
 - 6.1. **Development Permit No: 2018-190-DP** **4:15 PM**

Applicant:	Don Schmidt
Project Designer:	Kevin Urbas
Project Landscape Architect:	Mary Chan Yip, PMG Landscape Architects Ltd
Proposal:	23 unit townhouse development - RM1
Location:	23627 132 nd Avenue
File Manager:	Wendy Cooper
7. **CORRESPONDENCE**
8. **ADJOURNMENT**

Next Meeting: July 22, 2020

<p>QUESTION PERIOD</p>

<p>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.</p>
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<p>Up to ten minutes in total is allotted for Question Period.</p>
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The Minutes of the Regular Meeting of the Maple Ridge Advisory Design Panel
held via teleconference on Wednesday, April 15, 2020 at 4:07 pm.

PANEL MEMBERS PRESENT

Stephen Heller, Chair	Landscape Architect BCSLA
Emily Kearns	Architect AIBC
Steven Bartok	Architect AIBC
Narjes Miri	Architect AIBC

STAFF MEMBERS PRESENT

Wendy Cooper	Staff Liaison, Planner
Erin Mark	Committee Clerk

PANEL MEMBERS ABSENT

Meredith Mitchell, Vice-Chair	Landscape Architect BCSLA
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- 1. CALL TO ORDER**
- 2. APPROVAL OF THE AGENDA**

R/2020-013

It was moved and seconded

That the agenda for the April 15, 2020 Advisory Design Panel meeting be approved as circulated.

CARRIED

- 3. ADOPTION OF MINUTES**

R/2020-014

It was moved and seconded

That the minutes for the March 18, 2020 Advisory Design Panel meeting be adopted as circulated.

CARRIED

- 4. QUESTION PERIOD – Nil**
- 5. NEW AND UNFINISHED BUSINESS – Nil**

6. PROJECTS

6.1. Development Permit No: 2019-081-DP

The staff liaison provided a verbal overview of the project. The project team presented details of the 5 storey rental apartment building project and answered questions from the Advisory Design Panel members.

R/2020-015

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:

Architectural Comments:

- Consider a more defined main entry by adding some of the more prominent roof design elements and flanking the double doors with sidelights for better visibility and natural light into and out of the lobby;
- Consider adding adaptable units;
- Consider moving the bike racks near stall 42 in the underground parking due to potential conflict with parked car;
- Consider drainage of sloped roof and ensure that it does not conflict with outdoor amenity directly underneath;
- Consider the location and size of the outdoor amenity space with the requirements of the occupants of the building. The proposed outdoor amenity space location and size does not seem to be appropriate to facilitate programming of the space to be usable for the residents of the building given that there is no indoor amenity space. The area selected does not provide place making for the building;
- Provide revised coordinated landscape and architectural drawings including renderings, elevations, etc.;
- Include more surrounding scale to add context to drawing package;
- Provide more articulation and materiality to the east and south elevations;
- Consider reviewing the size and scale of the proposal with the current and future density of the neighbourhood;

Landscape Comments:

- Provide more soft materials around the building;
- Arrange landscape to delineate private and public areas; in particular privacy should be provided for unit patios to screen from walkways and lobby entrance;
- Consider how plant selection, layering and species variety can be used to enhance landscape character. Avoid single rows and small single species plant beds;
- What makes the amenity space a “play space”? Consider adding other elements or separating the dog area from the play space and social space;
- If the linear areas beside the building are required for amenity space add program elements; and
- Ensure adequate soil volumes for all trees on slab.

CARRIED

7. CORRESPONDENCE – Nil
8. ADJOURNMENT – 5:52 pm.

Stephen Heller, Chair

/em

City of Maple Ridge

TO: Advisory Design Panel
FILE NO: 2018-190-DP
SUBJECT: 23627 132 Avenue

MEETING DATE: June 17 , 2020

PURPOSE:

An Advisory Design Panel (the "ADP") submission has been received for the above cited application and properties to permit the construction of a 23 unit townhouse development.

The rezoning application being processed in conjunction with this proposal was given First Reading by Council on June 26, 2018.

This site is subject to being re-zoned to RM-1 (Townhouse Residential) to accommodate the proposal. The development permit application made to the City is subject to Section 8.7 Multi-Family Development Permit.

BACKGROUND:

Applicant:	Don Schmidt
Legal Description:	Lot 20, Section 28, Township 12, New Westminster District Plan 47603
OCP:	
Existing:	Medium/High Density Residential
Zoning:	
Existing:	RS-2 (One Family Suburban Residential)
Proposed:	RM-1 (Townhouse Residential)
Surrounding Uses:	
North:	Use: Townhouses Zone: RM-1 (Townhouse Residential) Designation: Medium/High Density Residential
South:	Use: Single Family House Zone: RS-2 (One Family Suburban Residential) Designation: Medium/High Density Residential and Conservation
East:	Use: Townhouses Zone: RM-1 (Townhouse Residential) Designation: Medium/High Density Residential
West:	Use: Single Family House Zone: RS-2 (One Family Suburban Residential) Designation: Medium/High Density Residential
Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Multi-Family Residential

Site Area: 0.405 ha (1.0 acres)
Access: 132nd 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 8.7 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.

