

TO:	His Worship Mayor Dan Ruimy and Members of Council	MEETING DATE:	October 17, 2023
FROM:	Chief Administrative Officer	FILE NO:	2018-489 DP/DVP
		MEETING:	CoW
SUBJECT:	Development Permit and Development Variance Permit 20278 and 20292 Patterson Avenue		

EXECUTIVE SUMMARY:

A Development Permit application has been submitted for the subject properties, located at 20278 and 20292 Patterson Avenue. The development proposal is for the construction of an 88 unit, four-storey apartment building. This application is subject to the Hammond Development Permit Area Guidelines, which establish the form and character of multi-family development in the North Hammond Precinct area of the Hammond Area Plan.

In addition, to the Hammond Development Permit, the applicant has requested several variances to accommodate the proposed development. A summary of the requested variances is provided below.

Maple Ridge Zoning Bylaw No. 7600-2019:

- To reduce the the front yard setback to 203 Street from 7.5 m (24.6 ft.) to 4.0 m (13.1 ft.) to the building face and 2.75 m (9.0 ft.) to the roof overhang;
- To reduce the exterior side yard setback to Paterson Avenue from 7.5 m (24.6 ft.) to 4.0 m (13.1 ft.) to the building face and 2.75 m (9.0 ft.) to the roof overhang;

It is recommended that Development Permit 2018-489-DP and Development Variance Permit 2018-489-DVP be approved.

Council will be considering final reading for rezoning application 2018-489-RZ on October 24, 2023.

RECOMMENDATION:

1. That the Corporate Officer be authorized to sign and seal 2018-489-DVP respecting property located at 20278 and 20292 Patterson Avenue; and further
2. That the Corporate Officer be authorized to sign and seal 2018-489-DP respecting property located at 20278 and 20292 Patterson Avenue.

DISCUSSION:

a) Background Context

Applicant:	W. Bissky, Bissky Architecture and Urban Design Inc.
Legal Description:	Lot 55 Except Part Dedicated Road on Plan 78633 District Lot 222 Group 1 New Westminster District Plan 35806; and Lot 56 District Lot 222 Group 1 New Westminster District Plan 35806

OCP:	Existing:	<i>Medium Density Multi-Family</i>	
	Proposed:	<i>Medium Density Multi-Family</i>	
Within Urban Area Boundary:	Yes		
OCP Major Corridor:	Yes		
Area Plan:	Hammond Area Plan		
Zoning:			
	Existing:	RS-1 (Single Detached Residential)	
	Proposed:	RM-2 (Medium Density Apartment Residential)	
Surrounding Uses:			
	North:	Use:	Single Family Residential
		Zone:	RS-1 (Single Detached Residential)
		Designation:	<i>Low Density Multi-Family and Medium Density Multi-Family</i>
	South:	Use:	Single Family Residential
		Zone:	RS-1 (Single Detached Residential), RS-1b (Single Detached (Medium Density) Residential)
		Designation:	<i>Medium Density Multi-Family, Single-Family and Compact Residential</i>
	East:	Use:	Single Family Residential
		Zone:	RS-1 (Single Detached Residential)
		Designation:	<i>Medium Density Multi-Family</i>
	West:	Use:	Single Family Residential
		Zone:	RS-1 (Single Detached Residential)
		Designation:	<i>Low Density Multi-Family</i>
Existing Use of Property:	Single Family Residential		
Proposed Use of Property:	Multi-Family Residential		
Site Area:	0.37 ha (0.91 acres)		
Access:	Patterson Avenue		
Servicing Requirement:	Urban Standard		
Flood Plain:	No		
Fraser Sewer Area:	Yes		
Concurrent Applications:	2018-489-RZ		

b) Project Description:

The proposal is for a four storey apartment building with 88 units and two levels of underground parking. The development consists of a variety of one and two-bedroom units ranging from approximately 500 ft² to 875 ft².

c) Planning Analysis:

The subject site is located within the Hammond Area Plan and is subject to the Hammond Development Permit (DP) guidelines to shape the design of new buildings so that they integrate with

the character of each Hammond neighbourhood. The proposed development is subject to the Multi-Family Residential Medium Density multi-family guidelines as outlined below.

The following North Hammond DP Guideline Key Concepts have been addressed by the Architect of record with each response below.

1. Street and Block Pattern

- Increase residential density with a housing style complimentary to existing; and
- Increase pedestrian connectivity of the neighbourhood by connecting to local destinations and public sidewalks.

We are applying to change this zone to a higher density using the RM-2 zone. We have deliberately designed a quiet building that complements the existing neighbourhood and respects Hammond's heritage. The main floor units will have individual entries to the street.

2. Typical Lot Size and Layout

- Maintain the current lot pattern and coverage, look and feel with larger duplex, triplex homes and fourplexes (on corner lots). Use similar massing to other homes in the area, mimicking the same block pattern;
- Increase ground-oriented and street-fronting townhomes; and
- Siting to take best advantage of sunlight and/or shading in order to plan for future use of solar technology.

This corner lot is conducive to transitioning from the lower density on adjacent properties to a higher density. The main floor units have pedestrian access to the sidewalks and the north-south main orientation permits the greatest number of units to enjoy daytime sunlight most times of the year.

3. Greenspace and Landscaping

- Increase the number of trees planted on lots and within new development; and,
- Ensure high quality and climate change resilient landscaping and common greenspace areas.

There will be a greatly increased number of trees and other plants on this site post-construction. Most of the plants selected by the landscape architect are drought resistant.

