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City of Maple Ridge

TO: His Worship Mayor Dan Ruimy
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Second Reading
Zone Amending Bylaw No. 7826-2022
23682 Dewdney Trunk Road

MEETING DATE: October 17, 2023
FILE NO: 2021-579-RZ
MEETING: CoW

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 23682 Dewdney Trunk Road from M-1 (Service Industrial) to RM-1 (Low Density Townhouse Residential) and R-2 (Single Detached (Medium Density) Urban Residential) to permit a future subdivision of approximately two single-family lots fronting Dewdney Trunk Road and construction of approximately 16 townhouse units on a third lot to the south. The proposed townhouses are configured as 3-bedroom units each with double-car garages. The proposed development will require subdivision of the existing lot into three lots, and road dedication to extend the existing lane located to the east of the property. Council granted first reading to *Zone Amending Bylaw No. 7826-2022* (Appendix C) on March 8, 2022. This application is in compliance with the Official Community Plan (OCP).

Pursuant to *Council Policy 6.31*, this application is subject to the Community Amenity Contribution (CAC) Program at a rate of \$7,400 per townhouse dwelling unit and \$9,200 per single family lot, for an estimated total amount of \$136,800, or such rate applicable at third reading of this application.

RECOMMENDATIONS:

1. That *Zone Amending Bylaw No. 7826-2022* be given second reading, and be forwarded to Public Hearing; and further
2. That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Road dedication on 119 Avenue and for the new lane as required;
 - iii) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
 - iv) Registration of a Restrictive Covenant for the protection of Visitor Parking;
 - v) Registration of a Restrictive Covenant for the Stormwater Management;
 - vi) If the Director of Waste Management from the Ministry of Environment determines that a site investigation is required based on the submitted Site Disclosure Statement, a rezoning, development, or development variance permit cannot be approved until a release is obtained for the subject property;

- vii) In addition to the Ministry of Environment Site Disclosure Statement, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.
- viii) That a voluntary contribution, in the amount of \$136,800 (\$7,400 per townhouse dwelling unit and \$9,400 per single family lot), or such rate applicable at third reading of this application, be provided in keeping with the *Council Policy 6.31* with regards to Community Amenity Contributions.

DISCUSSION:

1. Background Context:

Applicant:	Geoff Lawlor Architect AIBC
Legal Description:	West 80.7 Feet East Half Lot 7 Except: Part Road on Plan 86679 Section 16 Township 12 New Westminster District Plan 1676
OCP:	
Existing:	<i>Urban Residential</i>
Proposed:	<i>Urban Residential</i>
Within Urban Area Boundary:	Yes
OCP Major Corridor:	Yes (Dewdney Trunk Road)
Zoning:	
Existing:	M-1 (Service Industrial)
Proposed:	RM-1 (Low Density Townhouse Residential), R-2 (Single Detached (Medium Density) Urban Residential)
Surrounding Uses:	
North:	Use: Single-Family Residential Zone: R-3 (Single Detached (Intensive) Urban Residential) Designation: <i>Urban Residential</i>
South:	Use: Single-Family Residential Zone: RS-1b (Single Detached (Medium Density) Residential) Designation: <i>Urban Residential</i>
East:	Use: Single-Family Residential Zone: RS-1b (Single Detached (Medium Density) Residential) and CD-1-93 Designation: <i>Urban Residential</i>

West:	Use: Industrial Zone: M-2 (General Industrial) Designation: <i>Urban Residential</i>
Existing Use of Property:	Vacant
Proposed Use of Property:	Single-Family and Multi-Family Residential
Site Area:	0.46 ha (1.1 ac)
Access:	Dewdney Trunk Road, 119 Avenue, and new lane extension off 237 Street
Servicing Requirement:	Urban Standard
Flood Plain:	No
Fraser Sewer Area:	Yes
Relevant Applications	2021-579-DP 2021-579-VP 2021-579-SD

2. Site Characteristics:

The subject property is bounded by Dewdney Trunk Road to the north and 119 Avenue to the south. The property is relatively flat and is currently vacant; a mix of mature, adolescent trees and vegetation cover most of the property (see Appendices A and B).

3. Project Description:

The current application is proposing to rezone the subject property from M-1 (Service Industrial) to RM-1 (Low Density Townhouse Residential) and R-2 (Single Detached (Medium Density) Urban Residential) (see Appendix C) to permit the construction of 16 market strata townhouse units, and two single-family lots fronting Dewdney Trunk Road (see Appendices D and E). The two proposed R-2 zoned single-family lots will have parking provided on-site and will be accessible by the new lane extension which will be constructed as part of this rezoning application.

The proposed townhouse units will be accessible from the lane extension as well as 119 Avenue. The townhouse units are configured in three buildings: two buildings containing 5 units and one building containing 6 units (see Appendices D and E). The townhouse units are proposed as 3-bedroom units with concealed parking in double-car garages. The application is proposing the density of 0.60 FSR, which meets the base density of the RM-1 zone.

4. Planning Analysis:

i) Official Community Plan:

The subject property is located within the Urban Area Boundary and is currently designated *Urban Residential-Major Corridor*. The development of the property is subject to the *Major Corridor* infill policies of the Official Community Plan (OCP). The *Urban Residential-Major Corridor* designation permits a range of housing types that encourage residential growth through infill density in a manner that respects the characteristics of the surrounding neighbourhood.

This designation supports ground-oriented, multi-family housing such as townhouses as well as single-family dwellings, and is more closely aligned with the OCP than the current M-1 zone. The proposed R-2 zoned lots continue the existing neighbourhood pattern along Dewdney Trunk Road.

The proposed rezoning to RM-1 and R-2 zones comply with the *Urban Residential-Major Corridor* designation and *Major Corridor Infill* policies.

ii) **Zoning Bylaw:**

The current application proposes to rezone the subject property from M-1 zone to RM-1 and R-2 zones to respectively permit the construction of 16 townhouse units on one large lot and the subdivision of two single family lots. The minimum lot area for the RM-1 Zone is 0.1 ha (0.25 ac) and the proposed lot area for the RM-1 portion of the property is 0.37 ha (0.9 ac). The minimum lot width of the RM-1 Zone is 27.0 m (88.6 ft) and the minimum lot depth is 30.0 m (98.4 ft). The proposed lot width is 24.6 m (80.7 ft) and the proposed lot depth is 113.4 m (372.0 ft); a variance application has been submitted for the proposed lot width for the townhouse development.

The minimum lot area for the R-2 zone is 315.0 m² (3,390.6 sq. ft.). Each of the two proposed single family lots are proposed to be 369.0 m² (3,971.9 ft²). The minimum lot width of an R-2 lot with lane access is 9.0 m (29.5 ft) and the minimum lot depth is 30.0 m (98.4 ft). Each of the proposed lots is proposed to be 12.3 m (40.3 ft) in width and 30.0 m (98.4 ft) in depth.

Common Open Area, Outdoor Amenity Area, Private Outdoor Area, and Permeability Requirements:

The proposed townhouse development meets the required common open area, outdoor amenity area, private outdoor area and permeable area requirements of the Zoning Bylaw. Required and proposed amounts are as per the table below:

Common Open Area, Outdoor Amenity Area, Private Outdoor Area, and Permeability Requirements		
	Required	Proposed
Common Open Area (Includes Outdoor Amenity Area and Private Outdoor Area)	720.0 m ² of common open area	742.87 m ² of common open area
Outdoor Amenity Area	80.0 m ² of outdoor amenity area	148.0 m ² of outdoor amenity area
Private Outdoor Area	Minimum 5.0% of dwelling unit (9.19 m ²)	12.56 m ²
Permeable Area	40% of proposed lot area	41.4% of proposed lot area

iii) **Off-Street Parking and Loading Bylaw:**

In accordance with the Off-Street Parking and Loading Bylaw, 36 off-street parking spaces are required, while 37 parking spaces are proposed. Long-term bicycle storage will be provided inside the garage of the individual units. Off-street parking for the single-family lots will be provided onsite and will be accessed from the new lane. Required and proposed parking are as per the table below:

Number of Parking Spaces		
	Required	Proposed
Townhouse Residential 16 units x 2 spaces = 32.0 spaces	32 residential parking spaces	32 residential parking spaces
Visitor Parking 16 units x 0.2 spaces = 3.2 spaces	4 visitor parking spaces	5 visitor parking spaces
Long Term (Residential) Bicycle Parking Spaces	N/A	Storage provided inside individual units
Short-Term (Visitor) Bicycle Parking Spaces	N/A	Short term bicycle parking spaces have not been

iv) **Proposed Variances:**

A Development Variance Permit application has been received for this project and involves the following relaxations (see Appendix D):

Maple Ridge Zoning Bylaw No. 7600-2019

1. To vary the required lot width of the proposed RM-1 zone from 27.0 m (88.6 ft.) to 24.6 m (80.7 ft.).

The requested variances to the RM-1 zone will be the subject of a future Council report.

v) **Development Permits:**

Pursuant to Section 8.7 of the OCP, a Multi-Family Development Permit application is required for the proposed townhouse development to ensure the current proposal enhances existing neighbourhoods with compatible housing styles that meet diverse needs of the community, and minimize potential conflicts with neighbouring land uses.

The following is a brief description and assessment of the proposal's compliance with the applicable Key Guideline Concepts:

1. "New development into established areas should respect private spaces, and incorporate local neighbourhood elements in building form, height, architectural features and massing."
 - *Staff Comment: The proposed townhouse development has included landscaping and privacy fences along the eastern and western lot lines. The building form, height, and architectural features are consistent with the local neighbourhood.*
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."
 - *Staff Comment: The proposed townhouse development does not exceed the base density permitted in the zone (0.6 FSR). The height is consistent with the surrounding single-family zones (the proposed townhouse is 9.34 metres).*
3. "Large scale developments should be clustered and given architectural separation to foster a sense of community, and improve visual attractiveness."
 - *Staff Comment: The proposed townhouse development is situated to conform with the narrow lot width. Communal areas between the building blocks have been provided to encourage social interaction.*
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."
 - *Staff Comment: The proposed townhouse development has provided double-car garages to ensure that off-street parking is maximized onsite. Architectural elements facing the street and internal road have been incorporated to create more interest.*

vi) **Advisory Design Panel:**

The application was reviewed by the Advisory Design Panel at the May 17, 2023 meeting and their comments and the applicant's response can be seen in Appendix F. As per the ADP resolution, the revised plans were resubmitted to ADP for information at the September 18, 2023 meeting. It was resolved that the application meets the recommendations, and that the applicant may proceed to Council for Second Reading.

A detailed description of the project's form and character will be included in a future Development Permit report to Council.

vii) **Development Information Meeting:**

A Development Information Meeting hosted by the applicant was held at Alexander Robinson Elementary on May 25, 2023. 19 people attended the meeting. The notification requirements for the Development Information Meeting include a mail-out, newspaper advertisements, and notice on the development signs that provides the contact information for the developer and information on the development.

A summary of the main comments and discussions with the attendees at the Development Information Meeting was provided by the applicant and has been included as Appendix G.

On March 30, 2023, a petition with 248 signatures was received by the City regarding the proposed development and a separate nearby proposed application (2022-034-RZ in relation to the properties located at 11926, 11936, 11946, 11956 236 Street and 23638 Dewdney Trunk Road). In accordance with Council Policy 3.13, the petition was brought to the Council meeting on April 25, 2023 and includes the following main points:

- Concerns over emergency access for the proposed development
 - *Staff Comment: The proposed development includes access from both the lane and from 119 Avenue. The proposed townhouse development will include a 6 m (19.7 ft.) internal road that meets the requirements from the Fire Department. The Engineering Department have noted that the surrounding roads are constructed to meet the City's Design Criteria Manual, which was developed with support from the Fire Department, and are suitable for fire response now and with the development of the subject properties.*
- Concerns over density and traffic congestion/safety and suggestions to require permits for on-street parking
 - *Staff Comment: The RM-1 zone is supported by the current Urban Residential-Major Corridor land use designation and the application is not seeking additional density through density bonus options.*
 - *Staff Comment: In terms of traffic congestion/safety, the Engineering Department have noted that 119 Avenue is not at capacity and that a 4-way stop at the intersection of 236 Street and 119 Avenue, a traffic light at the intersection of 236 Street and Dewdney Trunk Road, and a 3-way stop at the intersection of Cottonwood Drive and 119 Avenue are not warranted based on the Transportation Association of Canada's warrant assessment guidelines to assess intersection control measures.*
 - *Staff Comment: In terms of permits for on-street parking, the Engineering Department have noted that, while the City has Legislative Policy 9.09 (Resident-Exemption and Resident-Only Parking), resident-only parking is reserved for areas of high parking demand such as hospitals and transportation or commercial hubs*

where non-resident vehicles can take up limited on-street parking. The policy is not to be used to re-allocate a public resource between neighbours. The intent is that on-street parking would be utilized on a first-come, first-serve basis.

