

Meeting Access Information

To practice social distancing during the COVID-19 health emergency 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://mapleridge-ca.zoom.us/j/99730981866?pwd=NzBFcTRQcIF3L3R0QVZnaTl1eHIPdz09>

Meeting ID: 997 3098 1866 Password: 907020

Or join the meeting using your phone

Dial: 1-778-907-2071

Meeting ID: 997 3098 1866 Password: 907020

1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**
3. **ADOPTION OF MINUTES – June 17, 2020**
4. **QUESTION PERIOD**
5. **NEW AND UNFINISHED BUSINESS**
6. **PROJECTS**

6.1 Development Permit No: 2019-428-DP

4:15 PM

Applicant: T. Abromaitis

Project Architect: Casola-Koppe Architects

Project Landscape Architect: M2 Landscape Architecture

Proposal: 22 storey apartment building with commercial units on the ground-floor, 222 units.

Location: 22709 Lougheed Highway

File Manager: Michelle Baski

7. **CORRESPONDENCE**
8. **ADJOURNMENT**

Next Meeting: September 16, 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.

The Minutes of the Regular Meeting of the Maple Ridge Advisory Design Panel
held via video conference on Wednesday, June 17, 2020 at 4:04 pm.

PANEL MEMBERS PRESENT

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

STAFF MEMBERS PRESENT

Wendy Cooper	Staff Liaison, Planner
Erin Mark	Committee Clerk

PANEL MEMBERS ABSENT

Narjes Miri	Architect AIBC
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1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

R/2020-016

It was moved and seconded

That the agenda for the June 17, 2020 Advisory Design Panel meeting be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

R/2020-017

It was moved and seconded

That the minutes for the April 15, 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: 2018-190-DP

The staff liaison provided a verbal overview of the project. The project team presented details of the 23 unit townhouse project proposed for 23627 132 Avenue and answered questions from the Advisory Design Panel.

R/2020-018

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 removing the parking space between Units 19 & 20 to ease entry into units - the development only requires 5 visitor parking stalls, not 6 as currently provided;
- Consider including more double garages;
- Consider relocating the stairs for Building 4/5, Units 12/15 to add more light;
- The elevations of the building could benefit from more rigor put into an overall architectural theme, character and detail consistency, especially the units that face 132nd Ave;
- Improve the relationship between the units, the open space and the livability of the development and creating place making;
- Consider a more prominent site entry;
- Information pertaining to material selections was not provided to the Advisory Design Panel prior to the meeting. Elevations pertaining to the neighbouring properties were not available. Site renderings and additional cross sections with neighbouring context need to be provided.

Landscape Comments:

- Consider planting material around the perimeter of site for seasonality and screening during winter. Provide consistent perimeter planting including in the amenity space;
- Recommend reviewing the location of services at the main entry and placing services away from the main entry if at all possible;
- Consider the addition of a pedestrian entry into the site;
- The tree next to the water meter chamber requires structural soil;
- Provide screening material between the rear yards of units (ie. solid fence or planting screen);
- Review the relationship of Buildings 1, 2, and 3 with the adjacent lot. Modify the fence type to increase visibility and to reduce the impact to the street and neighbouring properties;
- Provide details of retaining walls and other landscape materials. Ensure wall materials have long term durability;
- Ensure universal access to all common amenity spaces. Ensure access does not go through private entry to units;
- Consider putting stairs near Unit 11 and Unit 16 for maintenance entrance;
- Evaluate potential for usability of Unit 16 amenity space in coordination with project arborist;
- Side entries can be challenging for visitors, look at wayfinding opportunities and ensure the unit numbers are well marked; and

- **Consider material changes through the lane and markings to encourage pedestrian use and social gathering.**

CARRIED

7. CORRESPONDENCE – Nil

Note: Emily Kearns left the meeting at 5:57 pm.