4. Housing & Heritage Features

- Enhance the neighbourhood look and feel with front façade orientation of new development facing towards the street and parking and driveways that are incorporated in a subtle manner;
- Enhance the character and identity of the area with architectural details, themes and materials that speak to Hammond's history and area and/or increase the social and community feel of the neighbourhood. This may include:
 - the use of wood, horizontal wood siding, wood shingles;
 - entrances with porches that overlook the street; and,
 - symmetrical front elevation and second storey with articulated units.

The materials, colours, and detailing are chosen to reflect Hammond's heritage influence. Elements on the building are repeated and slightly varied for interest and to harmonize as a whole.

The applicant was encouraged to step back the building on the south-western corner; however, the applicant wanted to proceed with the attached plans, preferring to weigh the advantages of housing affordability over the DP guidelines. The proposal does address most of these policies by breaking up the building with an internal courtyard fronting Patterson Avenue. Units front onto the streets and

courtyard, providing “eyes on the street”. Although setback variances are being sought for the street frontages, the required setbacks to the west and south are being met and significant landscaping is being provided.

d) Variance Analysis:

The Zoning Bylaw establishes general minimum and maximum regulations for single family development. A Development Variance Permit allows Council some flexibility in the approval process.

The requested variances are described below:

1. *Maple Ridge Zoning Bylaw No. 7600-2019, Part 4 – Residential Zones, Section 618 RM-2 Medium Density Apartment Residential* as follows:
 - Section 618.7 (1)(a) – Reduce the minimum setback for all Principal Buildings and Structures shall be not less than 7.5 m (24.6 ft.) to 4 m (13.1 ft.) from a Front Lot line to the building face (to 203 Street).
 - Section 618.7 (1)(d) – Reduce the minimum setback for all Principal Buildings and Structures shall be not less than 7.5 m (24.6 ft.) to 4 m (13.1 ft.) from an Exterior Lot line to the building face (to Patterson Avenue).
 - Section 618.7 (1)(a) – Reduce the minimum setback for all Principal Buildings and Structures shall be not less than 7.5 m (24.6 ft.) to 2.75 m (9.0 ft.) from a Front Lot line to the roof overhang (to 203 Street).
 - Section 618.7 (1)(d) – Reduce the minimum setback for all Principal Buildings and Structures shall be not less than 7.5 m (24.6 ft.) to 2.75 m (9.0 ft.) from an Exterior Lot line to the roof overhang (to Patterson Avenue).

The above varied setbacks are typical of those provided for other low-rise apartment buildings proposed in the City. The articulated building facades and landscaping within the setback areas provides for a good transition to the adjacent streetscapes.

e) Citizen/Customer Implications:

In accordance with the *Development Procedures Bylaw No. 5879-1999*, notice of Council consideration of a resolution to issue a Development Variance Permit was mailed to all owners or tenants in occupation of all parcels, any parts of which are adjacent to the property that is subject to the permit.

CONCLUSION:

The proposed variances can be supported as they are minor in nature and enhance the overall design of the proposed development. It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2018-489-DVP.

This Hammond Development Permit is for a 88 unit, four storey apartment building. Staff have reviewed the proposal and are satisfied that it complies with the Hammond Development Permit Guidelines of the OCP for form and character. It is recommended that the Coporate Officer be authorized to sign and seal 2018-489-DP respecting the subject properties.

"Original Signed by Wendy Cooper"

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

"Original Signed by Marlene Best"

Reviewed by: Marlene Best
Interim Director of Planning

"Original Signed by Scott Hartman"

Concurrence: Scott Hartman
Chief Administrative Officer

The following appendices are attached hereto:

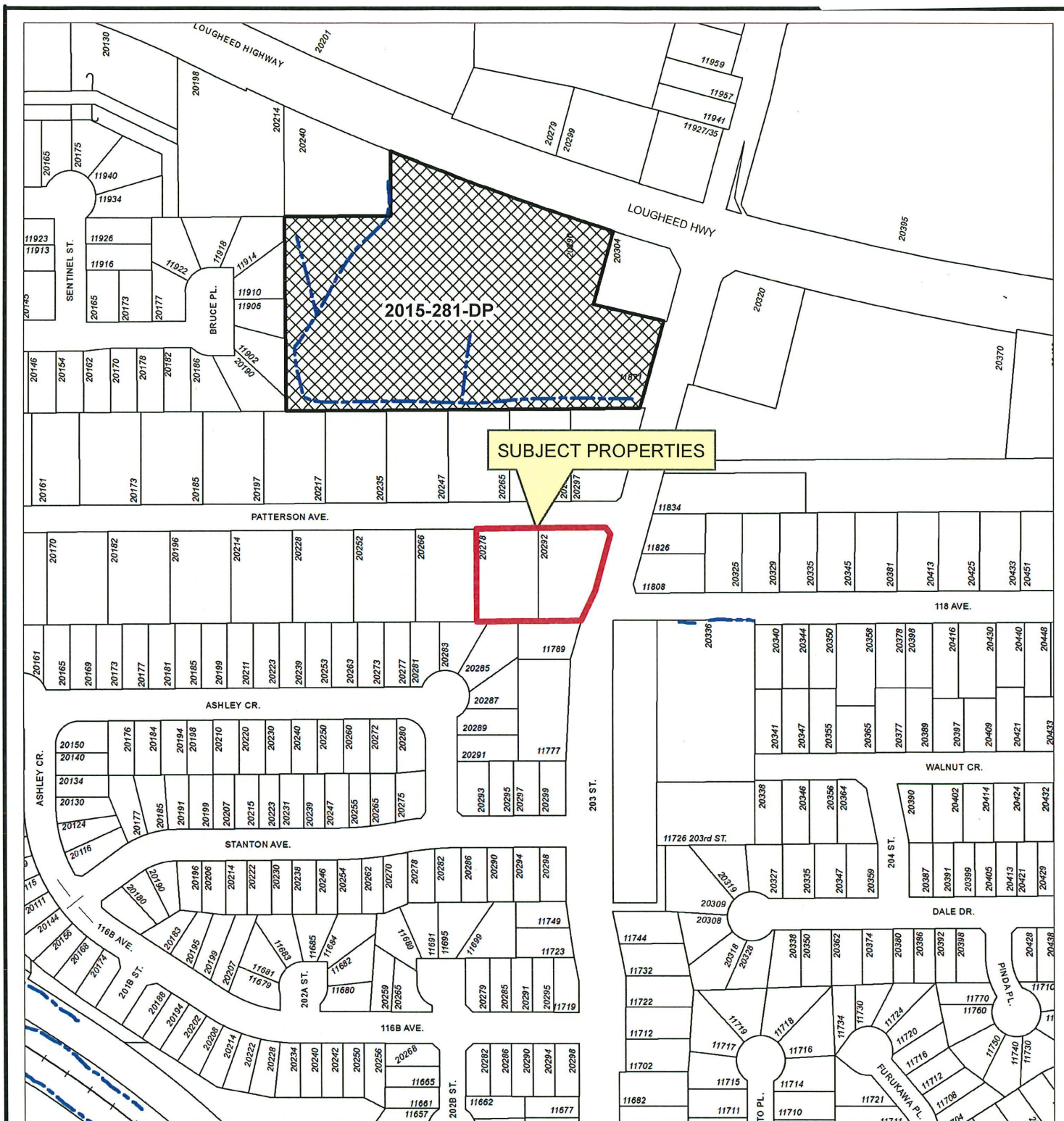
Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Proposed Building Elevations

Appendix D – Proposed Landscaping Plans

Appendix E – Site Plan showing variances



Scale: 1:3,000

Legend

- Ditch Centreline
- Active Applications (RZ/SD/DP/VP)