- Concerns over elementary and secondary schools at capacity
 - *Staff Comment: Comments from School District No. 42 have been provided in Appendix H.*

5. Interdepartmental Implications:

i) Engineering Department:

The Engineering Department has indicated that the following servicing upgrades will be required through the Rezoning Servicing Agreement:

- Road dedication as required to meet the design criteria of the *Subdivision and Development Bylaw No. 4800-1993*;
- Utility servicing as required to meet the design criteria of the *Subdivision and Development Bylaw No. 4800-1993*;
- Frontage upgrades to the applicable road standard.

ii) Parks, Recreation and Culture Department:

- The applicant was provided comments from the Parks, Recreation and Culture department to be incorporated into the landscape design.

iii) Fire Department:

- The applicant was provided comments from the Fire Department regarding matters to be addressed through the Building Permit process.

iv) Environmental Planning:

- An arborist report has been submitted by the applicant and reviewed. The subject site is currently vacant and a majority of the site is vegetated. Approximately 81 trees were identified onsite, and two significant red cedars will be retained. The majority of the trees identified are not suitable for retention due to the species type or conflict with the construction area. A tree cutting permit will be required for removal of trees; replacement or retention of a minimum of 19 trees will be required or a cash in lieu option of \$600.00 per tree (a total of \$11,400.00). This will be further assessed through the Tree Cutting Permit and Development Permit. to ensure that the tree canopy targets have been met.

6. School District No. 42 Comments:

Pursuant to Section 476 of the *Local Government Act*, consultation with School District No. 42 is required at the time of preparing or amending the OCP. A referral was sent to School District No. 42 on May 16, 2023, and School District No. 42 provided a written response (Appendix H).

CONCLUSION:

It is recommended that Second Reading be given to *Zone Amending Bylaw No. 7826-2022*, and that application 2021-579-RZ be forwarded to Public Hearing.

"Original Signed by April Crockett"

Prepared by: **April Crockett**
Planning Technician

"Original Signed by Marlene Best"

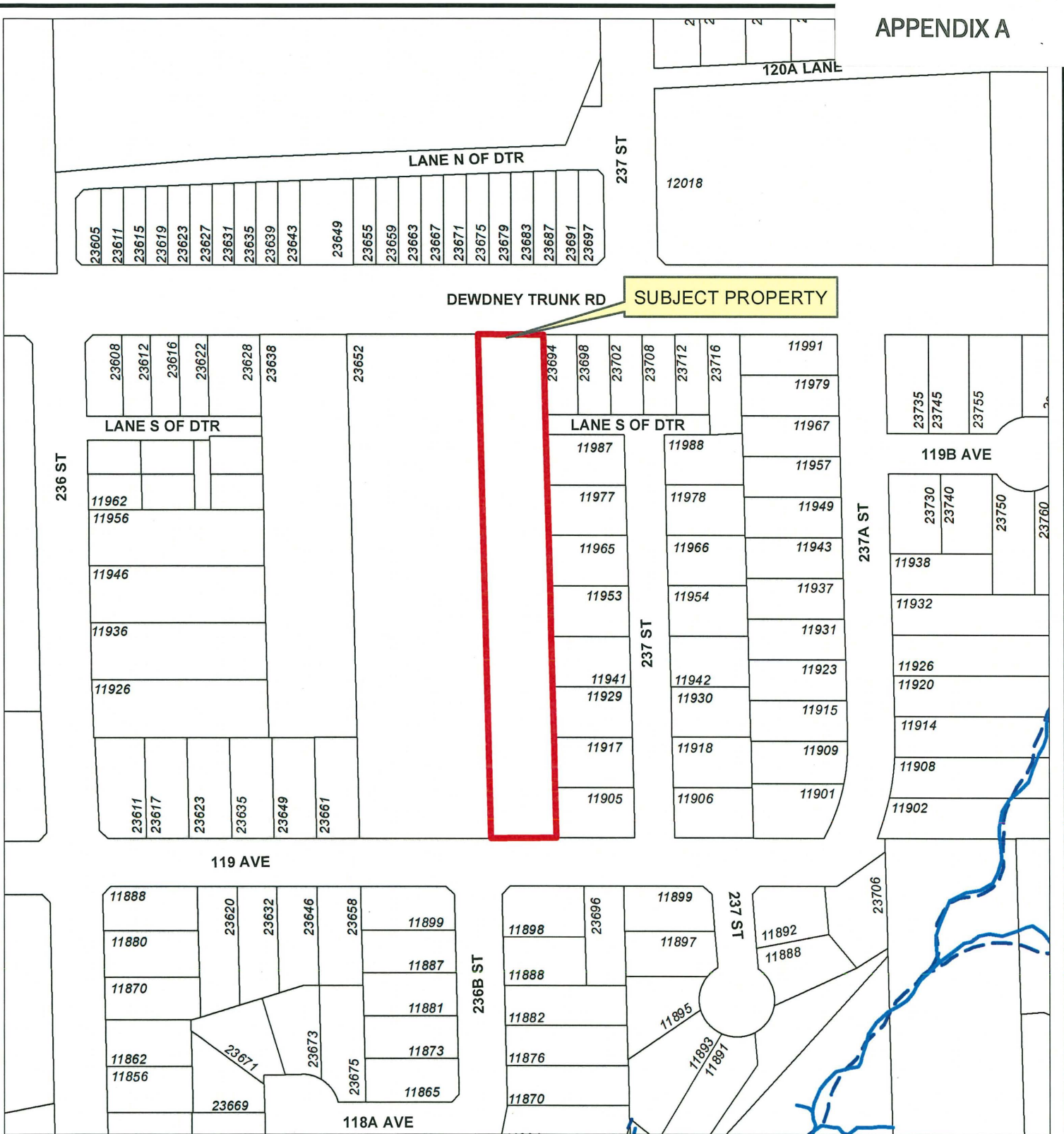
Reviewed by: **Marlene Best, RPP, MBA**
Interim Director of Planning

"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 - Zone Amending Bylaw No. 7826-2022
- Appendix D - Proposed Architectural Plans
- Appendix E - Proposed Landscape Plans
- Appendix F - ADP Resolutions and Design Comments and the Applicant Response
- Appendix G - Development Information Meeting Summary
- Appendix H - School District No. 42 Comments



Legend

- Parcels selection
- Stream
- Indefinite Creek



Scale: 1:2,000

23682 DEWDNEY TRUNK ROAD
PID: 012-293-148

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2021-579-RZ

DATE: Feb 8, 2022

BY: AC



Scale: 1:2,000

Legend

- Stream
- Indefinite Creek

23682 DEWDNEY TRUNK ROAD
PID: 012-293-148

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2021-579-RZ

DATE: Feb 8, 2022

BY: AC

CORPORATE OFFICER

proposed townhouse development for: 23682 Dewdney Trunk Road, (236 B St. / 119 Ave.) Maple Ridge



Project Data

existing zoning	M-1
proposed zoning	RM-1
total units =	16
original site area =	0.372 ha
new site area =	0.369 ha
new site area =	3690.00 sq m
max. allowable FAR =	0.60
proposed FAR =	0.60
max permitted density =	2214.00 sq m
proposed density =	2202.96 sq m
site coverage	29.55%
parking stalls required	units 32.00 visitors 3.20 (4)
provided	units 32 visitors 5
permeable site areas	1138.57 east side 180.71 west side 27.50 parking stalls 13.75 parking stalls 30.67 driveway permeable paving 15.32 driveway permeable paving 29.52 driveway permeable paving 91.84 rear patios (16 x 5.74) 1527.88 sq m 41.41% of net site
common open space	required sq m provided
block A	5 X 45 = 225 227.72
block B	5 X 45 = 225 227.53
block C	6 X 45 = 270 282.62
outdoor amenity space	5 x 16 = 80 148.01

Block A areas for FAR calculation
ground floor 77.75 sq m
main floor 305.18 sq m
upper floor 305.04 sq m
total 687.97 sq m
Block B areas for FAR calculation
ground floor 77.73 sq m
main floor 304.59 sq m
upper floor 304.52 sq m
total 686.84 sq m
Block C areas for FAR calculation
ground floor 96.07 sq m
main floor 366.02 sq m
upper floor 366.06 sq m
total 828.15 sq m

centre unit areas
basement 15.30 164.63 sq ft
garage 43.72 470.43 sq ft
service rooms 1.42 15.28 sq ft
main floor 60.68 652.92 sq ft
upper floor 60.64 652.49 sq ft
total 181.76 sq m 1955.74 sq ft
required private open space = 9.09
private open space provided = 5.46 deck 5.78 patio 11.24 sq m

end unit areas
basement 15.57 167.53 sq ft
garage 43.72 470.43 sq ft
service 1.40 15.06 sq ft
main floor 61.59 662.71 sq ft
upper floor 61.54 662.17 sq ft
total 183.82 sq m 1977.90 sq ft
required private open space = 9.19
private open space provided = 6.78 deck 5.78 patio 12.56 sq m
no. of centre units 10
no. of end units 6

Consultant List

Architect	Surveyor
Geoff Lawlor Architecture Inc. 632 - 5311 Cedarbridge Way, Richmond, BC V6X 0M3 Geoff Lawlor Architect AIBC tel.: 604-238-3380 cel.: 778-998-6968	Terra Pacific Land Surveying Ltd. 22371 St Anne Avenue Maple Ridge, BC V2X 2E7 Mike Bernemann, BCLS tel.: 604-463-2509
Civil Engineer	Geotechnical Engineer
Aplin & Martin Consultants Ltd. 505 - 1755 W. Broadway Vancouver, BC V6J 4S5 David Laird, P.Eng. tel.: 604-224-6827	Geosolve Consultants Ltd. Abbotsford, BC V4N 4P3 Rajinder Bains, P.Eng., M. Eng. tel.: 604-712-1995
Landscape Architect	Arborist
C. Kavolinas & Associates Inc. 2462 Jonquil Court Abbotsford, BC V3G 3E8 Clark Kavolinas Phone: 604-850-2368 GVRD Phone: 604-857-2376	Mike Fadum & Associates Ltd. #105 - 8277-129 Street Surrey, BC V3W 0A6 Mike Fadum tel.: 778-593-0300

architectural drawings	
Sheet Number	Sheet Name
A 1-1	site plan & data
A 1-2	site elevations & sections
A 1-3	roof & unit plans & permeable areas
A 1-4	material & colour palette
A 1-5	detailed site plans
A 1-6	survey
A 1-7	private & common open spaces
A 1-8	floor area calculations
A 1-9	site context
A 1-10	shadow studies
A 2-1	unit type A plans
A 2-2	unit type A sections
A 3-1	unit type B plans
A 3-2	unit type B sections

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rev A, Dec 3/21
sub-division info up-dated
project data up-dated

rev B, March 13/22
units reduced in area

rev C, March 24/22
DP package up-dated - units reduced in size

rev D, March 31/22
road width changed back to 6m

rev E, April 4/22
bio-swale moved to east prop. line
landscape width increased along west prop. line

rev F, March 31/23
general revisions to accommodate south road dedication

rev G, June 6/23
road surface changed
outdoor amenity space increased
perspective updated

rev H, June 30/23
general ADP changes

rev I, Aug 14/23
area calcs adjusted for entry lobby change
perspective up-dated

rev J, Sept 29/23
project data up-dated

RE-ISSUED FOR RE-ZONING, DP
& DVP APPLICATIONS APRIL
25/23

RE-ISSUED FOR RE-ZONING, DP
& DVP APPLICATIONS APRIL
14/23

RE-ISSUED FOR RE-ZONING, DP
& DVP APPLICATIONS MARCH
24/22

ISSUED FOR RE-ZONING, DP &
DVP APPLICATIONS OCT 7/21

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AND COUNTERSIGNED BY THE ARCHITECT

architect

Architecture Inc.
Geoff Lawlor

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V6X 0M3
tel: 604-238-3380
cel: 778-998-6968
email: geoff@lawlorarchitecture.com
web site: www.geofflawlorarchitecture.com

project

NORDEL
Nordel Developments Ltd.

