Pursuant with Section 8.11 of the Official Community Plan, development in the Town Centre will be assessed against the following form and character and green building design guidelines. The guidelines apply to Ground-Oriented Multi Family; Low-Rise Apartment; Medium & High-Rise Apartment; Flexible Mixed-Use; Town Centre Commercial; Port Haney Multi-Family, Commercial & Waterfront; and Port Haney Heritage Adaptive Use. See the guidelines in Section 8.11 of the Official Community Plan for a detailed list and descriptions of development permit area guidelines.

These guidelines are intended to aid in the review of development permits in the Town Centre and are to be completed by the architect of record for the project. The project will be reviewed for consistency with the guidelines by the Planning Department and the Advisory Design Panel.

In the checklist, you are only required to address the guidelines with the icon that relates to your project:

TCC = Town Centre Commercial (commercial developments only)

MU = Mixed-Use (ground-oriented developments, with commercial on the ground level and either offices or residential above)

MFR = Multi-Family Residential (ground-oriented developments and low-rise, medium-rise, and high-rise apartments)

Precinct Key Guidelines and Green Building Design Guidelines must also be completed for projects within the Town Centre.

Development and Design Objectives

The following summarizes the development and design objectives for each section on the following checklist.

A. Building Setbacks, Form, Mass and Height
• To promote a cohesive building style and strong pedestrian oriented urban realm in Maple Ridge Town Centre by ensuring new buildings, renovations and/or additions have consistent architectural and urban design setbacks, form, mass, and height.
• To help define the street and sidewalk areas as active public spaces.

B. Building Façades, Materials and Colour
• To ensure additions, renovations and/or new infill projects in the Town Centre have a coherent architectural design concept where windows, doors, siding material and other façade elements create a pleasing composition compatible with surrounding buildings, commercial and neighbourhood character.
• To enhance the architectural and massing concepts of a building as well as the quality, character and vibrancy of the urban environment of the Town Centre through the use of harmonious, quality materials and colours.
• To screen rooftop and ground mounted mechanical equipment and trash storage from public view and thereby ensure commercial and mixed-used buildings maintain an attractive appearance to the street.

C. Building Site Considerations
• To ensure public outdoor spaces are designed so that they improve use and activities, incorporate universal access, reduce vandalism, increase safety and provide more attractive, functional outdoor spaces in the Town Centre.
• To provide street trees and landscape elements that reinforce the 'urban' character and vibrancy of the Town Centre, enrich the pedestrian friendly character of streets in the district, and integrate this important commercial and higher density residential area with the character and quality of the surrounding residential neighbourhood.
• To ensure parking lots are designed to be accessible, but do not intrude upon the surrounding residential area, nor the urban, pedestrian-oriented quality of the Town Centre.
• To facilitate off-street parking and car storage at the rear of commercial and mixed-use buildings to maintain street inter-connectivity, traditional use of the lane as a service street, and to provide a secondary vehicular and pedestrian throughway in the Town Centre.
• To ensure service loading and mechanical equipment is designed to protect the surrounding businesses and residential areas from unsightly, noisy and noxious environments.

	Meet Guidelines:	Yes	No	Not Applicable
A. Building Setbacks, Form, Mass, and Height				
A.1 Building Mass and Form				
A1.1 Maintain the mass and scale of buildings	TCC MU MFR	☐	☐	☐
A1.2 Enhance the block with corner commercial buildings	TCC MU	☐	☐	☐
A1.3 Accent corner buildings	TCC MU MFR	☐	☐	☐
A1.4 Use pedestrian-scale design elements	TCC MU	☐	☐	☐
A1.5 Feature pedestrian amenities	TCC MU MFR	☐	☐	☐
A1.6 Design large buildings into smaller modules	TCC MU MFR	☐	☐	☐
A1.7 Accommodate street-fronting units	TCC MU MFR	☐	☐	☐
A1.9 Ensure appropriate roof pitch	TCC MU MFR	☐	☐	☐
A1.10 Use design elements to reduce roof mass and scale	TCC MU MFR	☐	☐	☐
A.2 Building Heights				
A2.1 Vary building heights	TCC MU MFR	☐	☐	☐
A2.2 Maintain alignment of architectural features	TCC MU MFR	☐	☐	☐
A2.3 Integrate taller buildings	TCC MU MFR	☐	☐	☐
A2.4 Step back taller buildings	TCC MU MFR	☐	☐	☐
A2.5 Match building heights at the end of blocks	TCC MU MFR	☐	☐	☐
A2.6 Manage phased development	TCC MU MFR	☐	☐	☐
A2.7 Protect views	TCC MU MFR	☐	☐	☐
A.3 Building Setbacks				
A3.1 Place buildings to reinforce sidewalk activity	TCC MU MFR	☐	☐	☐
A3.2 Situate building entrances for visibility	TCC MU MFR	☐	☐	☐
A3.3 Provide adequate throughways and lighting	TCC MU MFR	☐	☐	☐
A3.4 Provide clear sight lines from building foyers and lobbies to allow visual surveillance	TCC MU MFR	☐	☐	☐
A3.5 Separate residential entrances from commercial entrances	MU	☐	☐	☐
A3.6 Respect existing buildings	TCC MU MFR	☐	☐	☐
A3.7 Distinguish entrances with arrival areas and courtyards	TCC MU MFR	☐	☐	☐
A3.8 Locate ramps and entrances in areas that are highly visible	TCC MU MFR	☐	☐	☐