20292 & 20278 PATTERSON AVE

PLANNING DEPARTMENT



MAPLE RIDGE

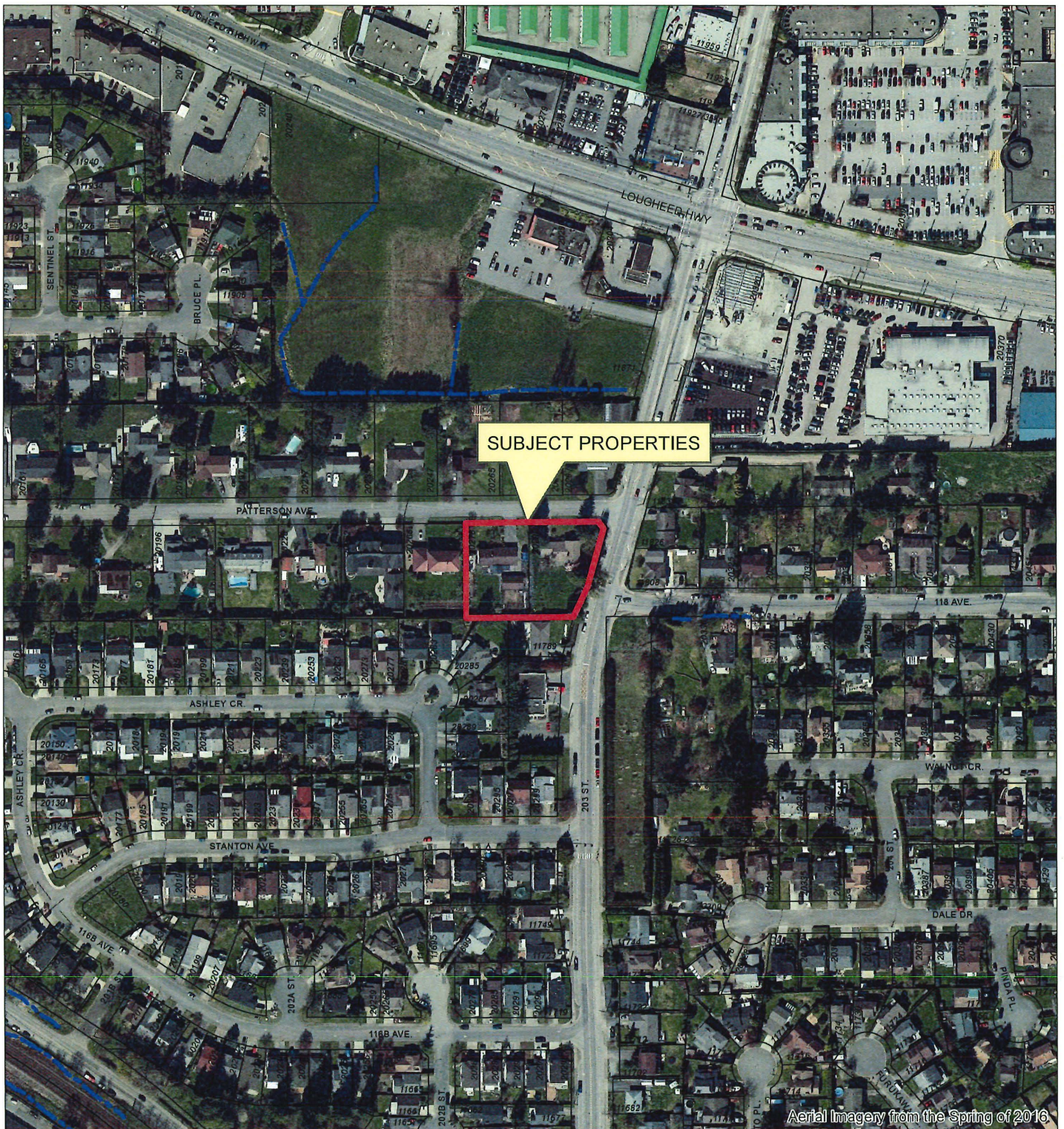
British Columbia

mapleridge.ca

FILE: 2018-489-RZ

DATE: Nov 27, 2018

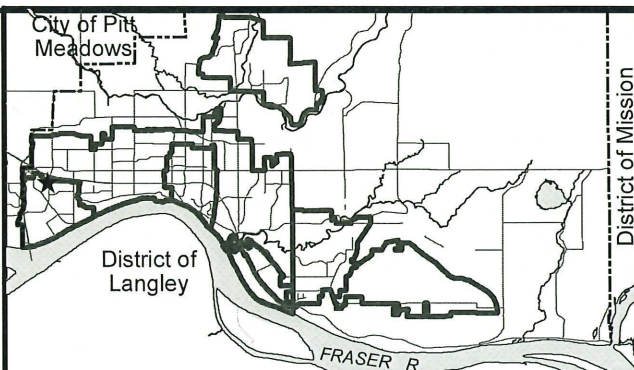
BY: RA



Aerial Imagery from the Spring of 2016



Scale: 1:3,000



20292 & 20278 PATTERSON AVE

PLANNING DEPARTMENT



MAPLE RIDGE

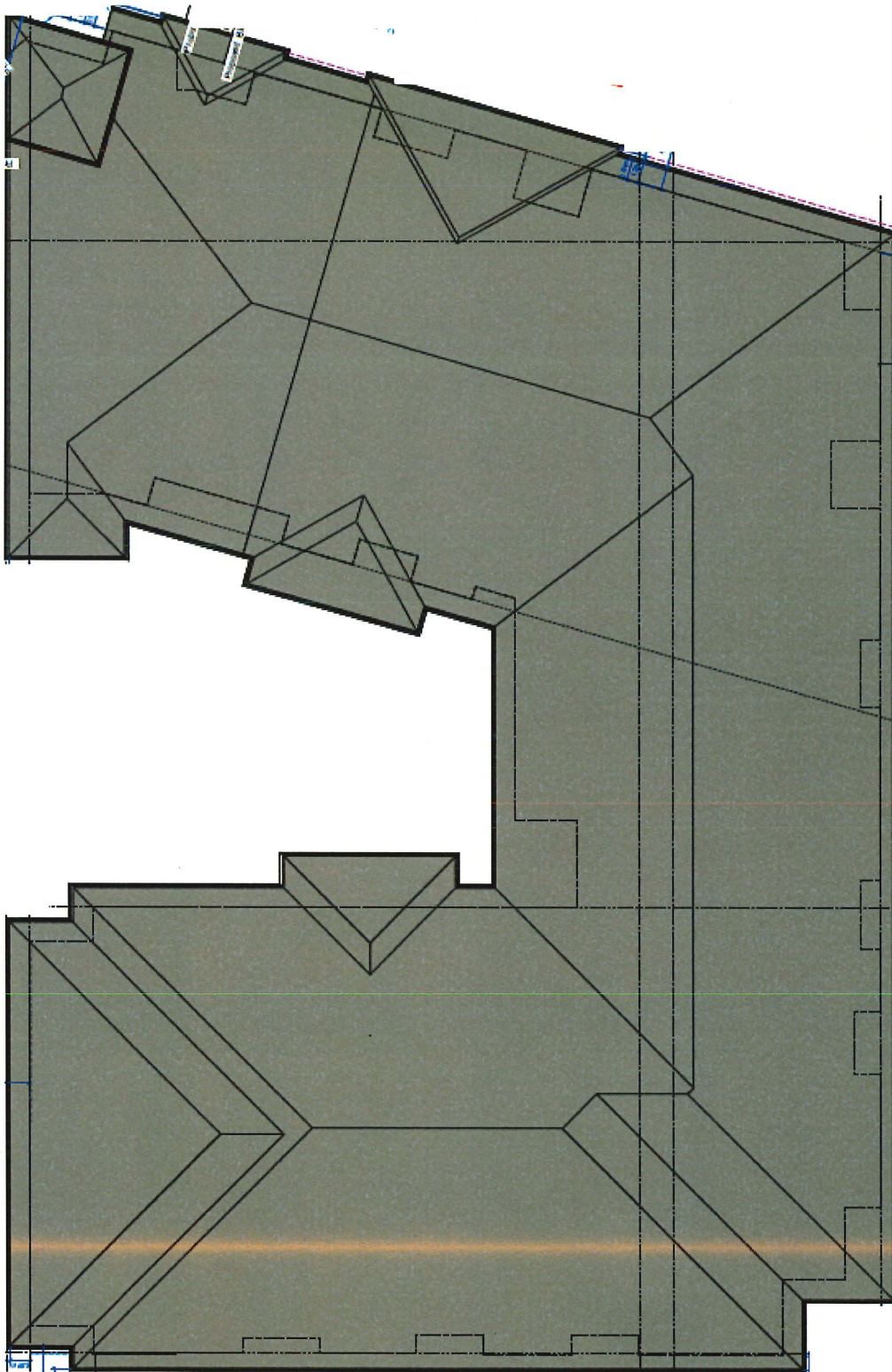
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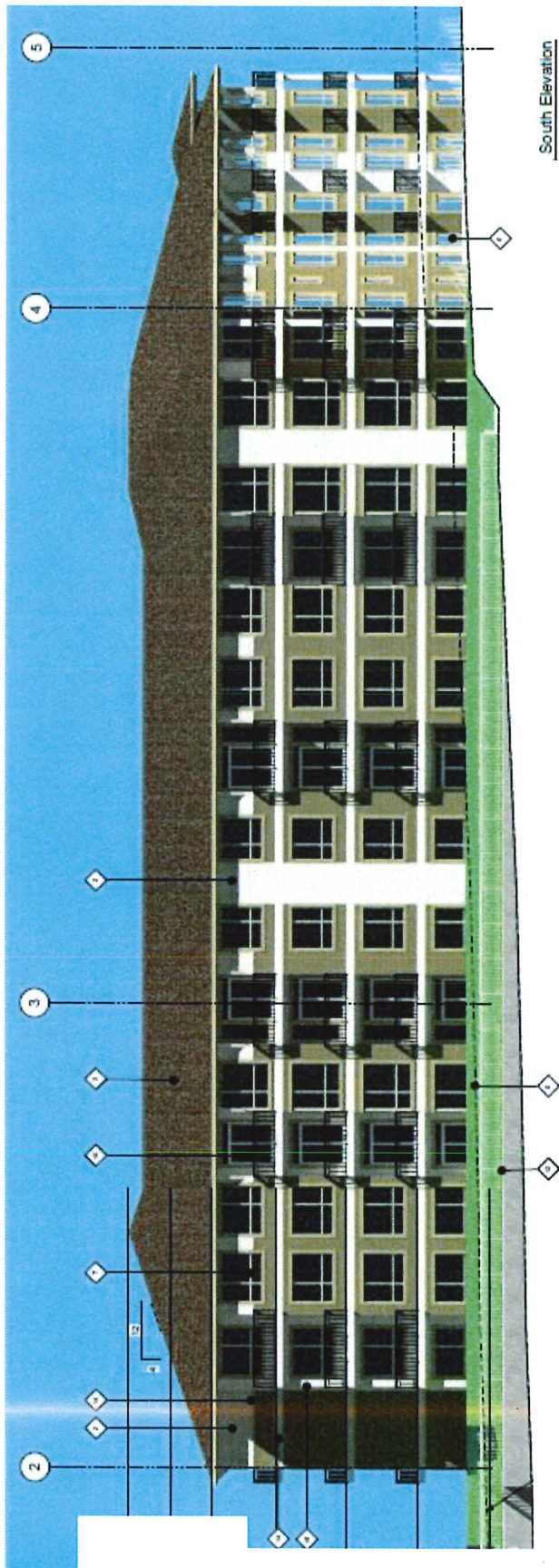
mapleridge.ca

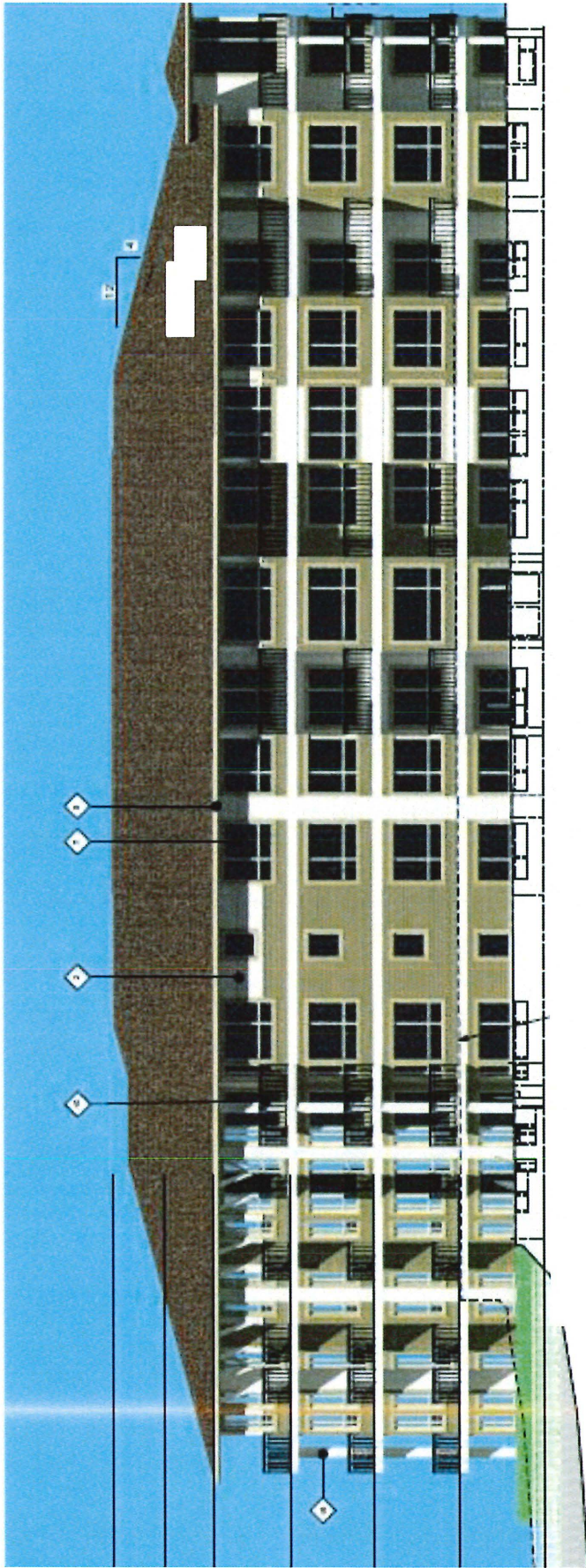
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DATE: Nov 27, 2018