8. ADJOURNMENT – 6:00 pm.

Stephen Heller, Chair

/em

City of Maple Ridge

TO: Advisory Design Panel
FILE NO: 2019-428-DP
SUBJECT: 22709 Lougheed Highway

MEETING DATE: July 22, 2020

PURPOSE:

An Advisory Design Panel (ADP) submission has been received for the subject property, located at 22709 Lougheed Highway (see Appendix A), to permit the construction of a 22 storey apartment building, with 222 residential units and four commercial units at grade. The subject property is a pre-zoned C-3 (Town Centre Commercial) lot, and is an existing mall site, approximately 4.1 ha (10 acres) in area. The developer is not intending to subdivide this apartment parcel off from the rest of the property.

The development permit application made to the City is subject to Section 8.11 Town Centre Development Permit Area Guidelines for the *Downtown East Precinct* for Mixed-Use development. The applicant has submitted their Advisory Design Panel application for review and comments (see Appendix B).

BACKGROUND:

Applicant:	T. Abromaitis		
Legal Description:	Lot 1, District Lot 401, Group 1, New Westminster District Plan LMP46901		
OCP:	Town Centre Commercial		
Zoning:	C-3 (Town Centre Commercial)		
Surrounding Uses			
North:	Use:	Maple Ridge/Pitt Meadows Community Services Building	
	Zone:	C-3 (Town Centre Commercial)	
	Designation:	Town Centre Commercial	
South:	Use:	Valley Fair Mall (on the same property)	
	Zone:	C-3 (Town Centre Commercial)	
	Designation:	Town Centre Commercial	
East:	Use:	Multi Family Apartment Residential	
	Zone:	RM-2 (Medium Density Apartment Residential)	
	Designation:	Low Rise Apartment	
West:	Use:	Valley Fair Mall (on the same property)	
	Zone:	C-3 (Town Centre Commercial)	
	Designation:	Town Centre Commercial	
Existing Use of Property:	Parking lot for Valley Fair Mall		
Proposed Use of Property:	Mixed-Use Apartment Building		
Site Area:	4.1 ha (10 acres)		
Access:	228 Street and Lane		
Servicing:	Urban Standard		

DEVELOPMENT PERMIT AREA:

This development permit application is subject to the Town Centre Development Permit Area Guidelines for the *Downtown East 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.** New development should promote the Downtown East Precinct as a Town Centre gateway for travelers heading west along Dewdney Trunk Road and Lougheed Highway. A gateway element should have strong visual presence that features landmark structure(s), landscape elements, welcome signage, public art and/or enhanced views to the mountains, while maintaining architectural quality and character of associated new development.

The form and treatment of the proposed building reflect and complement the character of the surrounding developments in the area by incorporating similar materials such as brick and wood tones.

2. **Create a pedestrian-oriented, mixed-use commercial area.** New development in the Downtown East Precinct should foster a pedestrian-oriented, mixed-use commercial area with a portion of medium to high density residential development. New development should promote the East Precinct as an important new commercial and residential urban environment in downtown Maple Ridge. A building's form and mass should support a strong pedestrian-oriented urban realm and should help to define the street and sidewalk areas as active public spaces. Taller buildings (greater than 5 stories) should be stepped back in a podium style to blend with low-rise (3-5 storey buildings) and provide a more ground-oriented feel.

A step-back above the second storey of the proposed development provides a pedestrian-scale urban realm with street furniture along 228 Street and along the entrance to the commercial surface parking.

3. **Enhance the quality, character and vibrancy of the Town Centre.** New development should inform the quality, character and vibrancy of the urban environment. Colours should be harmonious and materials of sustainable quality. All new commercial, multi-family and mixed-use buildings should create an attractive appearance to the street and should maintain a cohesive building style. The precinct can accommodate a variety of building forms, from single-storey bigger box commercial to mixed-use commercial buildings with residential above, provided the building orients to the street and offers a pedestrian-friendly façade.

This proposed development incorporates a modern West Coast style architecture to the existing urban fabric while providing affordable rental units to the Downtown East Precinct. Materials included in the proposed development are durable and sustainably sourced.

4. **Capitalize on important views.** New development within proximity to 226th Street should protect important mountain views to the north. Existing streets and buildings should maintain and enhance these views.

