

2024-228-DP, 12011 223 Street, Town Centre Development Permit

Recommendation:

THAT the issuance of Town Centre Development Permit 2024-228-DP for 12011 223 Street be approved.

Report Purpose and Summary Statement:

To recommend that Council approve a Town Centre Development Permit, to permit the development of a six-storey, mixed-use building for Phase 2 of the ERA development on the property at 12011 223 Street.

Previous Council Action:

Rezoning Application

First, Second and Third Readings – May 27, 2025

Housing Agreement Bylaw

First, Second and Third Readings – October 28, 2025

Proposed Variances:

No variances are proposed.

Strategic Alignment:

Liveable Community; Housing Action Plan; Housing Needs Report; Housing Target Order

To: Mayor and Council

File number: 2024-228-DP

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BACKGROUND:

| | |
|---|---|
| Applicant: | Richard Berstein |
| Legal Description: | Lot A District Lot 399 Group 1 New Westminster District Plan EPP118505 |
| OCP Designation: | <i>TCCOMM (Town Centre Commercial)</i> [no change] |
| Zoning: | CD-1-17 [no change] |
| Within Urban Area Boundary: | Yes |
| Area Plan: | Town Centre |
| OCP Major Corridor: | Yes |
| Surrounding Uses: | |
| North: | Use: Apartment Residential Zone: RM-2 (Medium Density Apartment Residential) Designation: <i>Low-Rise Apartment</i> |
| South: | Use: Commercial Zone: Town Centre Commercial Designation: <i>Town Centre Commercial</i> |
| East: | Use: Commercial and Single Detached Residential Zone: CD-1-17 Designation: <i>Town Centre Commercial</i> |
| West: | Use: Mixed Use Zone: CD-1-17 Designation: <i>Town Centre Commercial</i> |
| Existing Use of Property: | Vacant |
| Proposed Use of Property: | Mixed Use |
| Phase 2 Site Area: | 4,209.33 m ² |
| Phase 2 Net Site Area After Dedication: | 3,760.84 m ² |
| Proposed Vehicular Access: | 223 Street |
| Servicing Requirement: | Urban Standard |

Flood Plain: No
Fraser Sewer Area: Yes

ANALYSIS:

The subject property is located at the intersection of Dewdney Trunk Road and 223 Street in a transition area of the Town Centre. The site is proposed to be subdivided into two lots. The subject development is for the southern portion of the site with a total gross site area of 4,209.33 m² (Attachments A and B).

The site is bounded to the north by Brown Avenue, across from which is an apartment residential building. To the south lies Dewdney Trunk Road, with single-storey commercial buildings situated on the opposite side. To the east is 223 Street, across from which is a mix of single-storey commercial buildings and single-detached dwellings. To the west, the site is adjacent to the Phase 1, five-storey mixed-use building of the ERA Project.

The site is currently vacant. It is generally flat and largely devoid of vegetation, except for some trees along the eastern property line and a small, landscaped area within the property.

Discussion:

The proposed development is Phase 2 of the larger ERA Project, which comprises a total of seven phases. The site was rezoned to a comprehensive development zone (i.e., CD-1-17) in 2021 to permit the development of a four-storey mixed-use building on the southern portion of the subject site.

Under the previously issued development permit (2021-586-DP), Phases 2 and 3 consisted of four primarily residential buildings. Phase 2 (along Dewdney Trunk Road) consisted of a four-storey residential use with commercial retail units on the south side of the building along Dewdney Trunk Road. It also included a two-storey clubhouse toward the middle of the subject site. Both Phases 2 and 3 were proposed to be located over a two-level underground parking garage.

The current proposal has been revised to a six-storey mixed-use rental residential and commercial building, excluding the clubhouse. Amendments to the Comprehensive Development zone to facilitate the current proposed development are proposed by *Zone Amending Bylaw No. 8034-2025*, which received third reading on May 27, 2025.

Project Description:

The proposed development is Phase 2 of the seven-phase ERA development. This phase of development will consist of 120 rental residential units and 7 ground floor commercial units. The residential units comprise a mix of: 25 one bedroom (21%), 30 one bedroom plus den (25%), 40 two bedroom (33%), 5 two bedroom plus den (4%), and 20 three bedroom units (17%) (Attachment E).

The residential entrance lobby will be accessed from 223 Street, while the commercial units will face Dewdney Trunk Road (Attachment D). Vehicular access to the parkade will be provided via

223 Street. The commercial parking stalls, long-term commercial bicycle storage, loading area, and garbage pick-up zone are situated in a semi-concealed ground-level parking garage in the northwest quadrant of the building. The residential parking stalls, storage rooms, and long-term residential bicycle storage are located in a two-level parking garage.