BY: RA

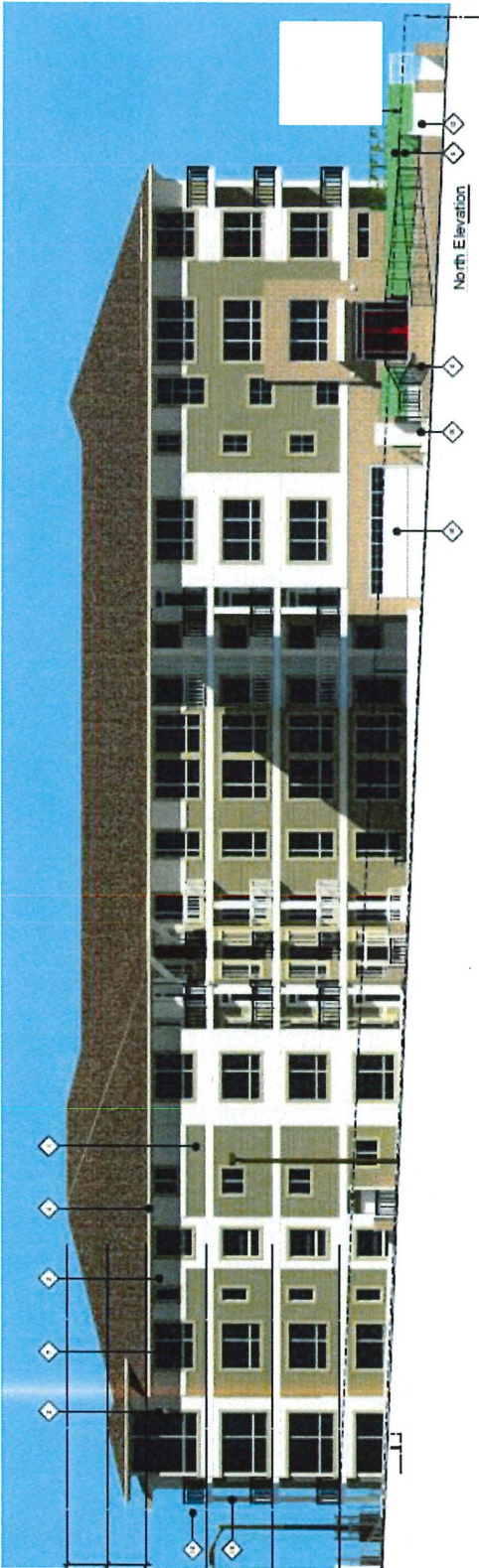
Roof Plan

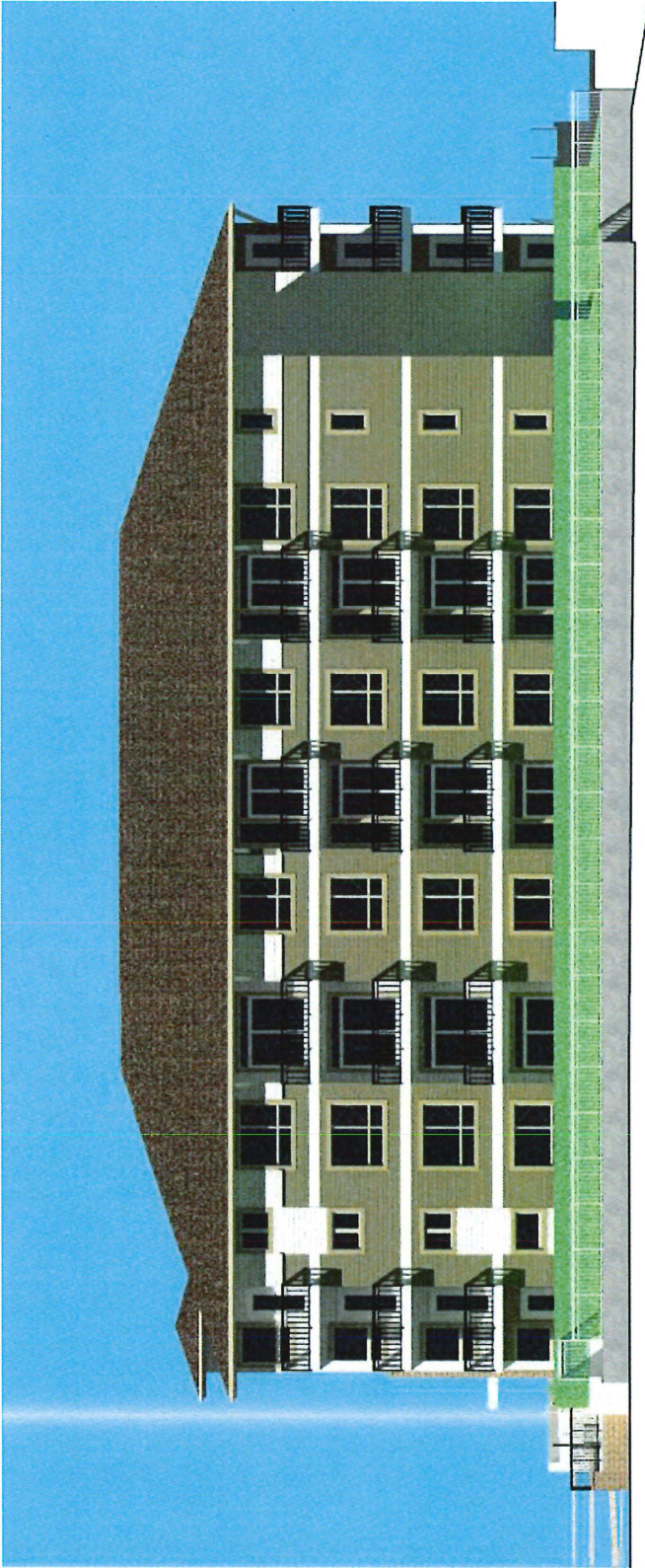






East Elevation





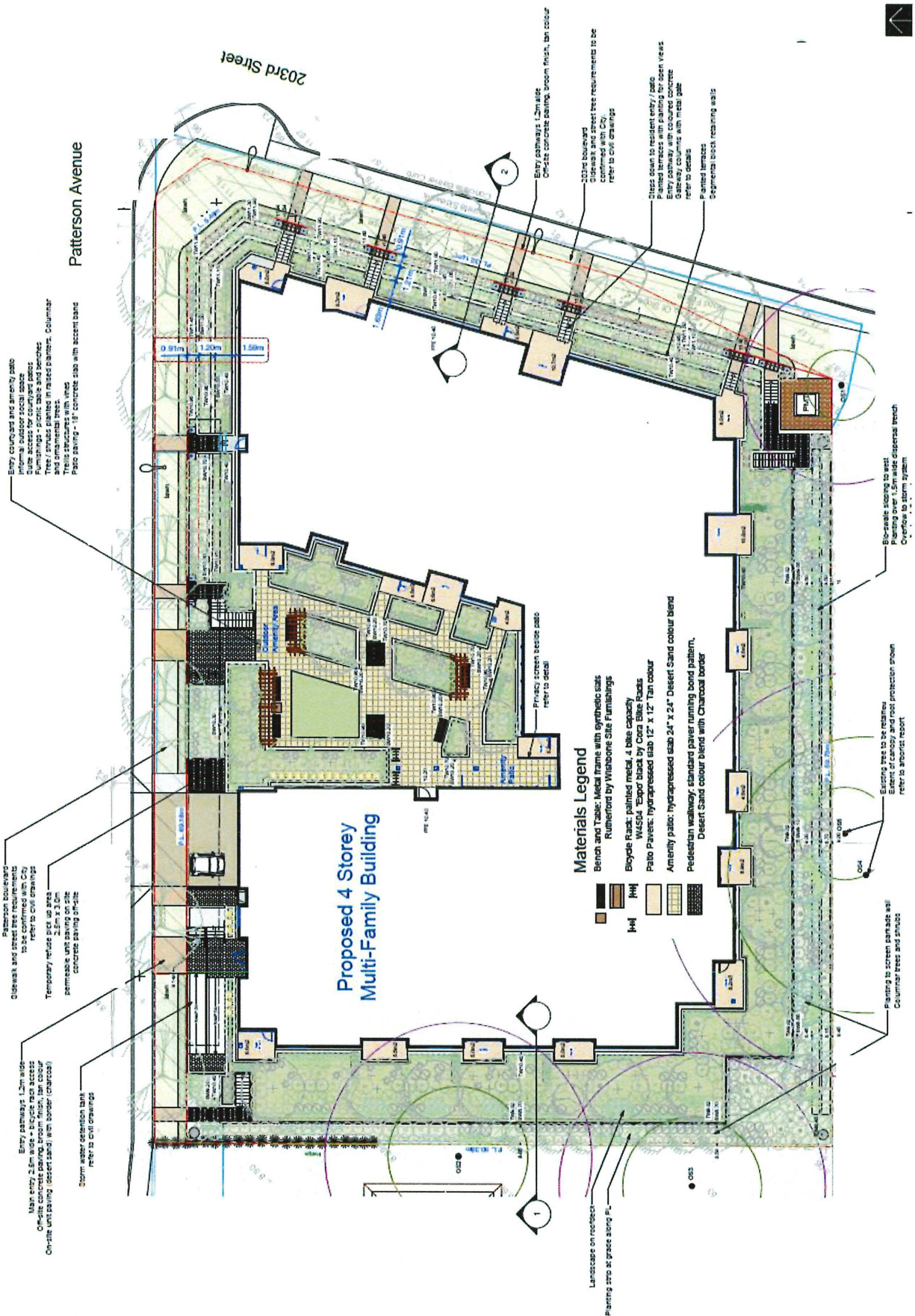
West Elevation

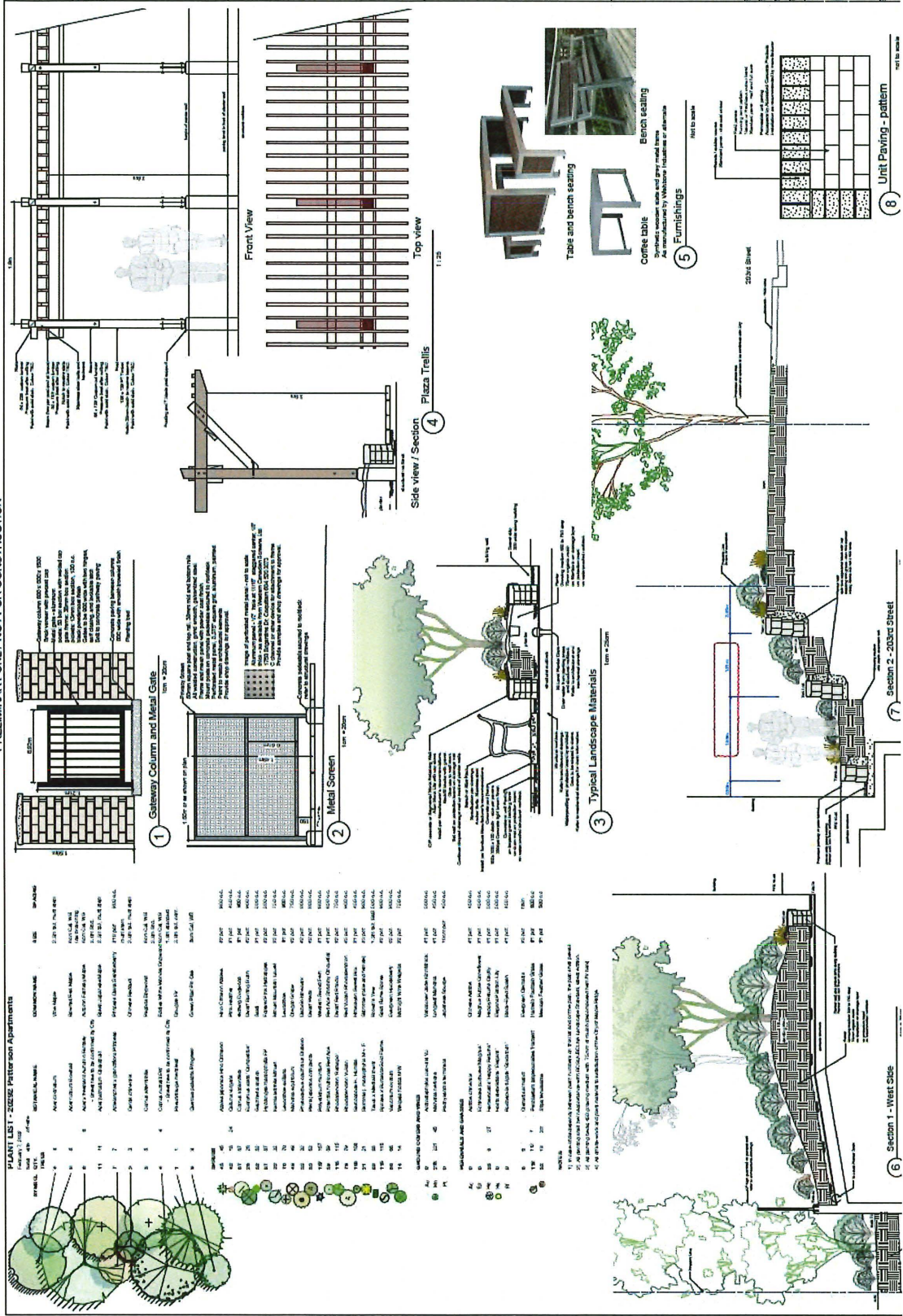
Exterior Material Board

Item	Name and colour	Image	Link
Exterior Siding (main body of exterior)	HardiePlank Select Occam® Horizontal Lap Siding 5' x 8' (colour to be "Navajo Beige")		https://www.hardieboards.com/products/hardieplank-select-occam-horizontal
Accent Siding (along upper floor and elsewhere on exterior)	HardieShingle Siding colour to be "Arctic White"		https://www.hardieboards.com/products/hardieshingle-siding
Roofing	MO Marathon Plus AR colour to be "Driftwood"		https://www.mo.com/uk/products/roofing-products/marathon-plus-ar
Soffits	Decoria Premium Becape® Vented soffit colour to be "Snow White"		https://www.decoria.com/uk/products/home-essentials/ceiling-and-soffit-products/cape
All Trim (land Board, Windows, doors, etc.)	Behr Ultra Pure White® PR-W15		https://www.behr.ca/consumer/products/ultra-pure-white-pr-w15
Fascia Board	Behr Grizzly MQ2-38		https://www.behr.ca/consumer/products/ultra-pure-white-pr-w15
Gutters and Downspouts	White		N/A
Entry Gate Posts	10. Eric Harbort's Harbortown		https://www.eric-harbort.com/products/harbortown

Exterior Materials

#	Description	Manufacture	Colour
1	Fire-Cement Horizontal Siding	Hardie	Navajo Beige
2	Fire-Cement Shake Siding	Hardie	Arctic White
3	Asphalt Shingle Roofing	IKO	Driftwood
4	Fascia Board		Behr Grizzly MQ2-38
5	Gutters & Downspouts		Prefinished Metal - White
6	Brick Veneer		Hebron's Harbortown
7	Vinyl Framed Windows		White
8	Exterior Doors		White
9	Prefinished Metal Landscape Railing		White
10	Prefinished Metal Balcony Railing		White
11	Soffit	Gentek	Snow White
12	Concrete		
13	Translucent Privacy Screen		
14	Stained Wood Trim		Behr Ultra Pure White PR-W15
15	Stained Wood Columns		Behr Ultra Pure White PR-W15
16	Overhead Garage Door		White





Proposed 4 Storey Multi-Family Building