Explain how the objectives for Building Setbacks, Form, Mass and Height are met. If you have selected "no" or "not applicable", explain why the guideline does not apply to your project or why it cannot be met.

Town Centre Development Permit Area Guidelines Checklist

		Meet Guidelines:	Yes	No	Not Applicable
B.	**Building Façades, Materials and Colour**				
B.1	**Building Façade**				
B1.1	Address both sides of the block with corner commercial buildings	TCC MU	☐	☐	☐
B1.2	Orient main entrances to face the sidewalk	TCC MU MFR	☐	☐	☐
B1.3	Locate windows, doors, and entry features at the street level	TCC MU MFR	☐	☐	☐
B1.4	Use a mix of common facade patterns and elements	TCC MU MFR	☐	☐	☐
B1.5	Reflect original façades and building scale	TCC MU MFR	☐	☐	☐
B1.6	Respect original architectural elements	TCC MU MFR	☐	☐	☐
B1.7	Respect old and new design	TCC MU MFR	☐	☐	☐
B1.8	Maintain the horizontal rhythm of the street wall	TCC MU MFR	☐	☐	☐
B1.9	Provide a visual division between the street level and upper floors	TCC MU MFR	☐	☐	☐
B1.10	Include continuous canopies, awnings or overhangs	TCC MU	☐	☐	☐
B1.11	Ensure appropriate placement and materials for awnings or canopies	TCC MU	☐	☐	☐
B1.13	Use windows to provide 'eyes on the street'	TCC MU MFR	☐	☐	☐
B1.14	Enhance the public realm	TCC MU MFR	☐	☐	☐
B1.15	Ensure signage reflects building scale, character, and materials	TCC MU	☐	☐	☐
B.3	**Building Materials**				
B3.1	Enhance the public realm with high quality materials and detailing	TCC MU MFR	☐	☐	☐
B3.2	Use materials consistently	TCC MU MFR	☐	☐	☐
B3.3	Avoid the use of inappropriate materials	TCC MU MFR	☐	☐	☐
B3.6	Use a mix of quality materials	TCC MU MFR	☐	☐	☐
B.4	**Building Colours**				
B4.1	Select appropriate colours	TCC MU MFR	☐	☐	☐
B4.2	Highlight architectural details, awnings, and entrances	TCC MU MFR	☐	☐	☐
B4.3	Ensure a cohesive, consistent colour palette	TCC MU MFR	☐	☐	☐
B.5	**Screening and Storage**				
B5.1	Locate and enclose trash, composting, and recycling to keep out of site of general public	TCC MU MFR	☐	☐	☐
B5.2	Screen mechanical equipment	TCC MU MFR	☐	☐	☐
B5.3	Avoid conflict with neighbouring properties	TCC MU MFR	☐	☐	☐
B5.4	Locate building ventilation systems to minimize noise and exhaust	TCC MU MFR	☐	☐	☐

Explain how the objectives for Building Façades, Materials and Colour are met. If you have selected "no" or "not applicable", explain why the guideline does not apply to your project or why it cannot be met.

