ERA Design Guidelines Checklist for Development Permit Applications Phase 2 - 7

In accordance with the conditions set by City Council permitting the ERA development site to be pre-zoned, these design guidelines have been established for all phases of the ERA site to ensure the comprehensive developed is achieved on a phase by phase basis.

These guidelines govern the design requirements for each phase to be firstly assessed against the form and character guidelines approved by Council and summarised below; and secondly pursuant with Section 8.11 of the Official Community Plan. The checklist for these guidelines are to be appended to this checklist to demonstrate consistency is achieved.

This checklist is to be prepared by the architect of record for the project to demonstrate the proposed design was developed in accordance with the ERA guidelines. Please assess and describe the compliance of the proposed design of the project with respect to the ERA Key Guideline Concepts and with the ERA Form and Character Guidelines.

Description of the both the ERA and the OCP Key Guideline Concepts should be suitable and sufficiently descriptive to quote to ADP and to Council by for File Managers to quote in Development Permit Application Reports to Council. For the ERA and the OCP Form and Character Guidelines, clearly describe how the proposed design complies with each of the listed guidelines, or describes why a guideline is not complied with or why it is inapplicable.

Attached to this checklist are the following:
- General Town Centre Guidelines Checklist
- West Precinct Guidelines Checklist

This set of checklists are to accompany Development Permit Applications for each phase and submissions to the ADP.

1.3.2 Key design elements	Describe how this project and the design complies
A. Residential components of varying scale and density, positioned to maximize daylight penetration into the site and to create visual interest from every corridor.	This project features diverse unit sizes with views from all 4 sides of the building, including mountains on the North and Town Centre views from the South.
B. A prominent east-west public pedestrian open space and pedestrian way from Plaza Street to 224 Street, punctuated with activity areas (including child play, central activity plaza with theatre-like seating, and a major commercial plaza) and linkages to semi public and private space paths and mews and the City sidewalk system.	A prominent east/west plaza is included along the North side of Phase 2 with amenities such as courtyards and a dog run which will be added to Phase 3.
C. Mews surrounded by both residential and commercial activity to ensure there are plenty of “eyes on the street” at all hours of the day.	Residential units are located along all streets, mews, and pathways above L2.
D. Public plaza in the east portion of the site, lined with commercial shops (inner “shopping row”) and containing significant surface treatment, landscaping, pedestrian amenities, placemaking elements and a public art element.	Commercial units are located along Dewdney Trunk Road, while landscaping and amenities are included along the E/W and N/S pathways.

1.3.2 Key design elements	Describe how this project and the design complies
E. An attractive and vibrant streetscape along Dewdney Trunk Road with building spaces designed to accommodate ground level shops and services, and access to upper level non-residential components where they occur.	The building's ground floor is designed to accommodate retail and commercial spaces, with large storefront windows facing DTR. This creates an active and engaging streetscape, while also providing convenient services for residents and the surrounding community.
F. Strategically placed commercial spaces to create an intimately scaled shopping corridor combined with residential use above.	The placement of commercial units along the ground floor creates an intimate shopping corridor along DTR, with residential units located above. This mixed-use approach contributes to a vibrant and pedestrian-friendly environment
G. Sustainable design solutions to maximize rooftop space for green houses, gardens and power generation.	The building incorporates a green roof on the lower portion of the structure to manage stormwater runoff and reduce the urban heat island effect. The rooftop amenity community gardens further contribute this.
2.3 Key Urban Design Principles	**Describe how the proposed design complies with each of the listed guidelines, or describe why a guideline is not complied with or why it is inapplicable.**
A. Pedestrian friendliness Streetscapes and public walkways are to be articulated using appropriate scale, character and texture. Street trees, front doors (from ground-level apartments and retail storefronts), different scaled plantings and a variety of paving treatments are to be used to help define these paths and enhance the pedestrian experience. Security is also to be considered through the use of lighting and lower planting along path's edges.	The project incorporates a variety of paving treatments, street trees, lights, and landscaping to enhance the pedestrian experience along DTR and the public walkways within the site.
B. Public accessibility and permeability Provide clearly defined barrier-free access in both North-South and East-West directions through the site. Landscape elements, both soft and hard are to define and enhance these paths.	Phase 2 site provides barrier-free access in both the North-South and East-West directions, with pedestrian walkways and landscape elements clearly defining these routes. This ensures that the site is accessible and permeable to all members of the community.
C. Livability The overall layout and design of individual buildings and dwellings has been designed to create a variety of different living experiences and to provide a high standard of privacy, usable open space, and recreational amenities. This is achieved through different massing, height and configuration of buildings throughout the various phases of the overall development.	The varying sizes and configurations of the units create a diverse range of living experiences, while the provision of private balconies, communal gardens, and a rooftop terrace offer ample usable open space and recreational amenities for residents.
D. Neighbourliness The form and layout of the site plan was driven by a desire for open space and connectivity. A variety of open and public spaces will facilitate community gathering.	Phase 2 building has a U-shaped layout, which creates a central courtyard that serves as a focal point for community gathering and provides a variety of open spaces for residents to enjoy. This design prioritizes connectivity and fosters a sense of community within the development.

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2.3 Key Urban Design Principles	Describe how this project and the design complies
E. Diversity Diverse housing types including a range of small and large units, condos and ground-level apartments, and low-rise and high-rise buildings will appeal to a large cross-section of the community. Appropriate architectural expression should be given to each as described in other sections of this document.	The project offers a diverse range of housing types, single-bedroom and family suites to appeal to a wide range of residents. This variety is reflected in the building's architecture, which features a mix of mid-century modern materials and expressions.
F. Sustainability Sustainable design and development principles and practices will be employed such as, water efficient landscape design and rain and storm water management.	The project demonstrates a commitment to sustainable design by incorporating a green roof and providing space for communal gardening. Additionally, the overall landscaping design emphasizes features for effective rain and stormwater management.
G. Placemaking Public spaces acting as nodes making a positive and memorable contribution to Maple Ridge Town Centre. These spaces should be designed to facilitate a wide variety of civic activities and provide visual interest for the residential buildings surrounding them throughout the use of hardscape, landscape and plazas.	The central courtyard formed by the building's U-shaped layout acts as a community gathering space, while the pedestrian walkways and plazas provide opportunities for a variety of civic activities and visual interest for surrounding residents.
2.5.2 Key Principles	**Describe how the proposed design complies with each of the listed guidelines, or describe why a guideline is not complied with or why it is inapplicable.**
A. The redevelopment of the ERA site will feature a mobility network that prioritizes pedestrian circulation and comfort above other transportation modes. Sidewalks and pedestrian street crossings will be continuous, universally accessible, barrier free and clearly designated; Special attention should be paid to crossings at roadways along the East-West Central Promenade; where the pedestrian should be prioritized and protected using an elevated crosswalk (aka. “speed table”) with appropriate markings for vehicular traffic & tactile warnings accessible design.	Phase 2 prioritizes pedestrian comfort with continuous, universally accessible walkways and crossings. Special attention is given to the East-West Central Promenade crossing, where an elevated crosswalk with appropriate markings and tactile warnings prioritizes pedestrian safety.
B. Accessibility Standards and Best Management Practices (BMP) should be applied generously wherever possible in all aspects of landscape design.	This project will follow BCBC 2024 accessibility requirements and BCBC 2018 Adaptable unit requirements. Public pathways are designed to be accessible by the public.
C. In considering the soil conditions of the geotechnical report, the landscape design should maximize soil volumes on-site to increase stormwater detention, prior to infiltration to ground. Additional measures of detention & retention may be required on-site to support the development of each phase. Refer to Rain and Stormwater Best Management Practices Section 2.6.4; using appropriates devices to reduce the impacts of runoff over proposed impervious areas.	The landscape design incorporates rain gardens and other stormwater management features to maximize on-site soil volumes and increase stormwater detention, minimizing the impact of runoff on the surrounding environment.

2.5.2 Key Principles	Describe how the proposed design complies with each of the listed guidelines, or describe why a guideline is not complied with or why it is inapplicable.
D. Landscape design should take into consideration solar exposure, and appropriately utilize and orient deciduous shade trees to create spaces that are sustainable and useable year-round, while maximizing sunlight wherever possible.	The landscape design utilizes diverse tree canopies to provide seasonal shading and maximize solar exposure in the colder months. This approach creates comfortable and sustainable outdoor spaces that can be enjoyed year-round.
E. Landscape design should take into consideration the human scale when determining a hierarchy of circulation paths, heights of walls and other elements that delineate programmatic spaces, screening and layering of planting elements, and arrangement of furnishings.	The landscape design considers the human scale by incorporating elements such as tiered planting, seating areas, and a variety of paving materials to create a comfortable and inviting pedestrian experience.
F. Landscape Design elements should complement the architecture to maintain a cohesive legibility within various 'Character Zones'.	The landscape design uses a cohesive plant palette and materials that complement the architectural style of the building, ensuring a consistent aesthetic throughout the development.
G. A hierarchy of wayfinding elements (including signage) should be carefully considered and incorporated to allow ease of navigation particularly for those visiting the site, but also as elements that add to the identification and differentiation of various 'Character Zones'. The elements of effective wayfinding being (1) landmarks or other immediate identifiable elements to infer current location and help people to orient themselves, (2) clear routes to destinations, (3) a hierarchy of well defined paths, nodes, and edges of programmed space.	The project incorporates a variety of wayfinding elements, including signage, landmarks, and a hierarchy of paths, to help people navigate the site and differentiate between the various character zones.
H. Public art and/or landscape features – particularly that integrate either water or lighting – should be considered at prominent locations to reinforce the importance of the Central Promenade and navigability of the development.	While this rental project does not include public art, the building's architecture itself creates visual interest through its varying heights, U-shaped layout, and material choices. The use of large windows, balconies, and architectural details further enhances the visual appeal of the development and contributes to the overall aesthetic of the Town Centre.
I. Lighting design should be an integral part of landscape design. While the architecture may provide ambient lighting, the landscape should aim to – at a minimum – provide path lighting along accessible routes. Area lighting may be used as the density increases and the nodes become larger and more commercial/public. Additionally planting may be accented with spotlighting or various other effects to animate spaces that will be used beyond dusk.	Phase 2 incorporates a comprehensive lighting design that includes path lighting along accessible routes and area lighting in denser, more public spaces. This layered approach ensures safety and enhances the usability of the outdoor spaces after dusk.
J. Landscape design at the streetscapes should create a continuous and cohesive public realm. Private areas along streetscapes should be vertically separated wherever possible to provide privacy in the instance that the space is actively used, as well as eyes on the street. In these instances, the landscape should still contribute to the visual enhancement of the public realm through use of interesting materials, and ideally, planting material separation.	The landscape design along the streetscape prioritizes a continuous and cohesive public realm by using vertical separation between public and private areas using planting and hardscape, ensuring both privacy and visual interest through the use of diverse planting materials.

2.5.2 Key Principles	Describe how the proposed design complies with each of the listed guidelines, or describe why a guideline is not complied with or why it is inapplicable.
K. Walls and fences should be integrated as appropriate where stronger demarcation of private space is to occur. The material used should reflect the Character of the architecture as appropriate to that zone. Consideration of Crime Prevention Through Environmental Design (CPTED) should be forefront when determining heights, with ideal wall heights being 0.61m, with wall-mounted step-lighting at 0.36-0.46m height and a maximum of every 5.0 m on centre unless otherwise noted.	The project incorporates a fence to separate the loading area from the central courtyard, ensuring privacy and security for residents while maintaining the aesthetic quality of the shared outdoor space.
L. Appropriate soil volumes and drainage layers must be used to ensure the vibrancy of plant material into maturity. A minimum of 0.46m soil depth must be provided to all plants (noting this refers to most shrubs, perennials, and groundcovers without rhizomatous root structures; lawns & extensive green-roof sedums excepted with typical depths of 0.30m), with ideal depth being 0.61-0.76m. All trees require a minimum depth of 0.76m on-slab and an ideal depth of 0.91-1.2m where applicable off-slab; soil may be locally bermed-up to meet this condition. All trees require a minimum soil volume of 10 cbm.: this requirement may be relaxed with discretion in raised planted beds on-slab, where smaller trees may be planted to provide solar shading or ornamental trees planted for aesthetics (noting that these trees may not be counted by the City as “replacement trees” as their mature height & canopy will be limited).	Phase 2 strategically utilizes the stepped slab design of the parkade roof to increase soil volumes for landscaping in certain areas. This approach allows for deeper planting beds and healthier plant growth, contributing to the overall quality and sustainability of the landscape design.
2.8.1 Key design elements	**Describe how the proposed design complies with each of the listed guidelines, or describe why a guideline is not complied with or why it is inapplicable.**
A. Must be a major portion of the block, with at least two sides open to the street.	The Phase 2 building occupies a major portion of the block and has two sides open to the street, fulfilling the requirement for a prominent presence within the development.
B. Located and oriented to maximize sunlight access throughout the day and provide uses that take advantage of the sunny location (e.g. cafés and patios).	The south building's position and orientation maximize sunlight access throughout the day. The inclusion of commercial spaces with patios along the ground floor takes advantage of this sunny location and encourages outdoor activities.
C. The edges of plazas should be lined with active uses at-grade, including building entrances, to animate and support the open space. Spill-out spaces, such as patios should be encouraged.	The central courtyard is lined with active uses at ground level, including building entrances and commercial spaces with spill-out patios. This design promotes activity and interaction within the courtyard, creating a vibrant and welcoming space.
D. At least one edge is open to the public sidewalk. The remaining edges are comprised of building facades (either one building or multiple buildings), potentially with mid-block pedestrian connections.	Phase 2 provides a generous setback for a public sidewalk while maintaining a flush building façade with alternating materials for all mid-block pedestrian connections.

2.8.1 Key design elements	Describe how the proposed design complies with each of the listed guidelines, or describe why a guideline is not complied with or why it is inapplicable.
E. Must be located at the same grade level as the public sidewalk. Where changes in grade are an important element of the overall design and programming, clear and direct access from the public sidewalk must be accommodated, and ensure universal accessibility.	Phase 2 entries are located at the same grade as the public sidewalk for direct access.
F. Should provide continuous weather protection in the form of canopies or arcades at the perimeter of the space.	The commercial area along DTR has a continuous canopy that provides weather protection for pedestrians, enhancing the comfort and usability of the space.
G. Plazas may contain a primary building entrance.	The design incorporates a setback residential entry on the east side of the courtyard, providing a more private and intimate entrance for residents.
H. Small scale elements should be used to create a human scale, and to define smaller sub-areas within the plaza for ample seating and gathering in the sun and shade.	The central courtyard incorporates small-scale elements such as tiered planting, seating areas, and a variety of paving materials to create a human scale and define intimate sub-areas for gathering and relaxation.
I. Creative and dynamic solutions for ample areas of seating should be provided.	The central courtyard extends to the East-West pedestrian pathway, where additional seating is provided.
J. Provide pedestrian scale lighting at appropriate locations.	Pedestrian-scaled lighting is strategically placed throughout the courtyard and along pathways to ensure safety and visibility during the evening hours.
2.9.1 Preliminary Neighbourhood Park Guidelines	**Describe how the proposed design complies with each of the listed guidelines, or describe why a guideline is not complied with or why it is inapplicable.**
1. Large topographical manipulations to create a theatre and amphitheatre that should include a water feature (and possibly public art lighting features) to draw in visitors and drown out nearby noise pollution. Activating this central space will help ensure people are spending time or walking through during the daytime and evening.	
2. The edges of the square should allow room for restaurants and cafes at the Office/Future Commerical Units to spill out into the open space.	
3. A significant portion of the plaza/park should maintain open paved area to offer the opportunity for a variety of programmed activities such as vendors, performers, exhibitions, outdoor recreation, etc.	
2.10.1 Semi- Private Amenity Gardens	**Describe how the proposed design complies with each of the listed guidelines, or describe why a guideline is not complied with or why it is inapplicable.**
1. Residential patios at podium level will receive additional patio space with raised planters on slab, with hedging and dense planting to screen from semi-private amenity space.	Residential patios at the podium level are designed with raised planters and dense planting to provide privacy and screening from the semi-private amenity spaces, creating a more intimate and comfortable outdoor experience for residents.
2. Amenity space will include a variety of programming: e.g. open turf space for sport play, relaxing trellised decks for passive activity, children's playgrounds, agricultural plots, etc.	Key amenity programs include a, a communal garden, outdoor kitchen and dining areas, and strategically placed outdoor gym equipment.
3. Green roofs on podiums and towers.	The project incorporates green roofs on both the podium and tower levels.

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2.10.2 Private Patios	Describe how the proposed design complies with each of the listed guidelines, or describe why a guideline is not complied with or why it is inapplicable.
1. Use layers of landscape moving from shorter plants to taller plants as a transition from the public realms to the private realms.	The landscape design uses a layered planting approach to create a transition from public to private realms, with shorter plants along the sidewalks and taller plants near the building's edge.
2. Use landscaping, such as hedging and taller plants, to buffer views into homes and provide privacy for yards and entries.	On Level 2 South, the landscape design uses a combination of hedging and taller plants to create a visual and physical buffer, screening views into residential units from the public realm.
3. Use low fences, maximum height of 1.0m (3 ft), to define extents of private yards and provide secure areas for residents, particularly along the mews and greenways.	No fences are required since residential units are located on Level 2; however, privacy screens will be incorporated between each suite.
3.1.1 Cycle Lanes and Pedestrian Paths	**Describe how the proposed design complies with each of the listed guidelines, or describe why a guideline is not complied with or why it is inapplicable.**
A. Provide sidewalks within residential projects, connecting from the street or driveway to unit entrances.	ERA Ph2 includes sidewalks that connect street frontages and driveways to residential unit entrances, away from DTR, ensuring safe and convenient pedestrian access throughout the development.
B. Locate buildings to be contiguous wherever possible, and make accommodations for pedestrian circulation between adjacent businesses and sites.	The project emphasizes pedestrian connectivity through a network of clearly defined pathways, including the East-West and North-South routes, which link various parts of the development and provide access to key amenities and public spaces from all phases.
C. Where new on-street parking is located, provide pedestrian walkways that connect directly to the development.	Phase 2 prioritizes pedestrian accessibility by incorporating sidewalks that connect on-street parking areas directly to the development along 223rd and DTR.
D. Provide pedestrian walkways with landscape amenities from within public areas to shop entries, and to other pedestrian oriented uses and destinations.	This site incorporates pedestrian walkways with landscaping to enhance walkability and connect South CRUs, Northern Ameniteis, and other pedestrian-friendly destinations. This design creates a welcoming and accessible environment for residents and visitors.
E. All public areas must be fully accessible. Ramps, stairs, sidewalks, site furniture, crosswalks, and paving materials must all be designed to allow everyone to enjoy the community and outdoor commercial amenities.	The project prioritizes universal accessibility by ensuring all public areas, including sidewalks and site furniture, are designed to be usable by everyone. The overall landscape is relatively flat, with grade changes of less than 5%, further enhancing accessibility and ease of movement for all individuals
3.1.2 Internal Pedestrian Walkways	**Describe how the proposed design complies with each of the listed guidelines, or describe why a guideline is not complied with or why it is inapplicable.**
1. Major routes serving larger numbers of pedestrians should be a minimum of 3.5m wide, and should be constructed with high quality paving materials such as concrete and/or stone pavers. These paths should meet BC Building Code requirements for wheelchair accessibility, either as part of the main route or on an alternate alignment.	Major pedestrian routes in the project are designed to be a minimum of 3.5 meters wide and constructed with high-quality paving materials like concrete or stone pavers. These routes comply with BC Building Code accessibility requirements.
2. Secondary routes and those leading to private residences should be a minimum of 1.5m wide, and should be constructed with materials such as concrete andor stone pavers. Providing safe and comfortable access by individuals with limited mobility.	Secondary pedestrian routes in the project, including the North and East pathways, are designed to be a minimum of 1.5 meters wide and constructed with materials such as concrete or stone pavers, ensuring safe and comfortable access for individuals with limited mobility.

3.1.2 Internal Pedestrian Walkways	Describe how the proposed design complies with each of the listed guidelines, or describe why a guideline is not complied with or why it is inapplicable.
3. Paving at pedestrian paths should be designed to utilize concrete, stone and/or concrete pavers combined with textured finishes for ramps. The front edge of stair treads should be textured, and/or constructed with a material that visually signals the change in level. In cases where pedestrian and bike paths are adjacent, a separation may be created with roughly textured borders between the two zones.	The project will avoid the need of ramps or stairs along the pathways and will use concrete paving materials and textures to ensure accessibility.
4. Lighting may be incorporated into or adjacent to stairs and ramps wherever possible.	The project incorporates path lighting within the landscape design to enhance safety and visibility during the evening hours.
3.1.10.1 Key design principles	**Describe how the proposed design complies with each of the listed guidelines, or describe why a guideline is not complied with or why it is inapplicable.**
A. While unobstructed lines of sight must be maintained at intersections, crosswalks and entrances to individual buildings, screening elements for unsightly service areas and utilities should be provided.	The project uses street lighting to maintain sightlines while screening service areas such as loading areas.
B. Tree placement should be determined in relation to other landscape features to define public, semi-private and private space, to direct and enhance views, and to soften street edges.	Tree placement defines spaces and directs views while softening the streetscape.
C. Landscape material should use arrangements of spaces to create outdoor spaces that explicitly address the feeling of safety.	The project's landscape design creates a sense of safety through the use of open sightlines, strategic planting and lighting arrangements, and a clear separation between public and private areas.
D. Along internal roads, install street trees 8-10m on centre with minor variations to suit entry driveways and site utilities. Trees are to be a minimum of 7cm caliper. Trees along public streets are determined by City of Maple Ridge.	The project follows the City of Maple Ridge's guidelines for street tree placement along public streets, ensuring proper spacing and tree caliper for a cohesive streetscape.
3.2.1 Dewdney Trunk Road	**Describe how the proposed design complies with each of the listed guidelines, or describe why a guideline is not complied with or why it is inapplicable.**
1. Public/off-site right-of-ways and sidewalks should conform to City's Design Criteria standards and coordinated design through Servicing Agreements. 2. Typical: A 1.2m wide exposed aggregate concrete boulevard strip will contain: A. Street trees in decorative metal tree grates ("Dobney Foundry, Ivy-48CAT" pattern, bare metal finish), in a continuous soil cell trench as required for sufficient volume (10 cbm/tree);	On the south West side of DTR, along the ROW, the project incorporates a 1.2m wide exposed aggregate concrete boulevard with street trees planted in decorative metal grates set in a continuous soil cell trench to meet City standards and provide a cohesive streetscape.

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3.2.1 Dewdney Trunk Road	Describe how the proposed design complies with each of the listed guidelines, or describe why a guideline is not complied with or why it is inapplicable.
B. Site furnishings, including benches ("Victory Stanley RB-28", with centre arm rest, Black), garbage receptacle ("Victory Stanley SD-35", side door opening c/w lock provided by City, Black, and option for recyclable cage/basket) or as directed by the City. C. Street & pedestrian lighting standards. D. A 2.0m wide broom finished commuter sidewalk will be adjacent to the property line. Street parallel parking 3. Additional to the off-site streetscape design, Plaza Street will have casual surveillance from residential patios that are vertically separated from the street for privacy.	The project will meet the requirement for additional streetscape design along Dewdney by incorporating casual surveillance from residential patios, which are vertically separated from the street to ensure privacy for residents.
3.2.2 Brown Avenue	Describe how the proposed design complies with each of the listed guidelines, or describe why a guideline is not complied with or why it is inapplicable.
1. Street trees will be part of a continuous lawn boulevard 2. On street parking 3. A multi-use path for cyclists and pedestrians 4. Boulevards either side of Avenue	
3.2.3 Mews / Pedestrian Way	Describe how the proposed design complies with each of the listed guidelines, or describe why a guideline is not complied with or why it is inapplicable.
1. 2.4m (8') wide pedestrian path 2. Grass shoulders expand path surface to 4m wide to accommodate fire truck access 3. Residential patios either side of path are raised to provide 'eyes on the street' 4. Live work units (more urban in nature) adjacent Dewdney Trunk Road	The North-South mews/pathway is designed as a 2.4m wide pedestrian path with grass shoulders, while raised residential patios on either side provide "eyes on the street" for added security.
3.2.4 223 Street / Garden Street	Describe how the proposed design complies with each of the listed guidelines, or describe why a guideline is not complied with or why it is inapplicable.
Collector thoroughfares for pedestrians. Pedestrian-oriented with measures to reduce vehicular speed.	The design of 223rd Street prioritizes pedestrian movement and incorporates traffic management measures to reduce vehicle speeds, creating a safer and more pedestrian-friendly environment.

3.2.5 224 Street and New Public Corner Plaza	Describe how the proposed design complies with each of the listed guidelines, or describe why a guideline is not complied with or why it is inapplicable.
1. 224 Street is realigned thus creating an open space on the east side 2. Built form is pulled back from the street to create an open space that spans the street 3. Paving treatment may extend across the street (contingent on additional study and coordination with the City) and could be closed for festivals. Plaza and pedestrian path to the east could accommodate a farmer's market and/or potential location of public art.	
3.2.6 East-West Promenade	**Describe how the proposed design complies with each of the listed guidelines, or describe why a guideline is not complied with or why it is inapplicable.**
At Residential 1. 2.4m (8') wide 2. Heavily planted 3. Finer-grained in residential scale & character 4. Places to sit and gather 5. Incorporation of rain water infiltration	The East/West Promenade area is designed as a 2.4m wide path with lush plantings, seating areas, and stormwater management via drainage system, creating a pedestrian-friendly and environmentally conscious space. This will be further enhanced during the development of Phase 3.
At Neighbourhood 1. Path widens at public park/plaza 2. Incorporation of extensive tree canopy 3. Plaza space to south (adj. Commercial/Office) is multi-use park space to north is a neighbourhood & community destination 4. Park has berm to create interest & play opportunity on a flat site 5. Incorporation of rain-water trench & water feature in plaza	The East/West Promenade extends through the site with tree canopies, connecting to a central courtyard with a variety of amenity programs, including a seating area, outdoor BBQ, and outdoor exercise and dining areas.
At 224 Street 1. Path widens to 3m (10') 2. Single row of large trees rain-water trench takes on a more urban character more hardscape & urban in nature adjacent to commercial	

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4.1 Massing and Building Form	Describe how the proposed design complies with each of the listed guidelines, or describe why a guideline is not complied with or why it is inapplicable.
A. Throughout the development, medium-sized buildings are typically stepped back above the first 3-5 storeys of the building creating a lower podium that reduces the overall mass of the buildings at street level. This design solution defines the difference of uses within the building, such as residential units over retail and office spaces.	Phase 2 building steps back on L2, above the retail spaces on DTR.
B. Street walls (building faces directly adjacent to a street) should be between three and six storeys in height. If less than three storeys they are usually not well defined, and over six storeys they can be oppressive to most people. In most instances, street walls should step back above the third to fifth floor.	The building's street walls along DTR and 223rd Street are six stories in height, stepping back above the second floor to create a varied and modulated streetscape.
C. The point towers should strive to achieve a height to width ratio of no less than 2:1 to 3:1 for the 21-storey building. When not possible, the massing of the building should encourage visual verticality through key architectural moves.	
D. The podium should be at least two but not more than five storeys high. This morphology permits small-scale retail storefronts on the commercial streets. This duality of commercial and residential creates a strong street presence, with the tower providing residential density that enlivens the neighbourhood and makes the local commercial activity economically viable.	Podium appears 2 storeys tall (double height Commercial retail)
E. This form of building can also accommodate two storeys of ground-level apartments above the podium level without creating an overwhelming street front as long as the upper units are setback from the cornice line.	Upper units above the podium are set back 3m.
F. A clear difference between the entrances to the towers and the residential units should be maintained throughout the project, keeping the street fronts for retail and residential units.	Retail entries are fronting DTR while the residential entry is set back on 223 with different cladding materials, creating a clear difference between them.
4.3 Setbacks	**Describe how the proposed design complies with each of the listed guidelines, or describe why a guideline is not complied with or why it is inapplicable.**
A. The typical residential setback is between 3 to 6 meters (10-12 ft), which is sufficient to provide an outdoor patio or stoop that can accommodate outdoor living and/or seating.	Residential setback is 3m.
B. Other commercial or retail areas have a minimum 0.6m (24 inch) setback along Dewdney Trunk Road which will increase the overall width of the sidewalk zone, while allowing for outdoor seating, signage or other requirements, while not impacting the path of travel on public sidewalks.	Commercial setback is 6' (1.83m)

4.3 Setbacks	Describe how the proposed design complies with each of the listed guidelines, or describe why a guideline is not complied with or why it is inapplicable.
C. A setback between each phase of approximately 7.5 to 18.3m (25-60 ft) shall be maintained, to accommodate sufficient breathing room between buildings and with significant landscaping or other landscape features.	On phase 2, a 4.3m setback is provided from Phase 3. The remaining additional setback of 6.1m will be provided during Phase 3.
D. Lastly, an approximate 19.2m (63 ft) setback is provided on the east side of Phase 7 to ensure sufficient area to create a civic gathering space that will extend across the street, integrating the development into the rest of its context.	
4.4 Garbage / Recycling Staging Areas	**Describe how the proposed design complies with each of the listed guidelines, or describe why a guideline is not complied with or why it is inapplicable.**
4.4.1 Internal storage The solid waste and recycling storage in a building must be accessible to all occupants of the development, and be clean, well lit, and conveniently located for users to get access to, including those with restricted mobility. The location of such a room or rooms is preferred to be within the underground portion of a building, such as an underground parking level, permitting convenient staging on refuse collect day.	The project's solid waste and recycling storage is located within the commercial parking area, providing convenient access for all residents and commercial tenants, including those with restricted mobility, and facilitating efficient waste collection within the private property.
4.4.2 Staging Areas Especially for multi-unit residential buildings, if containers are stored underground, they will likely need to be relocated above ground for servicing on collection day (by building staff or a container pullout service provider). Thus, a temporary storage area should be incorporated in the ground level portion of the building and site plans provided for collection vehicles to manoeuvre and to collect materials without impeding street, parking entrances and sidewalk circulation (ensuring no height clearance issues).	Staging area is located North of the loading area on the ground level.
4.4.3 Other Design Considerations: A. Ensure that waste collection vehicles have ample room to maneuver at the site planning stage to ensure that these functions do not spill over into either the public right-of-way or public spaces. B. Both internal and staging areas are to comply fully with the City Waste Collection policies. C. Any portion of the staging area at grade must be within private property sufficiently setback from streets and pedestrian areas. D. Loading areas, garbage containers and recycling containers shall be screened from any adjacent residential lot or from overlook from upper storeys, to a height of at least 2.5 metres [8 ft.] by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.	Phase 2 provides ample room to maneuver within the loading area for waste collection, as reviewed with the traffic consultant. All staging and collection activity happens on private property, screened from the public realm.

4.5 Building Sustainability Strategies	Describe how the proposed design complies with each of the listed guidelines, or describe why a guideline is not complied with or why it is inapplicable.
1. increased envelope thermal performance (both walls and fenestration), 2. increased energy efficiency of mechanical systems such as the inclusion of HRV's, 3. inclusion of more passive strategies such as window shading on the applicable orientations, 4. Green roofs 5. use of low or classified Zero-VOC construction materials and finishes, 6. Re-Use, Recycle or Use Rapidly Renewable materials 7. Choose Third-Party Certified Products, etc.	Energy Step Code 3 compliance is achieved in this project by addressing key performance areas: glazing, insulation R-values, solar shading, and mechanical HVAC systems.
4.6 Parking Considerations For All Phases	**Describe how the proposed design complies with each of the listed guidelines, or describe why a guideline is not complied with or why it is inapplicable.**
4.6.1 All vehicle parking is to be provided in a below grade or above ground parking structure.	All residential parking is below grade
4.6.2 For above ground parking structures, the design of these parking structures should blend in with architectural elements of the main commercial or residential building, including the use of architectural or decorative grille or other similar elements for wall openings. Steel mesh is not recommended.	Commercial parking is screened by architectural elements such as stone cladding and simulated wood fencing.
4.6.3 Parking provided is to be separated between commercial and office use parking spaces (i.e. nonresidential parking) and residential parking spaces (i.e. parking for residents and parking for their visitors).	Residential parking is separated from commercial
4.6.4 There will be a security gate between the non-residential and residential parking. The security system will be designed to allow access to visitor's parking spaces by visitors, but retaining security to the portion of the parking spaces for residents should be recommended where the overall building configuration makes it possible.	A security gate is provided for residents, with entry-phone access for visitors.
4.6.5 Residential parking shall separate parking for visitors and parking for residents.	Visitor parking is located at the front of the below-grade parkade.
4.6.6 A gate into the parking area from the street level is optional as determined by circulation and security considerations.	A gate is provided for after-hours security.

4.6 Parking Considerations For All Phases	Describe how the proposed design complies with each of the listed guidelines, or describe why a guideline is not complied with or why it is inapplicable.
4.6.7 Pedestrian access, including those with restricted mobility, will be designed to provide safe and convenient access between the separate parking areas and the portion of the building the parking is intended to serve. Access from residential parking areas will take into consideration families with children and individuals using mobility assistance equipment.	Phase 2 provides accessibility compliant access points for all entries to CRUs, residential areas, and parkade lobbies.
4.7.1.2 Form and character	**Describe how the proposed design complies with each of the listed guidelines, or describe why a guideline is not complied with or why it is inapplicable.**
1. Ground-level apartments: Designed to blend into the whole building facade, the two storey units at grade will contribute to a richer, more human scale at the pedestrian level. With front doors 0.6m (2 ft) above the street level, these two-storey units generally follow the principles of a townhouse design. Raised entry areas provide comfortable semi-private space for a garden and patio. 2. Massing: A strategy of setting floors back at the upper levels will help to soften the building massing and increase access to daylight. Setbacks are especially encouraged in mid-block courtyards for daylighting and privacy as well as providing generous deck space for residents. On all buildings, where possible, interesting roof shapes are encouraged to enrich the overall texture and visual amenity of the development. These may include curving forms, deep overhangs, sloped planes and the like, appropriate to an understated modernist expression. Stair enclosures serving roof decks can also add to this diversity of form. 3. Green roofs: It is anticipated that some green roofs will be provided on most of the concrete buildings. This principle would further enhance the character of the building significantly. Green roofs should be designed as visual amenity as well as an attractive environment for outdoor common space. In wood framed buildings, roof vegetation should be incorporated in self contained planters. 4. Transparency and legibility of indoor public spaces: Common interior spaces such as entry lobbies, stairs, exercise rooms, lounges and the like should be afforded as much transparency to the exterior as possible, encouraging a visual connection between these spaces and the exterior community.	Massing: The building demonstrates a clear strategy of setting back levels 2-6 softening the massing and creating generous deck spaces, as seen in the stepped design. The varied material palette and articulated facade further enrich the building's texture and visual interest. Green roofs: Level 2, being concrete, will include a green roof system. Transparency and legibility of indoor public space: The ground floor features large expanses of glazing, indicating a focus on transparency and visual connection between interior spaces and the exterior community. Common areas like lobbies, CRUs, and amenities will benefit from ample natural light and visual accessibility.

4.7.2.2 Form and character	Describe how the proposed design complies with each of the listed guidelines, or describe why a guideline is not complied with or why it is inapplicable.
1. Design expression: The potential for mixed-use buildings to enrich the Town Centre is high and should be incorporated wherever possible in the architectural design. In responding to the urban design roles mentioned above, the design should: A. Provide a comfortable scale for a walkable shopping environment; commercial tenancies (i.e. storefronts) are to be divisible into increments of between 5.5 and 7.5 meters. B. The emphasis should be towards boutique style commercial tenants and not the typical large anchor tenant (The frontage would be greater, providing more exposure). Creative storefront merchandising will also be necessary to provide views into these spaces, as well as views to the street from within the commercial units. C. The residential portions of the mixed-use buildings will generally follow the design principles for multi-family buildings as previously described. 2. Massing: A. Generally 4 to 6 storeys in height. The primary aim in the design of mixed-use buildings is to create a streetscape comprosed of a series of different but complementary building frontages ranging in width from 7.5 to 20m. B. An overheight ground floor of approximately 3.6 m provides good flexibility for a variety of retail uses as well as streetfront space. C. Setbacks at the uppermost residential storeys of mixed use buildings will be encouraged to create a comfortable street level scale and increased privacy for residents. Setbacks should be used to help differentiate between the commercial and residential parts of a building. Each use should be given a clear expression through a change of materiality, a change of plane or a combination of both.	Phase 2 provides a comfortable scale for a walkable shopping environment, with commercial tenancies divisible into increments of 5.5 to 7.5 meters. CRU sizes are limited to 1000 SF for “boutique” style commercial tenants, while maintaining headroom of 5.33m. The residential portions of the mixed-use 6 storey building follows the design principles for multi-family buildings as previously described, with a focus on upper-level setbacks, a variety of unit types, and a clear distinction from the commercial components through material and plane changes.

4.7.3.2 Form and character	Describe how the proposed design complies with each of the listed guidelines, or describe why a guideline is not complied with or why it is inapplicable.
1. Massing: T&GLA's forms and articulation should clearly distinguish individual units both in plan and elevation. This can be achieved in a variety of ways including sloped roof, recesses, vertical 'framing', etc. Consistent with the concept of a small-scale form, setting back the frontage above the second level is encouraged to further reinforce the legibility of each unit. Architectural elements such as individual roofs and entry canopies should be considered. Simple roof shapes can provide further architectural interest. 2. Access to outdoors: Semi-private spaces should be designed to further distinguish individual units while providing a rich landscaped buffer between units and the public realm. At upper levels, balconies, terraces and roof decks are strongly encouraged to provide a more private outdoor experience as well as providing increased articulation. 3. Simple, clean expression: T&GLA's designs should reflect the current modern trends around the world - using solid planes to contrast with generous areas of glazing and clearly defined outdoor spaces.	The building's mid-century design forms and articulation clearly distinguish individual units in plan and elevation, using elements like flat roof overhangs, recesses, and vertical framing with horizontal expressions. Glazed canopies provide weather protection and shade along DTR. The materiality of the commercial level is clearly separated by the characteristics of the residential levels. The building includes balconies, terraces, and a rooftop amenity terrace at upper levels to provide a more private outdoor experience and increased articulation. The rooftop amenity terrace is a significant outdoor space that provides residents with opportunities for recreation, relaxation, and communal gardening.
4.7.4.2 Form and character	**Describe how the proposed design complies with each of the listed guidelines, or describe why a guideline is not complied with or why it is inapplicable.**
1. General expression: Anticipating the coming changes to the BC Building Code in addressing thermal performance, ERA looks to introduce an aesthetic for towers that recalls the simple, strong and clean expression of elements associated with modern European design; with the goal of achieving balanced window to wall ratios in alignment with current thermal performance requirements, towers should strive to achieve a composition of simple forms and massing. 2. Massing: Tower floor plate sizes are based on an average gross floor area of 650 m2 (7,000 sq ft). 3. Articulation and orientation: It is intended that towers be generally oriented with the long axis running north-south to optimize access to daylight and minimize the impact on upland views. 4. Consideration should be given to how the towers are terminated at the upper levels. Tops of towers should be articulated to ensure continuity of the design throughout the buildings.	Phase 2 is a low-rise 6 storey building and will focus on thermal performance to meet step code 3 requirements.

4.7.5.2 Form and character	Describe how the proposed design complies with each of the listed guidelines, or describe why a guideline is not complied with or why it is inapplicable.
1. Design expression: A. In the context of the contemporary architecture proposed throughout ERA, the commercial buildings provide an opportunity for unique and innovative design. A dramatic expression responding to their prominent placement and their specific use is expected to set them apart and enhance the architectural diversity of the development. At the same time, these buildings should complement the scale, giving careful attention to articulated streetwalls that enhance the pedestrian experience. B. Following the principles of good sustainable design, these buildings will also strive to deliver an enhanced workplace for occupants. Access to daylight, glazed stair enclosures to encourage their use, access to outdoor space, operable windows and envelope systems designed for optimal energy conservation are anticipated initiatives that will impact the exterior building design. C. Addressing the above goals, designers are challenged to create a new model for commercial buildings in the ERA development. 2. Massing: Significant ground floor height gives the commercial buildings a scale appropriate to their gateway rVoles and to their frontages on Dewdney Trunk Road. Designs should seek to create visually engaging frontages at this level, ensuring these significant masses are broken down into increments to create a more comfortable scale for pedestrians. Active spaces should be located at the perimeter, as opposed to closed individual offices. Public lobbies, located along Dewdney Trunk Road, Garden Street and 223rd Street should be highly transparent and clearly visible for pedestrians.	The design of the Phase 2 is described as mid-century modern, with a focus on a nuanced expression that responds to their prominent placement and specific use. The articulated streetwalls, achieved through variations in materials, setbacks, and glazing, contribute to a more engaging pedestrian experience. Phase 2 is committed to good sustainable design, including access to daylight, glazed stair enclosures, access to outdoor space, operable windows, and an energy-efficient envelope system, combined with efficient HVAC. The South glazed façade along DTR is broken up into segments using stone cladding to separate the individual commercial retail units.
3. A livable workplace: A. Occupant comfort is a primary aim for these buildings. As one of the simplest but most effective ways of creating livable study and office environments, good daylighting should be an integral part of the building design. This starts with work stations located within 9m of exterior glazing but can be optimized by bouncing light deeper into the space using light shelves and tempering glare with the use of exterior sunshades. Centre atrium can also increase recess to daylight.	The proposed indoor amenities include study areas with access to daylight. Note that this project will not contain office spaces.

4.7.5.2 Form and character	Describe how the proposed design complies with each of the listed guidelines, or describe why a guideline is not complied with or why it is inapplicable.
B. Control of one's workspace environment is another aspect of user comfort and can influence the external expression. Options for occupants include operable windows, mechanical systems zoned for smaller areas where they can respond more quickly to individual demands and access to outdoor space. C. Balconies, terraces and roof decks are all opportunities for a breath of fresh air, a coffee break or an ad hoc meeting. Their contribution to the exterior architecture can also be very positive, helping to articulate the mass in a variety of ways as well as bringing life to the street.	Phase 2 highlights the importance of occupant control over their workspace environment by providing operable windows, mechanically zoned areas for individual temperature control, and access to outdoor space. This is further enhanced by providing residents with access to indoor amenity study areas mentioned above.
4.9 Commercial Retail Units (CRU)	**Describe how the proposed design complies with each of the listed guidelines, or describe why a guideline is not complied with or why it is inapplicable.**
4.9.1 CRU design principles. The following principles should be implemented in all phases of the development where CRU's are included: A. Provide a minimum of 0.6m setback from the property line for the storefront facades. B. Locate active commercial uses on the ground floor adjacent to the sidewalk, including retail, restaurants, and personal service uses. Ground floor street frontage space is to be predominantly for active, pedestrian-oriented uses. C. Provide continuous storefront windows, open air store frontages, and frequent, highly visible entrances for ground floor commercial uses adjacent to the street and sidewalk.	Phase 2 prioritizes pedestrian-oriented design with active commercial spaces on the ground floor, set back 0.6m providing a comfortable scale for a walkable shopping environment. The building's form and articulation create a unique and visually engaging presence while respecting the pedestrian experience and incorporating elements like as access to daylight, glazed curtain walls with visible entrances, canopies, and outdoor spaces for commercial use.
4.9.2 Materials and proportions A. Glazing is encouraged in all retail units and should be predominant in all the building facades. B. High quality and durable trim materials, such as anodized or painted aluminum, are permitted and encouraged for windows and door trims. C. Continuous store windows and frequent, highly visible display storefronts along the street are a paramount feature as they provide visual interest and promote walkability. D. Open air store frontage type is acceptable along the internal corridors of the development. It brings the retail activity to the street, engaging pedestrians who walk by.	A. The project encourages the use of glazing in all retail units and building facades, with a focus on high-quality, durable trim materials like cultured stone cladding, and aluminum for windows and door trims. B. Continuous store windows and frequent, highly visible display storefronts are emphasized to provide visual interest and promote walkability. C. Open air store frontages are provided along the CRU entries to bring retail activity to the street and engage pedestrians.

4.9 Commercial Retail Units (CRU)	Describe how the proposed design complies with each of the listed guidelines, or describe why a guideline is not complied with or why it is inapplicable.
E. Retail glazing is to be clean and not include frosted glass.	Retail glazing is clear glass.
4.10.1 Key Design Elements	**Describe how the proposed design complies with each of the listed guidelines, or describe why a guideline is not complied with or why it is inapplicable.**
All building entrances within the development would take into consideration the following: A. Locate all customer entries and entryways to be directly visible from the public sidewalk, and accessible from public and private walkways. Corner buildings are encouraged to have corner entries but it is not mandatory. B. Provide a pedestrian walkway from the public sidewalk to the entry frontage of buildings set back from the street edge. C. Design public street facing residential facades with individual entries, such as steps, porches, and paths from living units to the street to help break down the scale of multi-unit buildings. D. Audio clues, such as a small fountain or rustling plants, and olfactory features such as fragrant plants can also assist. E. Artificial lighting can highlight the entrance to a building and make it more obvious at night for everyone.	A. Phase 2 ensures that all customer entries and entryways are directly visible from the public sidewalk and accessible from public and private walkways. Corner entries are provided for corner CRUs, while residential entries are separated using setbacks and differentiating materials. B. The project provides pedestrian walkways from the public sidewalk to the entry. C. Residential units are on L2-6, stepped back from the commercial setback. Planting along the L2 perimeter helps separate the living units from the busy DTR street. D. The project's diverse use of planting will provide audio clues. E. Landscape lighting will help illuminate building entries and pathways at night.
4.11 Awnings and Canopies	**Describe how the proposed design complies with each of the listed guidelines, or describe why a guideline is not complied with or why it is inapplicable.**
A. Glazed canopies with laminated clear glass and/or diffused glass must be used above all CRU's along Dewdney Trunk Road. B. Canopies should extent from the face of the building to provide sufficient pedestrian weather protection. C. Any canopy that might enchroach into the City's right-of-ways must be designed to be removable and are subject to City approval.	A. Glazed canopies are provided along DTR above all CRUs. B. Canopies extend to their maximum depth up to the property line. C. See point B

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4.12 Signage and Lighting	Describe how the proposed design complies with each of the listed guidelines, or describe why a guideline is not complied with or why it is inapplicable.
A. Entry points must be clearly identified through architecture, signage and landscape design. B. Signage to parking must be clearly visible. C. Tailored merchant signs and lighting will serve to personalize each storefront. Signage is encouraged to be hung from underside of glazed canopy. D. Simple surface mounted fixtures should be considered to provide the required light levels at entries. Large backlit signs are not encouraged. E. Provide decorative elements to add personality and individuality to different establishments. F. Use 'warm light' sources (LED preferred) for superior visual acuity and enhanced perception of light. No higher than 3100 K.	A. Entry points will be identified through landscaped pathways, facade materials, and lighting, and signage. B. Parking and loading signage will be clearly visible. C. Signage will be positioned at the underside of the glazed CRU canopy. D. Surface mount light fixtures will be provided between each Retail unit. E. Retail units will be clearly separated by the use of stone cladding. F. Our electrical consultant has been notified.
4.13 Digital Information Board	**Describe how the proposed design complies with each of the listed guidelines, or describe why a guideline is not complied with or why it is inapplicable.**
Located in Phase 7 of the development, the digital information board is meant to become a versatile digital tapestry capable of conveying multiple graphic mediums. It should also be conceived in such a way that acts as a public art element. The form and structure has intentionally not been defined at this time but should compliment the eventual architectural expression of adjacent buildings and the public plaza along 224 Street.	To be included in Phase 7.

Project information

To be completed by the Architect on record for this project:

File number: 2021-586-DP

Date prepared: 2025-02-24

2025-02-24

Architect: RICHARD BERNSTEIN

Print Name

Signature