Townhouses
23682 Dewdney Trunk Road, Maple
Ridge

drawing title

site plan & data

seal

REGISTERED ARCHITECT
April 25, 2023

project # 21-112 drawing #

scale as shown A 1-1

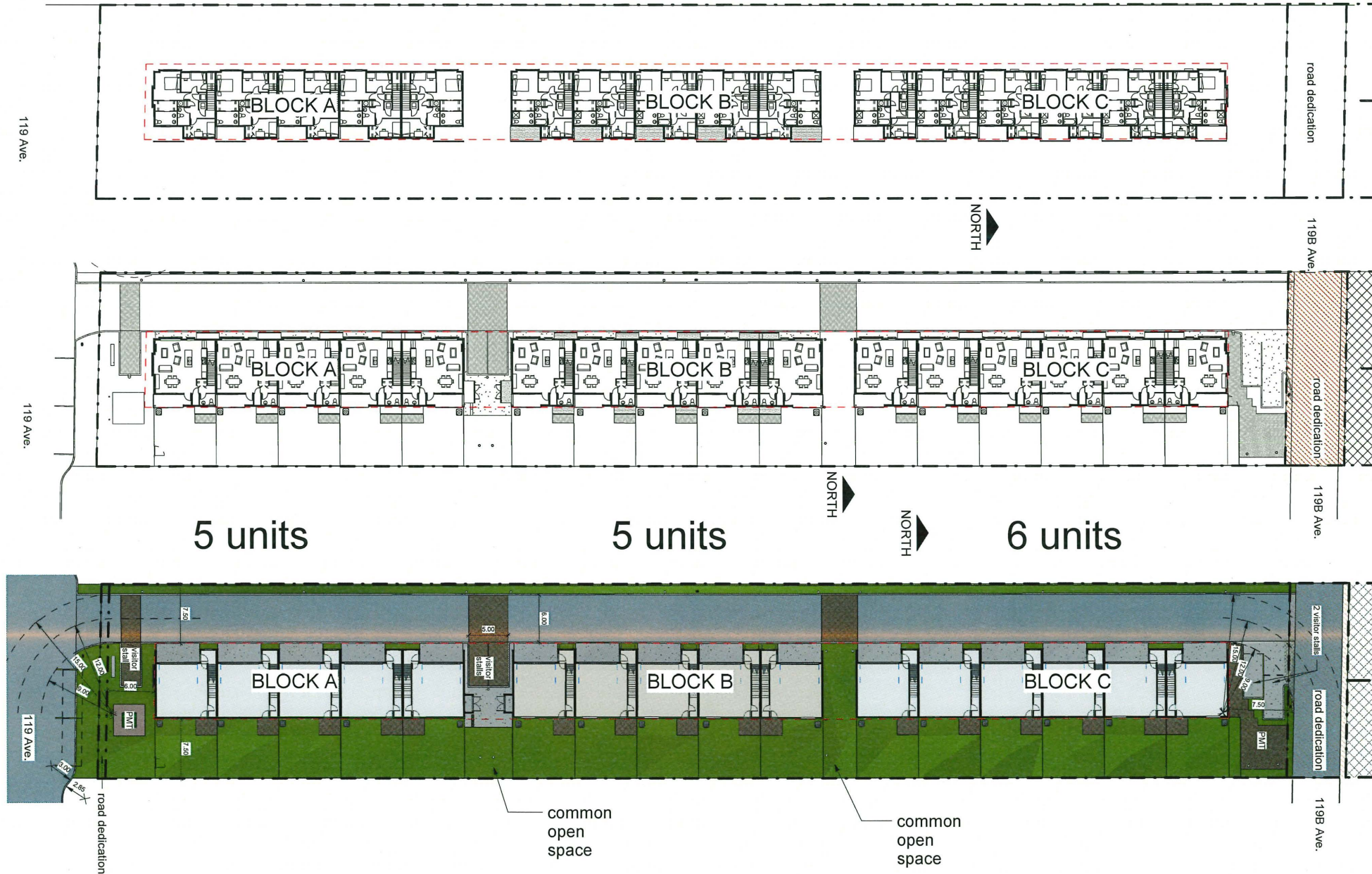
drawn by GDL

checked by

2
1 : 300
site - upper floor level

1
1 : 300
site - main floor

3
1 : 300
site - ground level



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- rev A, Aug 11/21
rear fencing changed & stone veneer removed from some locations on west elevation
- rev B, March 24/22
DP package up-dated - units reduced in area
- rev C, March 31/23
general revisions to accommodate south road dedication
- rev D, June 30/23
general ADP changes
- rev E, Aug 14/23
wall finish changed to shingles
roof to entry changed
entry lobby windows increased



3 East
1 : 300



4 West
1 : 300



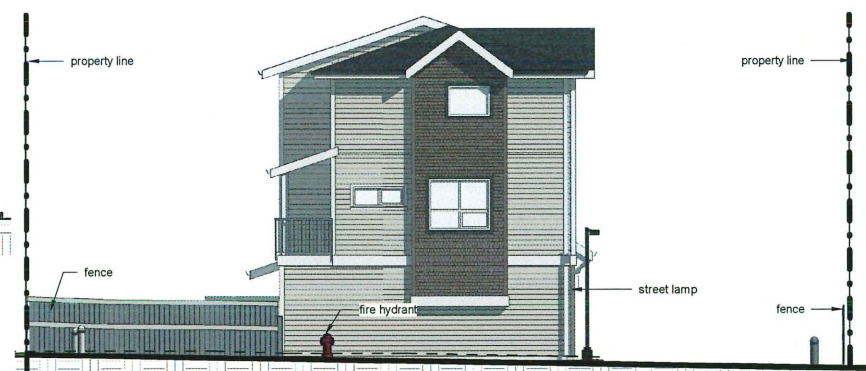
6 Section 2
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8 West - Block A
1 : 100



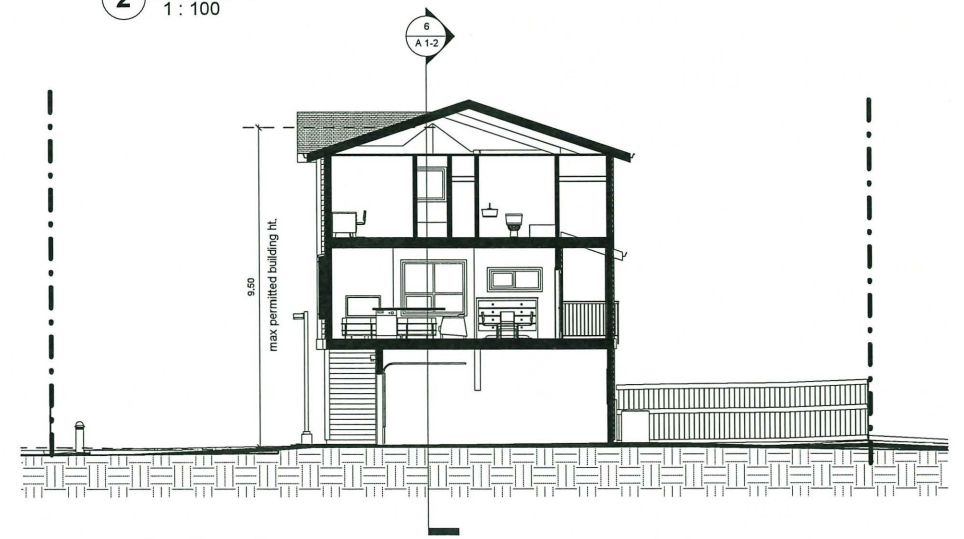
7 East - Block A
1 : 100



1 North
1 : 100



2 South
1 : 100



5 Section 1
1 : 100

RE-ISSUED FOR RE-ZONING, DP & DVP APPLICATIONS APRIL 25/23

RE-ISSUED FOR RE-ZONING, DP & DVP APPLICATIONS APRIL 14/23

RE-ISSUED FOR RE-ZONING, DP & DVP APPLICATIONS MARCH 24/22

ISSUED FOR RE-ZONING, DP & DVP APPLICATIONS OCT 7/21

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architect
Geoff Lawlor Architecture Inc.

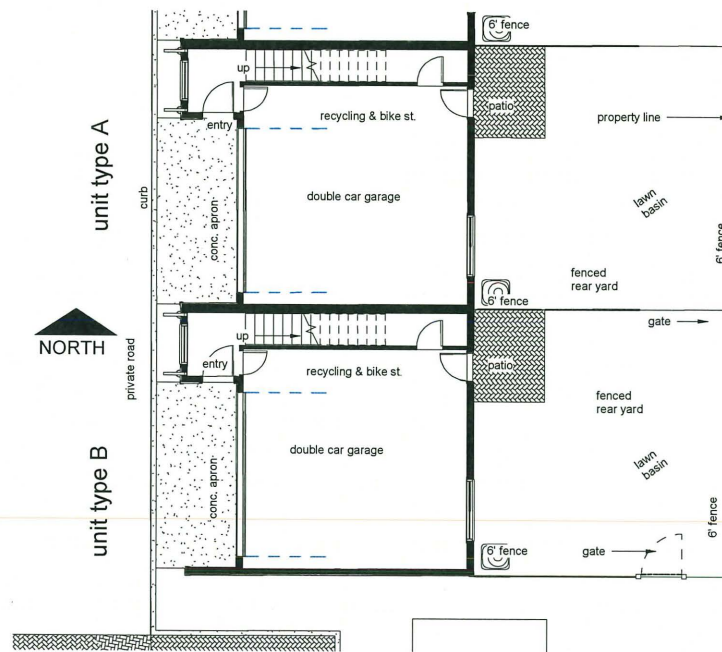
Geoff Lawlor Architecture Inc. tel: 604-238-3380
23682 Dewdney Trunk Road, Wey
Richmond, B.C. email: geoff@lawlorarchitecture.com
V6X 0A3 web site: www.geofflawlorarchitecture.com

project
NORDEL
Nordel Developments Ltd.
Townhouses
23682 Dewdney Trunk Road, Maple
Ridge
drawing title

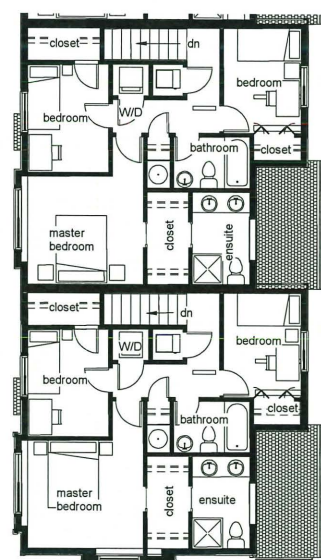
site elevations &
sections

seal

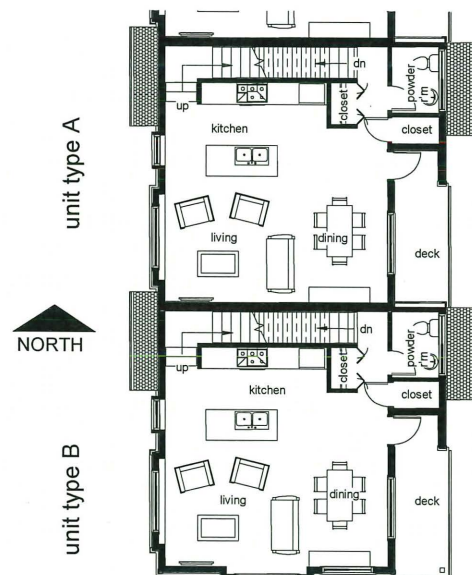
project # 21-112 drawing #
scale as shown A 1-2
drawn by GDL
checked by



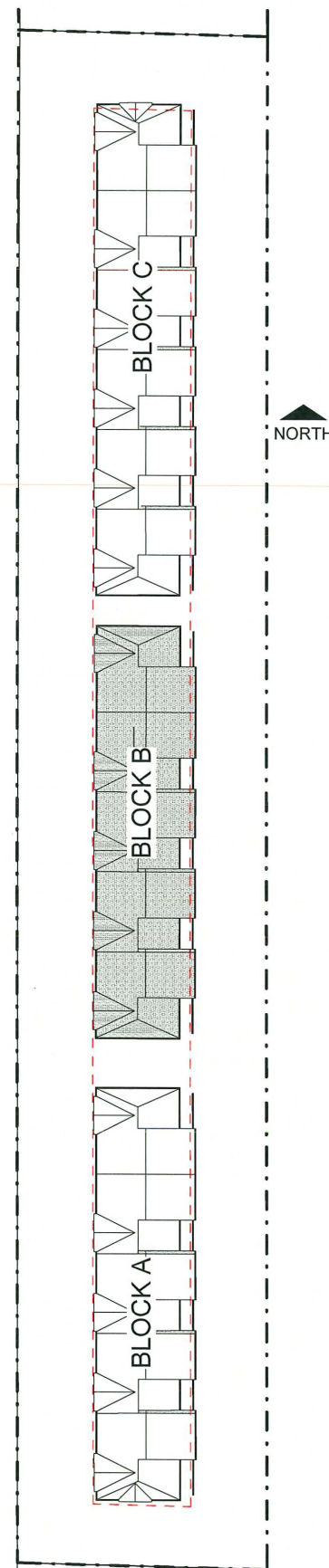
1 typical units A & B - ground floor
1: 100



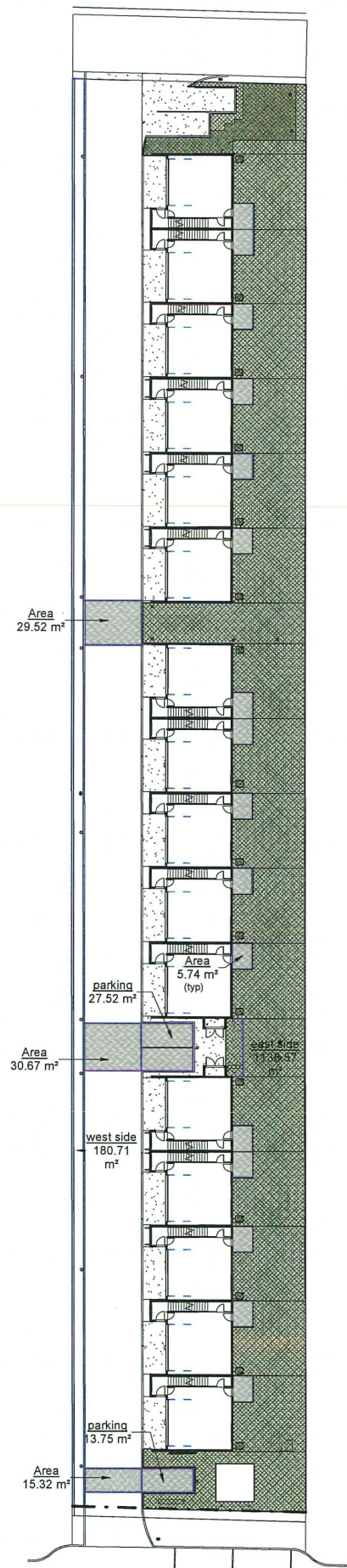
3 typical units A & B - upper floor
1: 100



2 typical units A & B - main floor
1: 100



5 site - roof plan
1: 300



4 site permeable areas
1: 300

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rev A, Aug 11/21
kitchen layouts changed
rev B, March 24/22
DP package up-dated - units reduced in area
rev C, March 31/23
general revisions to accommodate south road dedication
rev D, June 30/23
general ADP changes
rev E, Sept 29/23
permeable areas updated

RE-ISSUED FOR RE-ZONING, DP & DVP APPLICATIONS APRIL 25/23

RE-ISSUED FOR RE-ZONING, DP & DVP APPLICATIONS APRIL 14/23

RE-ISSUED FOR RE-ZONING, DP & DVP APPLICATIONS MARCH 24/22

ISSUED FOR RE-ZONING, DP & DVP APPLICATIONS OCT 7/21

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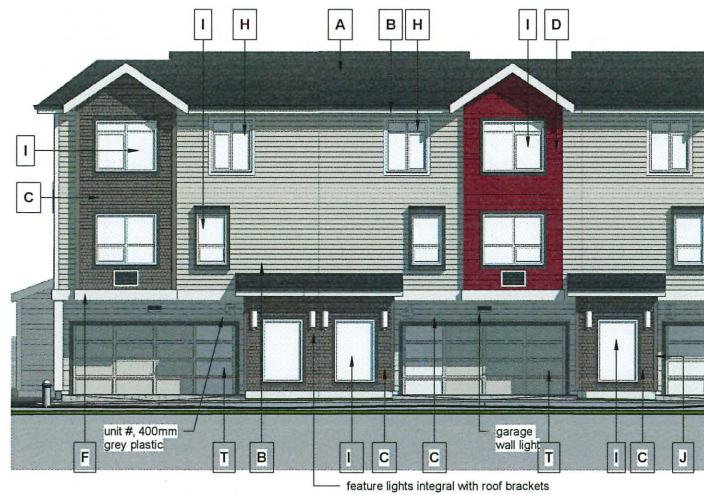
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project
NORDEL
Nordel Developments Ltd.
Townhouses
23682 Dewdney Trunk Road, Maple Ridge
drawing title

roof & unit plans & permeable areas

seal
APR 25 2023
ON COL

project # 21-112 drawing #
scale as shown A 1-3
drawn by GDL
checked by



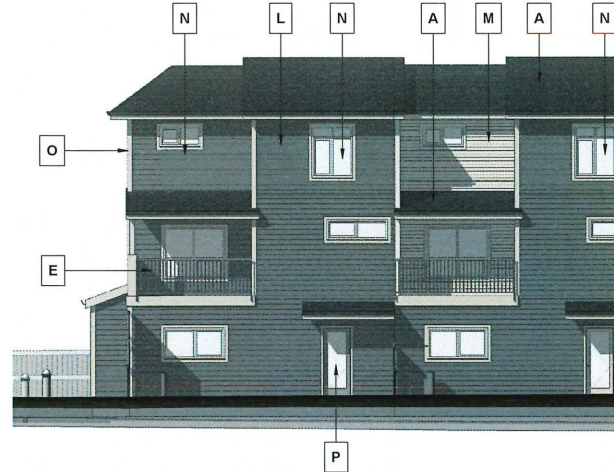
1 Ext. colours - Blocks A & C - west
1 : 100



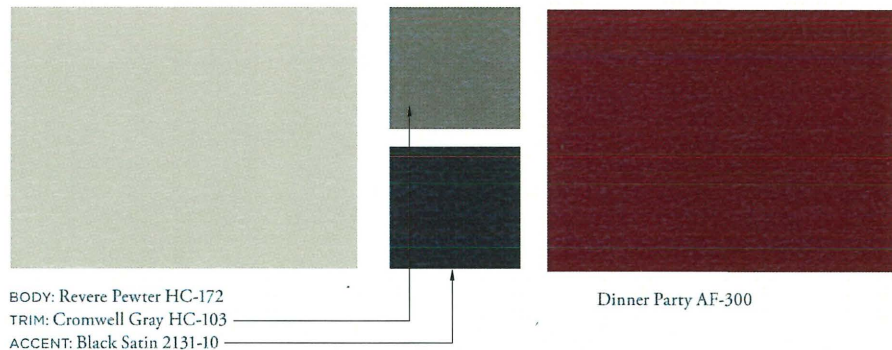
4 Ext. colours - Blocks A & C - east
1 : 100



3 Ext. colours - Block B - west
1 : 100

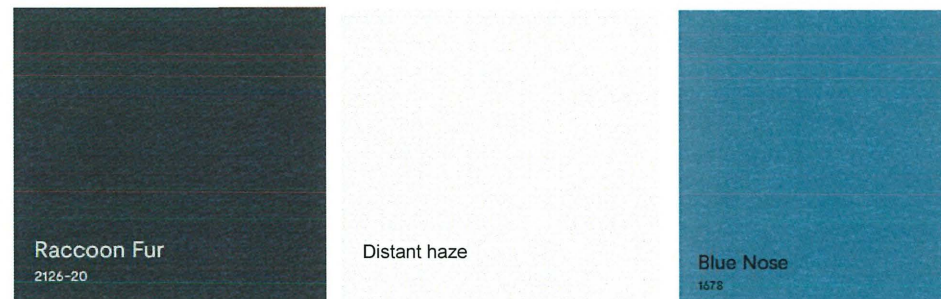


5 Ext. colours - Block B - east
1 : 100



exterior finishes

A	asphalt shingles - black
B	fascia board - painted BM White
C	cement fibre shingle siding - painted BM Cromwell Gray HC-103
D	cement fibre board lap siding 6" exposure - painted BM Dinner Party AF-300
E	aluminum guardrail - painted BM Black Satin 2131-10
F	trim board - painted BM White
G	cement fibre board lap siding 6" exposure - painted BM Blue Nose - 1678
H	white vinyl window with perimeter trim painted white
I	white vinyl window with perimeter trim painted BM Black Satin 2131-10
J	glazed entry door painted BM Revere Pewter HC-172 with frame & trim painted BM Black Satin 2131-10
K	glazed garage door painted BM Distant Haze with frame & trim painted BM Distant Haze
L	cement fibre board lap siding 6" exposure - painted BM Raccoon Fur 2126-20
M	cement fibre board lap siding 4" exposure - painted BM Distant Haze
N	white vinyl window with perimeter trim painted BM Distant Haze
O	trim board - painted BM Distant Haze
P	glazed entry door painted BM Raccoon Fur 2126-20 with frame & trim painted BM Distant Haze
Q	cement fibre board lap siding 6" exposure - painted BM Distant Haze
R	glazed garage door painted BM Raccoon Fur 2126-20 with frame & trim painted BM Distant Haze
S	glazed entry door painted BM Distant Haze with frame & trim painted BM Distant Haze
T	cement fibre board lap siding 6" exposure - painted BM Revere Pewter HC-172



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rev A, Aug 11/21
stone veneer changed to 4" lap siding between garages & perspective up-dated
rev B, March 24/22
DP package up-dated - units reduced in area finishes adjusted
rev C, March 31/23
general revisions to accommodate south road dedication
rev D, June 9/23
colours updated
rev E, June 30/23
general ADP changes
rev F, Aug 14/23
wall finish changed to shingles
roof to entry changed

RE-ISSUED FOR RE-ZONING, DP & DVP APPLICATIONS APRIL 25/23

RE-ISSUED FOR RE-ZONING, DP & DVP APPLICATIONS APRIL 14/23

RE-ISSUED FOR RE-ZONING, DP & DVP APPLICATIONS MARCH 24/22

ISSUED FOR RE-ZONING, DP & DVP APPLICATIONS OCT 7/21

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project

NORDEL
Nordel Developments Ltd.

Townhouses
23682 Dewdney Trunk Road, Maple
Ridge

drawing title

material & colour palette

seal



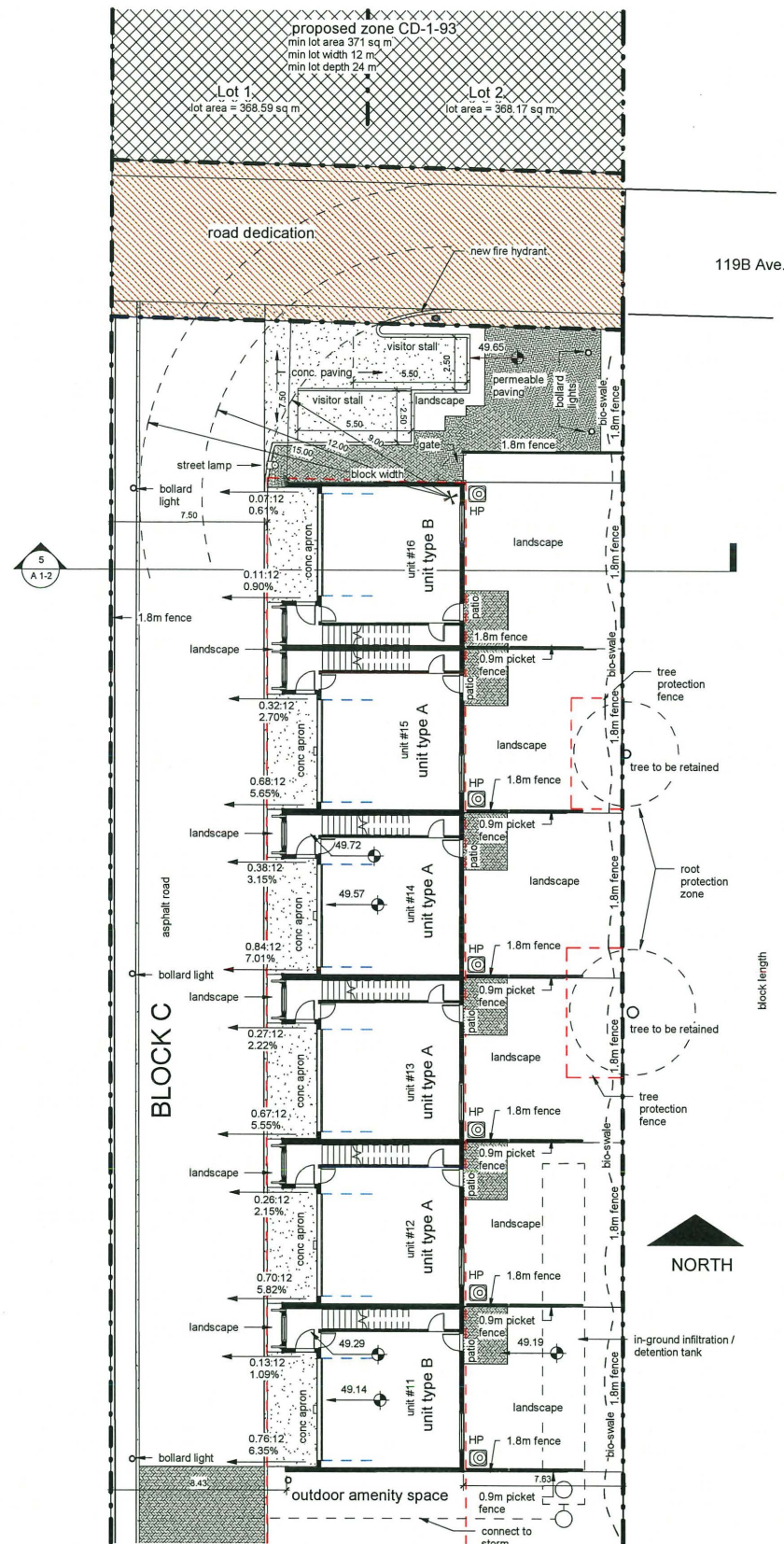
project # 21-112 drawing #

scale as shown

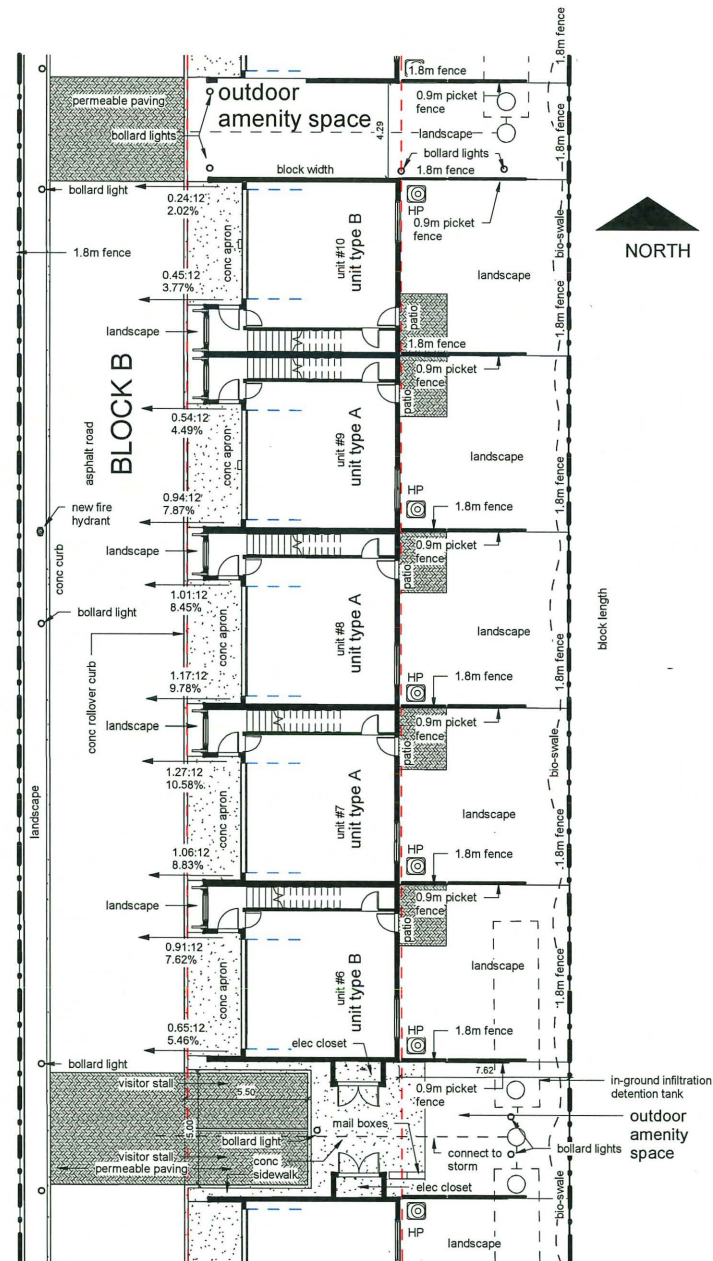
drawn by GDL

checked by

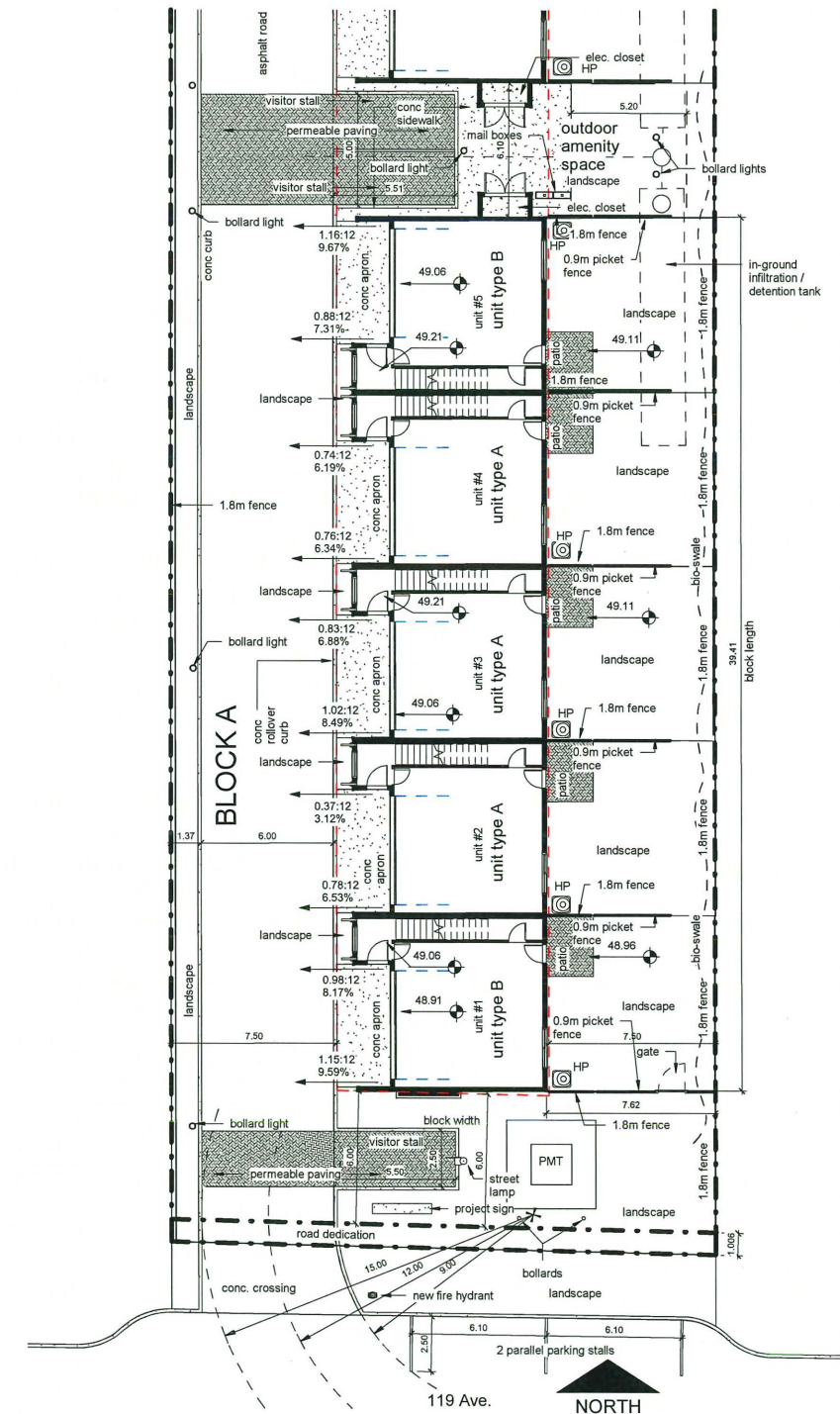
A 1-4



3 detailed site plan - Block C
1:150



2 detailed site plan - Block B
1:150



1 detailed site plan - Block A
1:150

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rev A, March 24/22
DP package up-dated - units reduced in area

rev B, April 4/22
bio-swale moved to east prop. line
landscape width increased along west prop. line

rev C, March 31/23
general revisions to accommodate south road dedication

rev D, May 1/23
block dimensions shown & highlighted

rev E, June 6/23
permeable paving added
mail boxes relocated
bollard lights added

rev F, June 30/23
general ADP changes

rev G, Aug 14/23
entry lobbies reduced

rev H, Sept 29/23
rear patios changed from conc to permeable paving

RE-ISSUED FOR RE-ZONING, DP & DVP APPLICATIONS APRIL 25/23

RE-ISSUED FOR RE-ZONING, DP & DVP APPLICATIONS APRIL 14/23

RE-ISSUED FOR RE-ZONING, DP & DVP APPLICATIONS MARCH 24/22

ISSUED FOR RE-ZONING, DP & DVP APPLICATIONS OCT 7/21

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project

NORDEL
Nordel Developments Ltd.

Townhouses
23682 Dewdney Trunk Road, Maple Ridge

drawing title

detailed site plans

seal

REGISTERED ARCHITECT
B.C.A. 12345
April 25, 2023

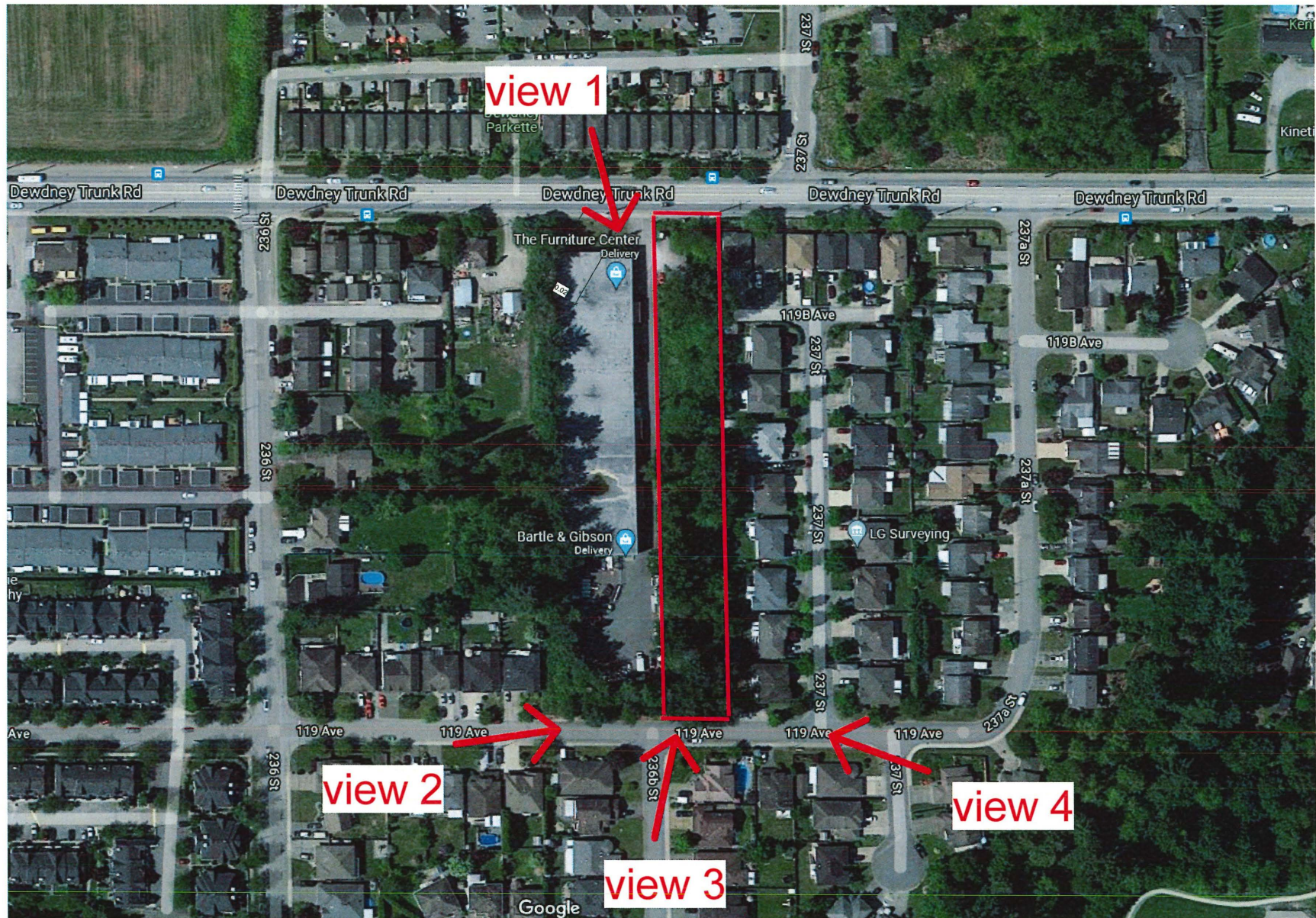
project # 21-112 drawing #
scale as shown A 1-5
drawn by GDL
checked by

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view 1



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RE-ISSUED FOR RE-ZONING, DP & DVP APPLICATIONS APRIL 14/23

RE-ISSUED FOR RE-ZONING, DP & DVP APPLICATIONS MARCH 24/22

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project

NORDEL
Nordel Developments Ltd.

Townhouses
23682 Dewdney Trunk Road, Maple Ridge

drawing title

site context

seal



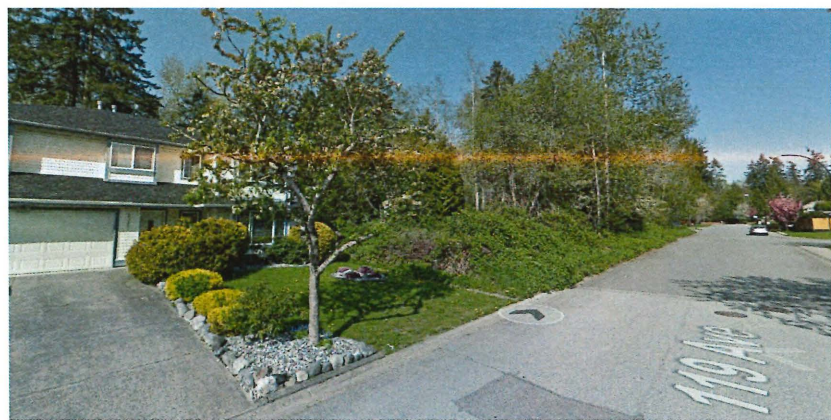
project # 21-112 drawing #

scale as shown A 1-9

drawn by GDL

checked by

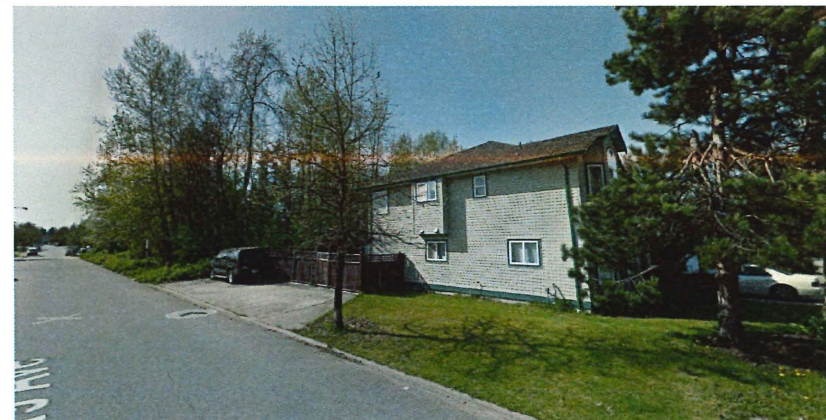
view 2

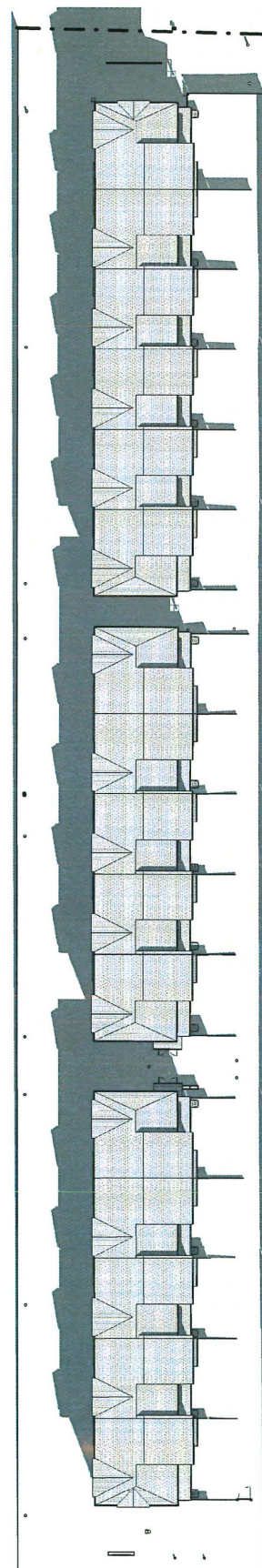


view 3

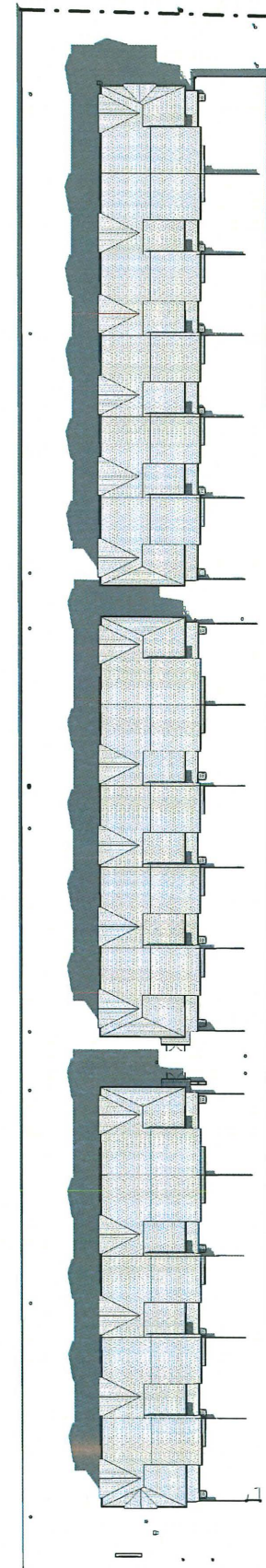


view 4

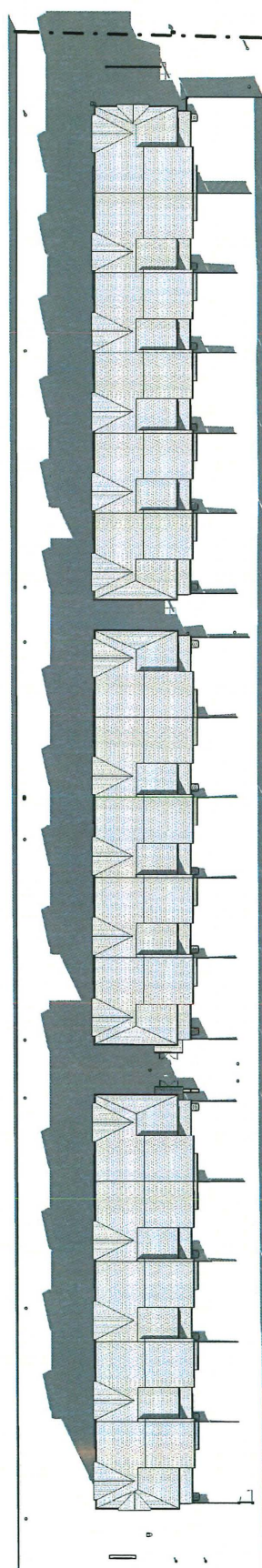




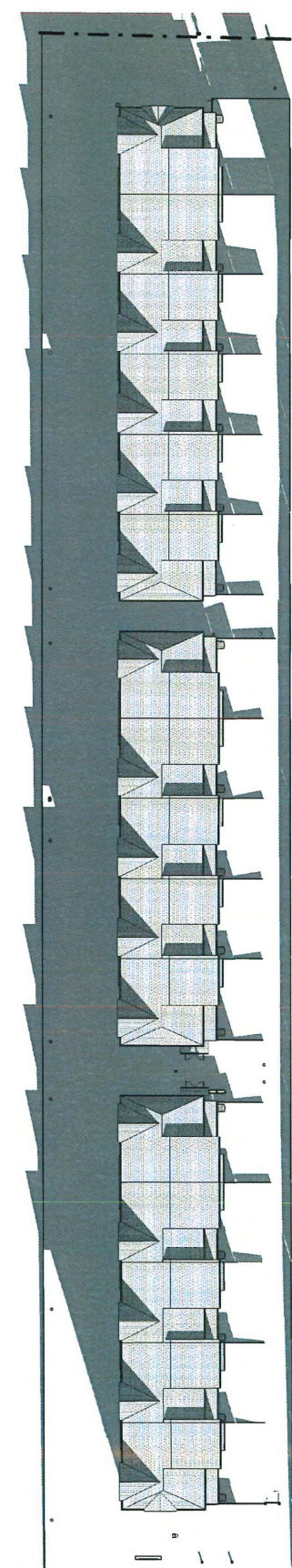
4 site -shadows autumn equinox
1 : 300



3 site -shadows summer solstice
1 : 300



2 site -shadows spring equinox
1 : 300



1 site -shadows winter solstice
1 : 300

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rev A, June 30/23
general ADP changes

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RE-ISSUED FOR RE-ZONING, DP & DVP APPLICATIONS APRIL 14/23

RE-ISSUED FOR RE-ZONING, DP & DVP APPLICATIONS MARCH 24/22

ISSUED FOR RE-ZONING, DP & DVP APPLICATIONS OCT 7/21

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project

NORDEL
Nordel Developments Ltd.

Townhouses
23682 Dewdney Trunk Road, Maple Ridge

drawing title

shadow studies

seal



project # 21-112 drawing #

scale as shown A 1-10

drawn by GDL

checked by



SEPT/23	PERMEABLE PAVERS	3
AUG/23	CITY COMMENTS	2
APR/23	CITY COMMENTS	1
DATE	REMARKS	NO.
REVISIONS		

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA

2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8

PHONE (604) 857-2376

CLIENT

NORDEL DEVELOPMENTS LTD.
ATTENTION: RAJ TOOR

SUITE #701
17665 - 66A AVENUE
SURREY, B.C.
V3S 2A7
604-841-5353

TITLE

PLAN VIEW

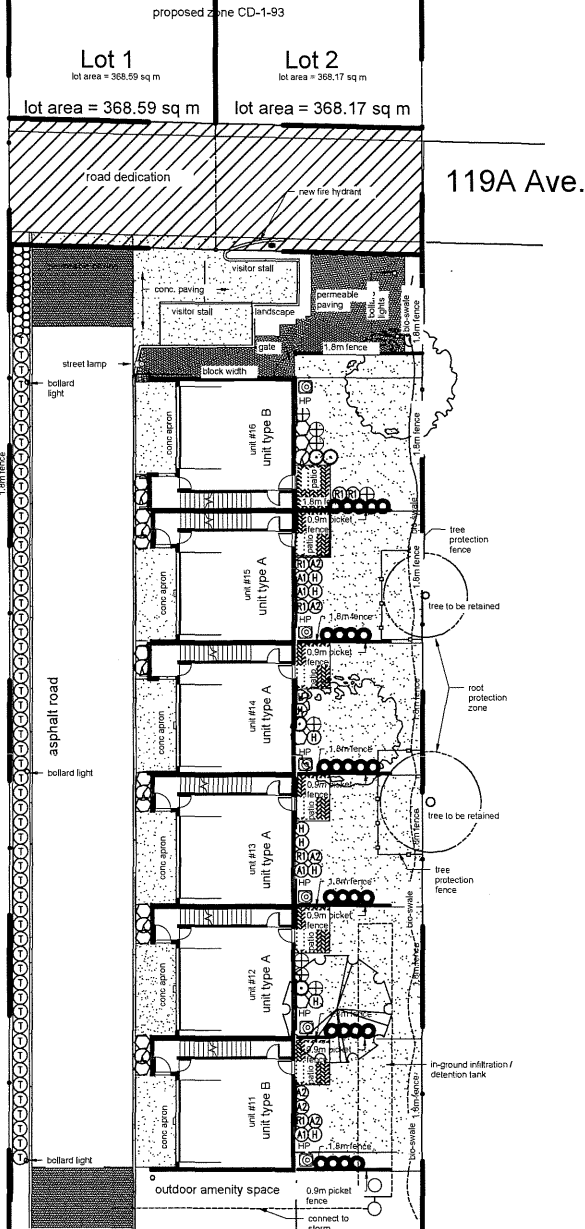
LANDSCAPE PLAN
16 UNIT
TOWNHOUSE DEVELOPMENT
23682 DEWNEY TRUNK ROAD
MAPLE RIDGE, B.C.

SCALE	1:200	DATE	APR/22
DRAFT	CHK'D		
ENG.	CHK'D		
APP'D	AS BUILT		

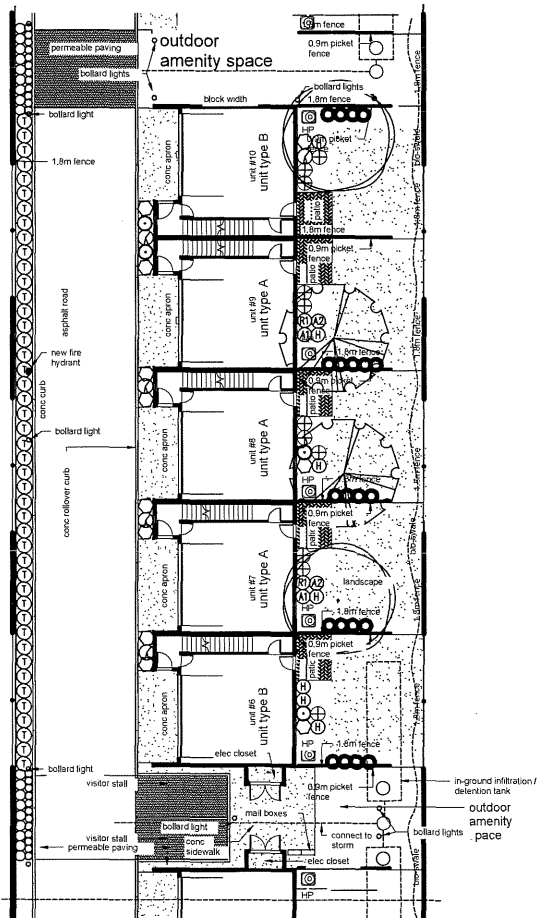
PRINTED	JOB No.	
	DRAWING No.	L-1A
		2

Dewdney Trunk Road

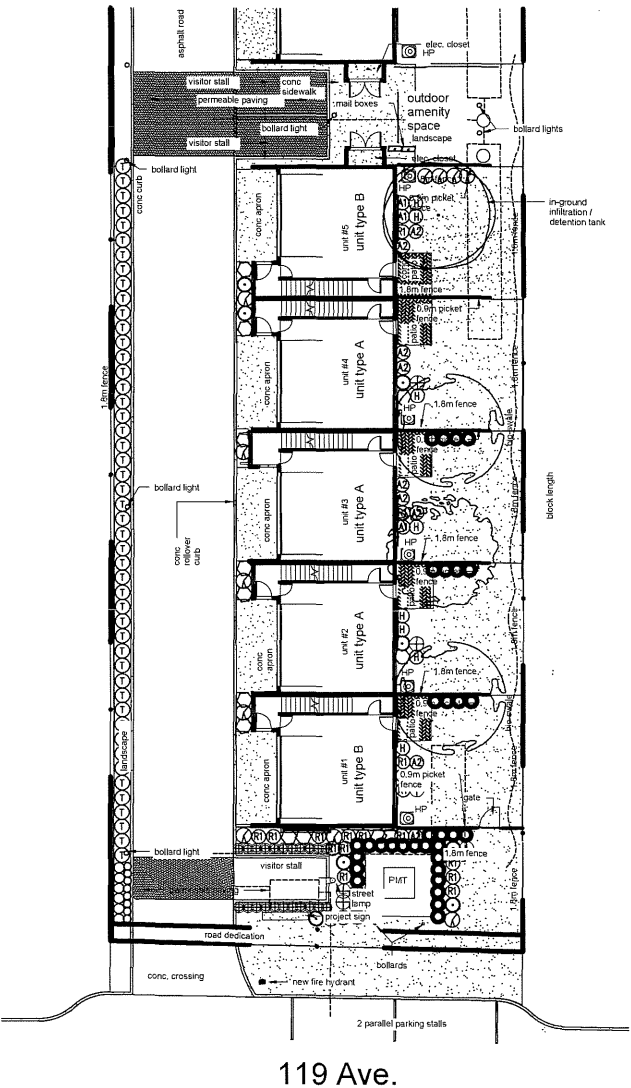
proposed zone CD-1-93
BLOCK C



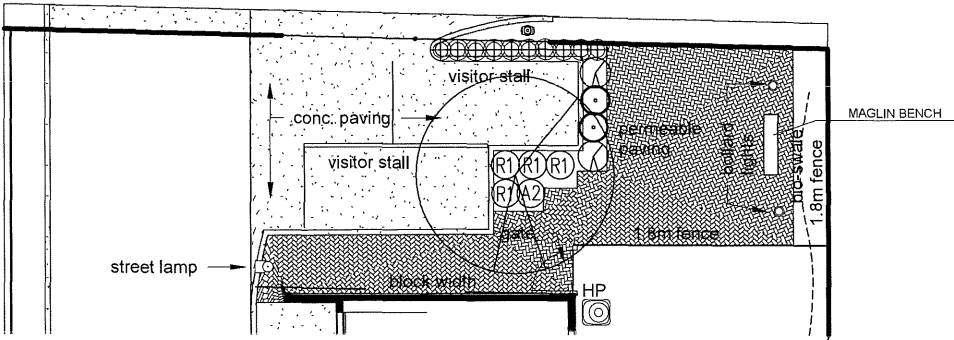
BLOCK B



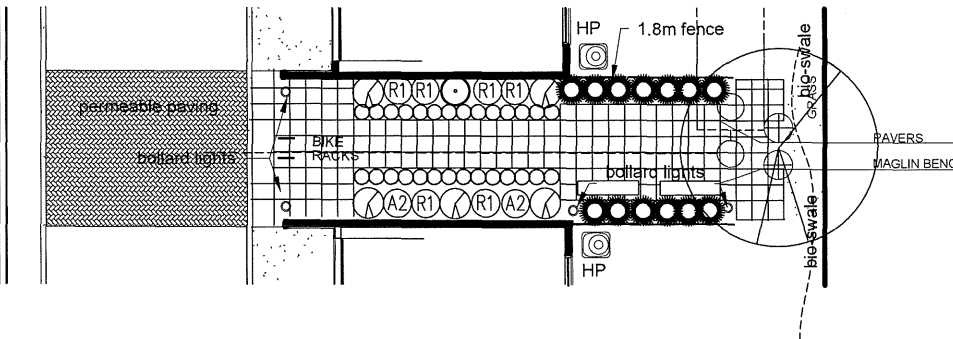
BLOCK A



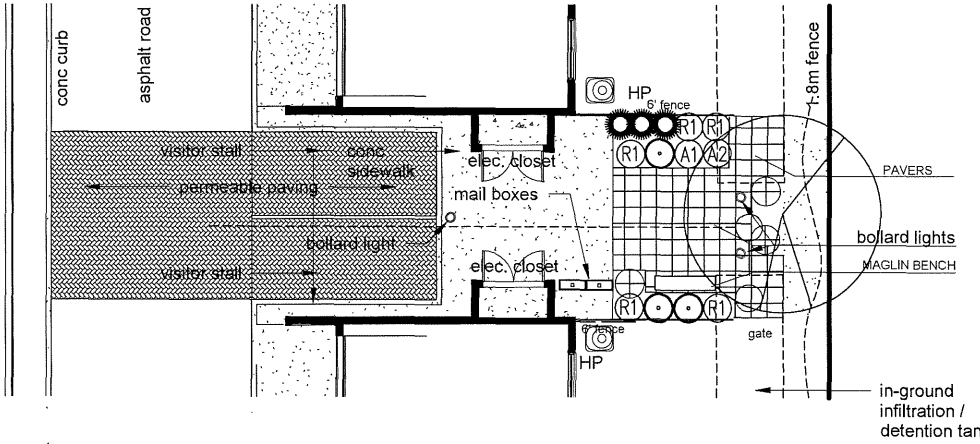
outdoor
amenity
space #1



outdoor
amenity
space #2



outdoor
amenity
space #3



SEPT/23	PERMEABLE PAVERS	3
AUG/23	CITY COMMENTS	2
APR/23	CITY COMMENTS	1
DATE	REMARKS	NO.
REVISIONS		

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
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ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 857-2376

CLIENT
NORDEL DEVELOPMENTS LTD.
ATTENTION: RAJ TOOR
SUITE #701
17665 - 66A AVENUE
SURREY, B.C.
V3S 2A7
604-841-5353

TITLE
PLAN VIEW
AMENITY AREA PLAN
16 UNIT
TOWNHOUSE DEVELOPMENT
23682 DEWDNEY TRUNK ROAD
MAPLE RIDGE, B.C.

SCALE	1:100	DATE	APR/22
DRAWN	CHK'D		
ENG.	CHK'D		
APPR'D	AS BUILT		

PRINTED	JOB No.	
	DRAWING No.	A-1

6.2. Development Permit No: 2021-579-RZ / 23682 Dewdney Trunk Road

The Chair welcomed the project team to the meeting and introduced the members of the ADP. The Staff Liaison provided a brief overview of the project. The project team presented the development plans and answered questions from the Panel. It was noted that the Landscape Plans need to be provided to the Advisory Design Panel for further review and feedback.

R/2023-ADP-017

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 the Planning staff forward this on to the Advisory Design Panel for information.

Architectural Comments:

- Consider modern design language for future projects.
- Consider additional colors and material transition/variety at along East elevations.
- The road connecting north and south has canyon effect, please consider adding some bump ins by placing the building blocks in stepping to add bump ins in the road.
- Try to seek variance for rear lot line setbacks to add bump ins on the road side.
- Consider adding more articulation on the rear side to have the same effect as on the road side.
- Consider adding more articulation on the side way units facing the street to make them appear similar to the front entrances, perhaps adding man doors on the street side.
- Due to main entrance being tucked away, consider emphasis on the main entrance façade with more pronounced projections and recesses to give visual interest and break up the long leaner massing.
- Suggest providing architectural interest and variety to east façade of buildings using different accent colours and materials.
- Suggest revisiting the composition of the blocks' end facades, north and south, in order to introduce architectural features that would provide additional visual interest (i.e. windows, balconies, overhangs, feature materials, etc...)

Landscape Comments:

- The landscape design is relatively simple given the long narrow site.
- Presentation of landscape drawings online was low resolution and drawings of amenity areas were quite small. Provide colour landscape plans in future with larger scale drawings of amenity areas.
- Suggest relocating mail boxes between Blocks A and B to improve access and usability of the amenity space
- Suggest introducing additional landscape and architectural features that would contribute to reducing the visual linearity of the lane, for example:
 - Introduce different paving materials like permeable pavers areas at the beginning and end of the lane and in front of the common open spaces.
 - Introduce different hedge species, perhaps aligned with the suggested pavers areas above.

- Introduce additional accent colours on top of the proposed red so that each block is accentuated with a different colour.
- Suggest relocating the PMT to north end of the site, it is currently competing with the site sign beside the main site access.
- Suggest revisiting the bio-swale design along the east edge of the site. It seems unrealistic to implement a continuous functioning bioswale across all private patios. Ensure proposed drainage does not discharge off-site or create ponding areas.
- Suggest widening the outdoor amenity spaces for usability, perhaps reduce planting to achieve a more square space and introduce a table or two for informal picnics. Suggest one arbor per space.
- Suggest introducing street lights or bollard lights along the west verge to achieve adequate street light levels (CPTED) and to make it more pedestrian friendly.

CARRIED UNANIMOUSLY

6.3. Development Permit No: 2020-065-RZ / 22323, 22335, and 22345 Callaghan Avenue

The Chair welcomed the project team to the meeting and introduced the members of the ADP. The Staff Liaison provided a brief overview of the project. The project team presented the development plans and answered questions from the Panel.

R/2023-ADP-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 the Planning staff forward this on to the Advisory Design Panel for information.

Architectural Comments:

- Check building code requirements for smoke vestibules at all stairwells and the elevator lobbies on the parkade level.
- Recommend opportunity to add balcony on studio units.
- The proposed development does not currently include any amenity spaces. The panel highly encourages to introduce both outdoor and indoor amenity spaces for both commercial and residential users. For example, consider adding rooftop garden for lack of outdoor amenity area. In addition, the Penthouse level seems like the best opportunity to provide amenity space since the ground level is compromised by the CRUs and parking areas. Suggest reviewing and coordinating with planning staff to ensure the minimum amenity space requirements are met.
- Suggest introducing additional Architectural and Landscape features to clearly delineate and differentiate the Residential Lobby access, currently treated very similar to the access to the CRUs. Suggest widening the Lobby area to provide a more comfortable entrance.
- Double ramp access up to visitor parking area and down to the residential parkade seems confusing and potentially problematic. Ensure ramp widths are appropriate for two-way or provide one-way only signage. Consider having one vehicle drive way that can split off to underground parking ramp or one way at grade commercial parking above rather than two side by side drive way.
- Stalls 47 and 69 seem compromised and hard to maneuver in and out.

Wednesday, September 6, 2023

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City of Maple Ridge
11995 Haney Place,
Maple Ridge, BC
V2X 6A9

Attn.: April Crockett, Planning Technician

Re: 2021-579-RZ, 23682 Dewdney Trunk Road, (236 B St. / 119 Ave.), Maple Ridge
Responses to ADP comments

Hello April,

Our response to the ADP comments has been an on-going exchange of emails rather than a single letter response. I believe that we have general agreement at this point and the only way to demonstrate it might be to provide a consolidated extract of this exchange.

I will start with the original ADP comments (in black) and follow each comment with our final position (in red) with some additional commentary at the end to provide clarity on planning observations.

Architectural Comments:

- Consider modern design language for future projects. **Noted but do not agree.**
- Consider additional colors and material transition/variety at along East elevations.
Rather than adding colours to the blocks we have selected an entirely different colour scheme for block B as noted on the drawings
- The road connecting north and south has canyon effect, please consider adding some bump ins by placing the building blocks in stepping to add bump ins in the road. **We understand the issue but, unfortunately, the dimensional and open space requirements make this impossible. The full setback of 7.5m is needed at the rear of the units to provide the amount of Common Open Space required by the zoning bylaw. In addition, we feel that the variance needed to reduce this would not receive Council approval because of serious local community objections. Similarly, on the west side, the face of the units are set close to the setback line and a reduction here would place the garage and unit entries dangerously close to the road. The entries to the units on the west side have been increased in area and now project beyond the main building face permitting the addition of a small roof over the entry.**
- Try to seek variance for rear lot line setbacks to add bump ins on the road side. **See above**
- Consider adding more articulation on the rear side to have the same effect as on the road side. **The east elevation is already articulated with highlighted colours in the recessed portions and block B now has an additional colour scheme**
- Consider adding more articulation on the side way units facing the street to make them appear similar to the front entrances, perhaps adding man doors on the street side. **We have revised the design of the roof as suggested, making it a dormer with decorative**

support brackets with integral lighting fixtures. The window size has also been increased significantly giving it a more 'door like' appearance. The entry lobby has been sized to avoid the dormer roof projecting into the internal road. The unit layout does not lend itself to a man door on the south elevation but greater interest has been added with the introduction of more windows.

- Due to main entrance being tucked away, consider emphasis on the main entrance façade with more pronounced projections and recesses to give visual interest and break up the long leaner massing. See note above. Although not highlighted on the building elevations, the entries are very visible from the approach road.
- Suggest providing architectural interest and variety to east façade of buildings using different accent colours and materials. See note above regarding block B colours
- Suggest revisiting the composition of the blocks' end facades, north and south, in order to introduce architectural features that would provide additional visual interest (i.e. windows, balconies, overhangs, feature materials, etc...) See note above

Landscape Comments:

- The landscape design is relatively simple given the long narrow site. Agreed
- Presentation of landscape drawings online was low resolution and drawings of amenity areas were quite small. Provide colour landscape plans in future with larger scale drawings of amenity areas. Coloured landscape site drawings have been added to the drawing package.
- Suggest relocating mail boxes between Blocks A and B to improve access and usability of the amenity space The mailbox location has been approved by Canada Post and its current location provides opportunity for social interaction at the amenity space but we have moved them to the side to permit easier access.
- Suggest introducing additional landscape and architectural features that would contribute to reducing the visual linearity of the lane, for example:
 - Introduce different paving materials like permeable pavers areas at the beginning and end of the lane and in front of the common open spaces. Permeable pavers have been added in front of the common open spaces and are shown on the architectural drawings and have been added to the landscape ones also
 - Introduce different hedge species, perhaps aligned with the suggested pavers areas above. different hedge species have been introduced to the west edge of the site
 - Introduce additional accent colours on top of the proposed red so that each block is accentuated with a different colour. This is an architectural issue - see note above
- Suggest relocating the PMT to north end of the site, it is currently competing with the site sign beside the main site access. We appreciate the concern, but final location will depend on BC Hydro - we anticipate the service being provided from 199 Ave and feel compelled to retain it in its present location for the present.
- Suggest revisiting the bio-swale design along the east edge of the site. It seems unrealistic to implement a continuous functioning bioswale across all private patios. Ensure proposed drainage does not discharge off-site or create ponding areas. The swale is designed to collect surface water and direct it into the site's storm water system. The swale is located along the property line and will not cut through the patio areas.

- Suggest widening the outdoor amenity spaces for usability, perhaps reduce planting to achieve a more square space and introduce a table or two for informal picnics. Suggest one arbor per space. **The City has insisted upon strict interpretation of its Outdoor Amenity and Common Open space requirements.** The current paved and grassed areas define these separate requirements. The 'rear gardens' are technically Common Open Space for use by everyone in the development. An extended patio would create confusion over who's space it is.
- Suggest introducing street lights or bollard lights along the west verge to achieve adequate street light levels (CPTED) and to make it more pedestrian friendly. **This has been done.**

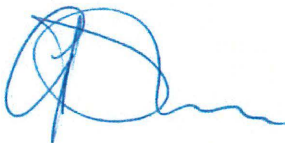
Fencing at the rear has been clarified and changed to provide some screening between units whilst allowing free passage along the eastern property line.

The cement fibre board shingles on parts of the façade have been retained, as per our initial submission.

The 'outdoor amenity space #1' shown on the landscape drawings is additional to the zoning requirements. Generally, these common amenity spaces are small and additional furniture will crowd the spaces making them less usable, not more.

We trust this consolidated response provides the required clarity.

Respectively submitted,

A handwritten signature in blue ink, consisting of a stylized 'G' followed by a series of loops and a trailing line.

Geoff Lawlor Architect AIBC, Principal

Geoff Lawlor Architecture Inc.
632 - 5311 Cedarbridge Way
Richmond, BC, V6X 0M3

Memorandum

Date: May 3, 2023

To: Maple Ridge Planning Department – Attention April Crockett

Subject: Development Information Meeting Rezoning Application 2021-579-RZ

Dear April, we are pleased to provide this report regarding the results of the Development Information Meeting for this project that took place on May 25, 2023. This report is being provided by the City's policy for a Development Information Meeting.

A. Mailouts, Signage and Ads

A letter was mailed out to residents surrounding the project as per City policy on May 3rd. Appendix A. An ad was placed in the Maple Ridge news which ran in the March 12th and March 19th print editions. Appendix B. A decal was placed on the sign in accordance with the City Policy.

B. Number of Respondents via email or calls

We confirm that a total of 3 inquiries were received via phone calls, all three were prior to the meeting date.

C. Attendees at the Development Information Meeting

A development information meeting was held at Alexander Robinson Elementary at 11849 238b Street in Maple Ridge, BC from 5:00pm to 7:00pm on May 25th. Representatives from Nordel Developments attended as well as the project architect, Geoff Lawlor Architecture Inc.

There were 19 attendees from the public who visited the meeting to review the materials on display and attend the presentation on the plan from the Architect. See sign-in sheet Appendix C.

D. Summary of Comments received

There were a total of 11 comment forms received from the meeting. A brief summary of the comments received is outlined below.

Summary of comments supporting the proposal:

- Need for housing within the community
- Good location for housing as proximity to shops and employment areas
- Large garages aid in maximizing on-site parking
- More infill and densification is required in the city

Summary of comments against the proposal:

- Traffic calming measures needed
- New school , daycares, doctors needed for this development
- Traffic issues, a crosswalk and a 4-way stop is needed with lights at 236th and 119th
- Concerns for pedestrian safety
- Narrow lot
- Off-site parking limitations
- Construction disruption

Arjun Randhawa

Nordel Developments Ltd.



May 19, 2023

City of Maple Ridge
11995 Haney Place
Maple Ridge, BC V2X 6A9

Attention: April Crockett

Dear Ms. Crockett:

Re: File #: 2021-579-RZ
Legal: Lot: 7, Section: 16, Township 12, Plan: NWP1676
Location: 23682 Dewdney Trunk Road
From: M-1 (Service Industrial)
To: RM-1 (Low Density Townhouse Residential), R-2 (Single Detached
(Medium Density) Urban Residential

The proposed application would affect the student population for the catchment areas currently served by Alexander Robinson Elementary and Garibaldi Secondary School.

Alexander Robinson Elementary School has an operating capacity of 471 students. For the 2022-23 school year the student enrolment at Alexander Robinson Elementary School is 539 students (114% utilization) including 146 students from out of catchment.

Garibaldi Secondary School has an operating capacity of 1050 students. For the 2022-23 school year the student enrolment at Garibaldi Secondary School is 973 students (93% utilization) including 267 students from out of catchment.

Based on the density estimates for the various land uses at build out the following would apply:

- For the construction of a 16-unit townhouse development and 2 single family lots, the estimated number of school age residents is 7.

Sincerely,

Flavia Coughlan
Secretary Treasurer

The Board of Education of School District No. 42 (Maple Ridge – Pitt Meadows)

cc: Louie Girotto, Director, Facilities
Maryam Fallahi, Manager, Facilities Planning
David Vandergugten, Assistant Superintendent