The lot is bordered with adjacent properties on three sides. Two of the bordering lots are RM-1 zoning with completed RM-1 projects. The remaining bordering lot is an old timer single family, corner lot. This project respects similar heights and setbacks as the existing RM-1. Building are 2 and 3 storey with pitched roofs.

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 higher density developments.

This project respects similar heights and setbacks as the existing neighbouring RM-1 lots.

3. Large-scale developments should be clustered and given architectural separation to foster a sense of community, and improve visual attractiveness.

This a 23 unit development.

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 site steps down 3 meters side to side (from East to West) and diagonally from Northeast to Southwest approximately 8m. The periphery of the property, along the three bordering properties is typically used for private rear yards spaces. Pedestrian circulation occurs only through the centre spline of the development.

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 application is proposing a townhouse development consisting of 23 units located within 7 buildings ranging between two and three storeys.

2. Context:

From the north eastern corner of the subject property, the land slopes southwest. To the north and east of the property are zoned RM-1 (Townhouse Residential) and developed into Townhouses.

3. OCP and Zoning Compliance:

The subject property is located within the River Village Hamlet of the Silver Valley Area Plan, which designates the subject property as Med/High Density Residential. The Med/High Density Residential designation provides for densities in the range of 30 to 50 units per hectare in both a detached and single family form. The proposed rezoning to RM-1 (Townhouse Residential) complies with the Med/High Density Residential designation within the Silver Valley Area Plan.

The subject site is zoned RM-1 and Development Data Sheet (Appendix F) analyses the compliance of the project with the applicable zone regulations.

The following variances will be required:

Sitting Variances:

- Front yard setback Buildings 1 and 6 from 7.5 m to 4.6 m through to 6.0 m;
- Rear yard setback Buildings 1,2,3,4 and 5 from 7.5 m to 6.0 m;
- Rear yard setback Buildings 5 and 6 from 7.5 m to 5.38 m through to 6.0 m;
- Rear yard setback (Sunken Garage) Buildings 1,2 and 3 from 7.5 m to 4.34 m; and
- Rear yard setback (Sunken Garage) Buildings 4 and 5 from 7.5 m to 2.76 m.

Open Space:

- Required Open Space 115m² requested variance to 79m².

4. Parking:

The required parking for the proposed use is analysed in the Development Data Sheet (Appendix F). The proposal as submitted requires variances to the parking standards to facilitate tandem parking. The RM-1 (Townhouse Residential) zone requires 1.5 parking stalls per dwelling unit. Below details the required parking and the number of stalls proposed by the applicant.

- Required 2 per unit X 23 units = 46 parking stalls.
- Provided:
 - 8 units parking is in the form of side by side stalls located in garages. Totalling 16 stalls.
 - 15 units parking is in the form of tandem parking. Totally 30 stalls.

- Visitor parking has been provided in the form of 6 stalls. The requirement of 0.2 visitor parking stalls is required.

The use of tandem parking requires a variance to the parking standards. If the variance to the standards are not supported the design of the proposal will require changes to be in compliance with the parking standards,

5. Environmental, Sustainability & Stormwater Management:

The applicant needs to address the environmental considerations, which include accommodating the moderate slopes on the subject property, which should include an aesthetic transition with the neighbouring properties.

Any invasive species on the property will need to be address through an invasive species management plan.

6. Issues requiring comments from ADP:

The Advisory Design Panel is requested to comment with specific reference to the following elements of the proposal:

- Overall utilization of the land in relationship with the proposed design;
- Could there be improvements to that would increase the amount of Open Space;
- Could the design increase the amount of side by side parking areas;
- Is the landscaping treatment around the visitor parking stalls sufficient to screen the units that are abutting the visitor parking stalls: and
- Is there areas in the design that would make the site improve place making.

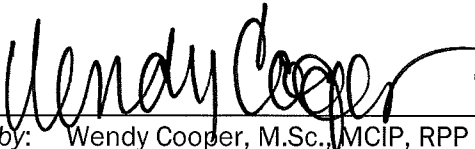
7. Garbage/Recycling:

The design does not clearly indicate how the garbage and recycling will be accommodated on the site.

CONCLUSION:

The proposed rezoning of the subject property to RM-1 (Townhouse Residential) complies with the OCP. The proposed design of the development has requested several variances. The proposed variance to the open space has been identified by the Parks and Recreation Department as a concern.

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


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 Designer)
- Appendix D Development Data Sheet (signed by Designer)
- Appendix E DP Area Guidelines Checklist
- Appendix F Architectural and Landscaping Plans