Each residential unit is provided with views to the outdoors in addition to a private amenity space.

5. **Provide public outdoor space.** New developments should include attractive, functional public outdoor spaces, where appropriate and feasible. Outdoor spaces should be designed to accommodate a wide use of activities, incorporate universal access, reduce vandalism, and increase safety.

Universal access from all entries are provided in the proposed development.

6. **Provide climate appropriate landscaping and green features.** New development should provide landscape elements that reinforce the urban character and vibrancy of the Town Centre. Landscape elements should enrich the pedestrian-friendly character of streets in the precinct, moderate the internal building climate, manage stormwater on site, and reference the architectural quality of new buildings. Where feasible, mature trees should be retained, vegetation suitable for the Maple Ridge climate should be planted, and green roofs and walls should be considered.

The proposed landscaping provides pedestrian level green spaces for multiple purposes: to soften the urban design interface between busy intersection and lobby entry of project tower and to define public walking areas and screen back of house from the urban street. The landscaping also provides seating and wayfinding through features at the lobby entry and along the surface parkade entry south of the proposed development. Proposed tree plantings within the existing surface parking will increase shade and comfort for the parking area and reduce urban heat island effect. Trees are proposed on a grid pattern that reinforces wayfinding through the public realm.

7. **Maintain street interconnectivity.** New development should maintain street interconnectivity and the traditional use of the lane as a service street and secondary vehicular and pedestrian thoroughway. Where feasible, parking requirements should be accommodated underground.

Access to the underground parking and waste and recycling room is provided from the lane. Parking is provided underground and at-grade.

A Design Rationale is provided summarizing the form and character of the development (see Appendix C).

PLANNING COMMENTS:

1. **Proposal:**

The development proposal is for the construction of a 22 storey apartment building, with 222 residential units and four commercial units at-grade. The subject property is an existing C-3 (Town Centre Commercial) zoned lot, approximately 4.1 ha (10 acres) in area.

The proposed building is located on a site that is shared with the existing Valley Fair Mall. The commercial units at grade have been designed to face the busy 228 Street and the vehicular entrance access to the mall surface parking lot, to the south of the proposed building.

An indoor amenity area is provided at the main level, and on the second storey. Each residential unit has a private balcony.

Three levels of underground parking are provided with long-term bicycle storage provided on the main level, and short-term bicycle storage provided at grade, to the south of the main entrance and to the north of the secondary entrance.

1. Context:

The subject property is located on the west side of 228 Street, at the intersection of 228 Street and the lane south of 119 Avenue. The property is currently occupied by the Valley Fair Mall, and the north-east corner proposed to be redeveloped is currently a parking lot for the mall. This corner of the property is currently surrounded by a community services building to the north, an apartment building to the east, and the mall to the south and west.

2. OCP and Zoning Compliance:

The subject property is located within the *Downtown East Precinct* of the *Town Centre Development Permit Area*. This precinct offers great potential for new development that can contribute to more urban and pedestrian-oriented development. A number of large and/or underdeveloped lots in the area can accommodate a variety of building forms, from single-storey bigger box commercial to mixed-use commercial buildings with residential above, provided the building orients to the street and offers a pedestrian-friendly façade. Medium to high density residential high-rise towers can also be accommodated. This property is designated *Town Centre Commercial*, which supports building heights from three storeys to over twenty storeys.

The density is to be confirmed once a full plan check has been completed.

The Development Data Sheet (see Appendix D) summarizes the development details and the project architect has completed the Town Centre Development Permit Area Guidelines checklist for the *Downtown East Precinct* (see Appendix E). The development proposal complies with the *Town Centre Commercial* designation; however, the applicant is seeking variances to the C-3 (Town Centre Commercial) zone and *Off-Street Parking and Loading Bylaw* as discussed below.

4. Proposed Variances:

The applicant is seeking the following variances for this development:

- A reduction in residential parking from 207 required stalls to 178 stalls.
- A potential reduction in commercial parking stalls. There are currently 151 stalls and this will be reduced to 135 stalls with the new development (which itself requires 5 stalls), therefore the commercial parking will be 21 less than what currently exists. A summary of the entire site parking will need to be provided to confirm the parking requirements.
- The location of the short-term bicycle stalls, as some are being provided near the commercial unit entrances, in addition to being near the residential main entrance.

5. Parking and bicycle storage:

The *Off-Street Parking and Loading Bylaw No. 4350-1990* requires that development within the Central Business District of the Town Centre for Multi-Family Market Housing combined with other uses provide the following:

Residential Component:

- Bachelor = 0.8 spaces/unit
- 1 bedroom = 0.9 space/unit
- Each additional bedroom = 0.1/unit

Visitor Component:

- 0.1 space/unit – where no on-street supply available.

This development consists of 16 bachelor units, 125 one-bedroom units and 81 two-bedroom units, for a total requirement of 207 stalls for the residents and 23 stalls for visitors, three of which should be allocated for vehicles of people with disabilities. The applicant is providing 178 parking stalls for residents, and 23 stalls for visitors, three of which are allocated for vehicles of people with disabilities (see Appendix F).

Bicycle Parking Space Requirements are as follows:

Building Classification	Long-Term Bicycle Parking	Short-Term Bicycle Parking
Low-Rise, Medium-Rise, and High Rise Residential	1 space per 4 units	6 spaces for every 20 units
Commercial	1 space per 750m ² GFA	6 spaces for every 1500m ² GFA

Based on the number of units proposed, 56 long-term Bicycle Parking stalls are required, and 67 short-term Bicycle Parking stalls are required for the residential component. Based on the commercial gross floor area, one long-term Bicycle Parking stall is required, and two short-term Bicycle Parking stalls are required. The applicant is providing the required number of Bicycle Parking stalls (based on the site plan data, which differs slightly from the Development Data Sheet, which will need to be clarified).

6. Environmental Sustainability and Stormwater Management:

The Stormwater Management Strategy proposes Tier A requirements to be met by providing some rooftop landscaping, grading roof surfaces to drain towards landscaping, providing infiltrating surfaces such as bio-swales and pervious pavers, asphalt grading to drain towards landscaping features and drains, as well as an infiltration gallery to be located and setback from the south side of the underground parking garage. An underground retention tank with a flow control regulated outlet, sized to reduce MAR & a 1-in-10 year rainfall runoff as per Tier B & C criteria, will be located in the northwest corner of the site. The storm retention facility will be fitted with an overflow standpipe which will safely convey all flow in excess of the ten year return period runoff, up to the 100 year return period peak storm. The overflow and controlled outlet will discharge to a proposed new storm service connection, connecting to a proposed storm sewer on the existing lane on along the north property boundary.

In a preliminary LEED Strategy report, certain points were identified as targeted credits to achieve LEED Silver Certification. These range from precautions and practises used during the construction process to reductions in energy use by the choice of mechanical systems and equipment as well as through finishes and materials etc. A detailed report has been provided with this application (see Appendix G).

7. Garbage/Recycling:

A garbage and recycling storage room is located on the main level. Note that this room should be revised to separate the commercial waste from the residential waste.

8. Off Site Upgrades, Utilities and Services:

Site upgrades will be required as a condition of the Building Permit. The ultimate 228 Street cross section is to be built to an urban collector standard, and as it is part of the City's secondary ring route, connective pedestrian network and bicycle network, extra amenities, such as a 1.8m wide sidewalk, complete with bike stalls, benches, etc. are required. The water and sanitary

systems will need to be modelled and may result in off-site servicing upgrades. A storm catchment analysis is required to assess the existing storm main under the property. Street trees, replacement of existing street light poles, and pedestrian level lighting is required.

CONCLUSION:

Although the development has not been fully assessed at this time and it is anticipated that the site plan and internal layouts may change upon further review, the Planning Department requests that the Advisory Design Panel provide comments on the development proposal for form and character purposes.



Prepared by: Michelle Baski, ASCT, MA
Planner

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	Town Centre DP Area Guidelines Checklist
Appendix F	Architectural and Landscaping Plans
Appendix G	LEED Summary Report