To the north of the subject site, at the Phase 2 boundary, will be a public east-west pedestrian corridor, which began in Phase 1 of the ERA project to the west, and will continue through the subject site and into future phases (Attachment F).

PLANNING ANALYSIS:

Official Community Plan:

The development site is located within the Town Centre Area Plan in the Downtown West precinct and is currently designated *Town Centre Commercial* by the Official Community Plan (OCP) (Attachment C). The designation supports the proposed development under the Comprehensive Development (CD-1-17) zone, as amended.

Development Permits:

The proposed development is located within the Town Centre Area Plan's Downtown West Precinct. Pursuant to Section 8.11 of the OCP, a Town Centre Development Permit is required for all multi-unit residential, flexible mixed-use and commercial developments located in the Town Centre.

There is a registered no-build covenant on the subject property establishing form, character and landscaping guidelines, that are applicable to all of the proposed seven phases of the ERA Project. These guidelines must be considered in conjunction with the Guidelines for the Downtown West Precinct and the Guidelines for Green Building Techniques. The project architect has submitted a checklist for an analysis of the compliance of the proposed development with the ERA Guidelines (Attachment G).

The following is an assessment of the proposal's general compliance with the applicable Downtown West Precinct Key Guideline Concepts (Attachment H):

Town Centre Development Permit Area – Downtown West Precinct - Key Guideline Concepts:

- Key Guideline Concept 1: "Provide a gateway to the Town Centre. New development should promote the Downtown West Precinct as a Town Centre gateway for eastbound travelers along Dewdney Trunk Road. A gateway element should have strong visual presence that features landmark structures, landscape elements, welcome signage, public art and/or enhanced viewsapes to the mountains, while maintaining architectural quality and character of associated new development. This concept applies mainly to properties located on Lougheed Highway and Dewdney Trunk Road."

Staff Comment: The proposed development is part of a phased development that will potentially include high-rise and landmark buildings in the Town Centre. The subject development features a stepped-back design on the second floor, with landscaped planters along the second-floor facade, overlooking Dewdney Trunk Road, 223 Street, and the north-south fire lane access road. The overall design and quality of the proposed materials of the façade align well with the area's overall character and vision (Attachment D).

- Key Guideline Concept 2: "Create a pedestrian-oriented, boutique-style shopping district. New development in the Downtown West Precinct should foster a pedestrian-oriented, boutique-style shopping and employment environment amongst diverse residential buildings. 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 storeys) should be stepped back in a podium style to blend with low-rise (3-5 storey buildings) and provide a more ground-oriented feel."

Staff Comment: The proposed development includes several commercial units with prominent entrances and glass canopies along Dewdney Trunk Road and the north-south pedestrian connection on the west property line. These elements are intended to contribute to a vibrant, pedestrian-oriented shopping environment. An on-site pedestrian pathway featuring distinctive paving materials is proposed along the commercial frontage to provide a clear and visually-appealing pedestrian route, thereby enhancing the public realm. Additional design features, including shrub planting, pedestrian-scaled lighting, and short-term bicycle racks along the property edges, are proposed to create a safe, active, and attractive streetscape. The proposed development also supports a pedestrian-oriented urban realm through the stepped-back building design and the provision of building setbacks on ground level for commercial units (Attachments D and F). The stepped-back building design provides a more ground-oriented feel, and the commercial setbacks on the ground level can potentially incorporate seating areas adjacent to sidewalks.

- Key Guideline Concept 3: "Enhance the quality, character and vibrancy of the Town Centre. New development should promote the quality, character and vibrancy of the urban environment. Colours should be fairly consistent, and materials of sustainable quality. All new commercial, multi-family and mixed-use buildings should create an attractive appearance to the street."

Staff Comment: The proposed architectural expression enhances the quality, character, and vibrancy of the Town Centre through building articulation and the use of different materials with various textures and colours. Design elements at the building base, such as clearly defined entrances, glass canopies, green walls, and durable base materials such as cultured stone cladding, are organized in a scale and rhythm that can foster pedestrian interest and activity at street level. The proposed colour palette and selection of materials with varied textures contribute to a cohesive streetscape and visual interest. The proposed development incorporates a wood-frame construction system, supporting sustainable design objectives. The proposed development generally enhances the quality, character, and vibrancy of the emerging mixed-use residential and commercial area along Dewdney Trunk Road (Attachment D).

- Key Guideline Concept 4: "Reference traditional architectural styles. New development in the Downtown West Precinct should reference more traditional architectural styles, that include materials such as brick and wood. A cohesive building style should be maintained, ensuring new buildings have consistent architectural and urban design setbacks, form, mass and height throughout the precinct."

Staff comment: The proposed development is located in a transitional area of the Town Centre core area and generally maintains a cohesive building style within the area. Overall, the development proposes cultured stone for the commercial units, and cement panels for the residential levels. Some of the cement panels will feature a simulated wood finish. The architectural drawings and landscape plan are included as Attachments D and F for reference.

- Key Guideline Concept 5: "Capitalize on important views. New development should capitalize on important mountain and/or river views. Existing streets and buildings should maintain and enhance these views."

Staff comment: The proposed development does not negatively impact the existing street corridor's mountain views. The proposed U-shaped building features two wings oriented along the north-south axis, which increases the number of units with east- and west-facing exposure. This configuration allows more units on upper levels to potentially capture views of the surrounding mountains. Overall, the design capitalizes on important natural vistas while maintaining the existing street corridor's views.

- Key Guideline Concept 6: "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."

Staff comment: The subject development is one of the seven phases to be carried out under the ERA Project. Future Phase 4 will involve the creation of an open plaza and neighbourhood park, along with the installation of public art features. The current phase includes the continuation of the east-west public walkway with landscape features including planting areas, concrete paving materials, short-term bicycle racks, and lighting fixtures which provides a connection for the public to engage with (Attachment F).

- Key Guideline Concept 7: "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, help 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."

Staff comment: The subject development proposes planting where possible along walkways, connections, and amenity gathering spaces, including the rooftop. Perimeter irrigated

planters are also proposed on the second floor, wrapping around the west and east corners. Permeable pavers are proposed along the north-south fire lane access road to assist with Tier A stormwater management. In addition, walls with planted screens are proposed on the north and east elevations. These features collectively enhance the pedestrian-friendly streetscape, contribute to on-site climate moderation, and reference the architectural design quality of the building.

- Key Guideline Concept 8: "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 throughway. Where feasible, parking requirements should be accommodated underground."

Staff Comment: The subject development maintains street connectivity by providing a singular vehicular access from 223 Street, along with the continuation of the public east-west pedestrian corridor on the north side. The pedestrian corridor, commenced in Phase 1 (to the west), will continue through the subject site and all future phases of the ERA Project. Parking stalls are to be provided in a semi-concealed, ground-level parking garage and two levels of underground parking.

Advisory Design Panel:

This application was presented to the Advisory Design Panel (ADP) on March 12, 2025. The ADP's resolution and comments with the corresponding response from the applicant are attached (Attachment I). Staff have determined that the ADP's comments have been addressed by the applicant.

Development Information Meeting:

In accordance with Council Policy 6.20, a Development Information Meeting (DIM) hosted by the applicant was held at Maple Ridge Library on April 8, 2025, and was attended by 22 people and three representatives on behalf of the applicant. A summary of the main comments and discussions with the attendees at the DIM was provided by the applicant and is appended to this report (Attachment J).

The notification for the DIM included a mail-out, newspaper advertisements, and notice on the development signs posted on the property that provided the contact information for the developer and information on the development.

Landscaping Security:

In accordance with Council Policy 6.28, a refundable security equivalent to 100% of the estimated on-site landscape cost will be provided to ensure the satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit (Attachment K). Based on the submitted landscape cost by the project's Landscape Architect, the security is \$328,513.19.

CONCLUSION:

As the application has met the Town Centre Development Permit Guidelines, it is recommended that Council approve Town Centre Development Permit 2024-228-DP.

"Maryam Lotfi"

Prepared by: Maryam Lotfi, Planner 2

Attachments:

- (A) Location Map
- (B) Aerial Photo
- (C) OCP and Zoning Map
- (D) Architectural Plans
- (E) Revised Architectural Data Sheet
- (F) Landscape Plans
- (G) ERA Design Guidelines Checklist
- (H) Development Permit Design Guidelines Checklist
- (I) Advisory Design Panel Review Comments
- (J) Development Information Meeting Comments
- (K) Draft Development Permit

Report Approval Details

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|----------------------|---|
| Document Title: | 2024-228-DP, 12011 223 Street, Development Permit.docx |
| Attachments: | <ul style="list-style-type: none">- Attachment A - Location Map.pdf- Attachment B - Aerial Photo.pdf- Attachment C - OCP and Zoning Map.pdf- Attachment D - Architectural Plans.pdf- Attachment E - Revised Architectural Data Sheet.pdf- Attachment F - Landscape Plans.pdf- Attachment G- ERA Design Guidelines Checklist.pdf- Attachment H - Development Permit Design Guidelines Checklist.pdf- Attachment I - Advisory Design Panel Review Comments.pdf- Attachment J - Development Information Meeting Comments.pdf- Attachment K - Draft Development Permit.docx |
| Final Approval Date: | Nov 17, 2025 |

This report and all of its attachments were approved and signed as outlined below:

Hasib Nadvi, Deputy Director of Planning and Building

James Stiver, Director of Planning and Building

Corinn Howes, Deputy Corporate Officer

Scott Hartman, Chief Administrative Officer