	Meet Guidelines:	Yes	No	Not Applicable
C. Building Site Considerations				
C.1 Public Outdoor Space and Hardscapes				
C1.1 Provide public outdoor space	TCC MU MFR	☐	☐	☐
C1.2 Ensure public outdoor space is highly visible	TCC MU MFR	☐	☐	☐
C1.3 Provide connections between buildings, sidewalks, and outdoor open spaces	TCC MU MFR	☐	☐	☐
C1.4 Ensure universal access for all public spaces	TCC MU MFR	☐	☐	☐
C1.6 Provide hardscape elements to enhance the street environment	TCC MU MFR	☐	☐	☐
C1.7 Design hardscape elements as part of the building	TCC MU MFR	☐	☐	☐
C1.8 Integrate pedestrian amenities with walls and/or landscaped areas	TCC MU MFR	☐	☐	☐
C1.9 Provide public art	TCC MU MFR	☐	☐	☐
C1.10 Ensure new elements complement existing	TCC MU MFR	☐	☐	☐
C1.12 Provide smooth routes	TCC MU MFR	☐	☐	☐
C1.13 Ensure barrier-free access	TCC MU MFR	☐	☐	☐
C.2 Parking and Parking Lots				
C2.1 Provide required parking underground, where feasible	TCC MU MFR	☐	☐	☐
C2.2 Screen large surface parking lots while maintaining surveillance	TCC MU MFR	☐	☐	☐
C2.3 Maximize pedestrian safety within parking lots	TCC MU MFR	☐	☐	☐
C2.4 Provide visible signage	TCC MU MFR	☐	☐	☐
C2.5 Consider developing underground parking garages	TCC MU MFR	☐	☐	☐
C2.7 Locate parking lot equipment away from the public street	TCC MU MFR	☐	☐	☐
C.3 Lanes, Service and Loading Areas				
C3.1 Use lanes for service, parking access and loading	TCC MU MFR	☐	☐	☐
C3.2 Utilize lanes as secondary vehicular and pedestrian throughways	TCC MU MFR	☐	☐	☐
C3.3 Strengthen visual access of the lane	TCC MU MFR	☐	☐	☐
C3.5 Consider lanes as a community amenity	TCC MU MFR	☐	☐	☐
C3.7 Locate loading and service areas away from the street front	TCC MU MFR	☐	☐	☐
C3.8 Separate loading from parking and pedestrian paths	TCC MU MFR	☐	☐	☐
C3.9 Screen loading areas	TCC MU	☐	☐	☐
C.4 Street Trees and Landscape				
C4.2 Use the right species	TCC MU MFR	☐	☐	☐
C4.8 Maintain sight lines	TCC MU MFR	☐	☐	☐

Explain how the objectives for Building Site Considerations are met. If you have selected "no" or "not applicable", explain why the guideline does not apply to your project or why it cannot be met.

KEY GUIDELINE CONCEPTS

1. **Promote the Civic Core as the "heart" of the Town Centre**

   a. Does proposed development reflect the quality and character of the existing Civic buildings, such as the municipal hall and The ACT, and will the design enhance the vibrant pedestrian realm created by Memorial Peace Park and the surrounding public spaces?
      - Consistent: Yes ☐   No ☐   N/A ☐

      Explain:

   b. Are the building materials of a sustainable quality and the colours harmonious within the development and with existing quality buildings?
      - Consistent: Yes ☐   No ☐

      Explain:

2. **Create a pedestrian-oriented, boutique-style shopping district**

   c. Does the building's form and mass support a strong pedestrian-oriented urban realm and help define the street and sidewalk areas as active public spaces? Taller buildings should be stepped back podium style.
      - Consistent: Yes ☐   No ☐

      Explain:

3. **Reference traditional architectural styles**

   d. Does proposed development reference Maple Ridge's more traditional architectural styles?
      - Consistent: Yes ☐   No ☐

      Explain:

   e. Is proposed development consistent with the existing newer buildings in terms of setbacks, form, mass, and height?
      - Consistent: Yes ☐   No ☐

      Explain:

4. **Capitalize on important views**

   f. Does proposed development capitalize on mountain and/or river views?
      - Consistent: Yes ☐   No ☐   Not Applicable ☐

      Explain:

   g. Have the important views of existing buildings been considered in relation to the proposed development?
      - Consistent: Yes ☐   No ☐   Not Applicable ☐

      Explain:

5. **Enhance existing cultural activities and public open space**

   h. Are proposed public spaces designed to accommodate a range of activities, incorporate universal access, reduce vandalism, and increase safety?
       - Consistent: Yes ☐   No ☐   Not Applicable ☐

   Explain:

6. **Provide climate appropriate landscaping and green features**

   i. Are landscape elements designed to enrich the pedestrian environment, moderate the internal building climate, manage stormwater on site, and reference the architectural quality of the building(s)?
       - Consistent: Yes ☐   No ☐

   Explain:

7. **Maintain street interconnectivity**

   j. Does proposed development maintain street interconnectivity and use of the lane as a service street and secondary vehicular and pedestrian throughway?
       - Consistent: Yes ☐   No ☐   Not Applicable ☐

   Explain:

   k. Is required parking provided underground?
       - Consistent: Yes ☐   No ☐

   Explain:

A. Building Setbacks, Form, Mass, and Height

A1.8   Design flexible ground-floor unit spaces in commercial and mixed-use buildings.
- Consistent: Yes ☐   No ☐

Explain:

A1.11   Accommodate roof gardens, trellises, and green features.
- Consistent: Yes ☐   No ☐

Explain:

A2.8   Site buildings to capitalize on daylight and solar opportunities.
- Consistent: Yes ☐   No ☐

Explain:

A2.9   Protect solar access to surrounding buildings and minimize wind tunnel effects.
- Consistent: Yes ☐   No ☐

Explain:

B. Building Façades, Materials, and Colour

B1.12   Use exterior shading devices to block summer sun.
- Consistent: Yes ☐   No ☐

Explain:

B2.1   Design outdoor lighting to minimize light pollution.
- Consistent: Yes ☐   No ☐

Explain:

B2.2   Encourage energy efficient lighting.
- Consistent: Yes ☐   No ☐

Explain:

B3.4   Select environmentally responsible building materials.
- Consistent: Yes ☐   No ☐

Explain:

B3.5   Minimize the use of unsustainable building materials.
- Consistent: Yes ☐   No ☐

Explain:

B3.7   Consider life-cycle cost.
- Consistent: Yes ☐   No ☐

Explain:

C. Building Site Considerations

C1.5   Locate outdoor plazas to capture the sun.
- Consistent: Yes ☐   No ☐

Explain:

C1.11   Use materials that are functional, durable and include recycled or salvaged content.
- Consistent: Yes ☐   No ☐

Explain:

C1.14   Encourage use of infiltration techniques.
- Consistent: Yes ☐   No ☐

Explain:

C2.6   Locate adequate priority parking in visible areas convenient to entrances.
- Consistent: Yes ☐   No ☐

Explain:

C2.8   Use permeable pavement and infiltration devices on appropriate sites.
- Consistent: Yes ☐   No ☐

Explain:

C2.9   Provide shade trees and landscaping.
- Consistent: Yes ☐   No ☐

Explain:

C2.10   Provide secure and sheltered bicycle storage facilities for short-term uses.
- Consistent: Yes ☐   No ☐

Explain:

C2.11   Provide long-term bicycle parking.
- Consistent: Yes ☐   No ☐

Explain:

C2.12   Provide end-of-trip facilities.
- Consistent: Yes ☐   No ☐

Explain:

C3.4   Minimize impervious paving of the lane.
- Consistent: Yes ☐   No ☐

Explain:

C3.6   Respect existing grades.
- Consistent: Yes ☐   No ☐

Explain:

C4.1   Plant street trees.
- Consistent: Yes ☐   No ☐

Explain:

C4.3   Minimize use of high maintenance plants.
- Consistent: Yes ☐   No ☐

Explain:

C4.4   Maximize the use of native and climate appropriate species.
- Consistent: Yes ☐   No ☐

Explain:

C4.5   Consider the inclusion of community gardens.
- Consistent: Yes ☐   No ☐

Explain:

C4.6   Design and place landscape to facilitate year round moderation of the internal building climate.
- Consistent: Yes ☐   No ☐

Explain:

C4.7   Minimize erosion potential.
- Consistent: Yes ☐   No ☐

Explain:

C4.9   Provide adequate landscape maintenance.
- Consistent: Yes ☐   No ☐

Explain:

C4.10   Consider incorporating landscape plantings for green features.
- Consistent: Yes ☐   No ☐

Explain:

C4.11   Incorporate low impact stormwater features.
- Consistent: Yes ☐   No ☐

Explain:

C4.12   Consider rainwater collection for re-use.
- Consistent: Yes ☐   No ☐

Explain:

C4.13   Use natural plantings and green space to support habitat.
- Consistent: Yes ☐   No ☐

Explain:

C4.14   Retain existing mature trees.
- Consistent: Yes ☐   No ☐

Explain: