



Town Centre Development Permit Area Guidelines

Downtown West Precinct

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

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

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

TCC = Town Centre Commercial (commercial developments only)

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

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

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

Development and Design Objectives

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

A. Building Setbacks, Form, Mass and Height

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

B. Building Façades, Materials and Colour

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

C. Building Site Considerations

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



Town Centre Development Permit Area Guidelines Checklist

		Meet Guidelines:	Yes X	No	Not Applicable
A. Building Setbacks, Form, Mass, and Height					
A.1 Building Mass and Form					
A1.1	Maintain the mass and scale of buildings	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A1.2	Enhance the block with corner commercial buildings	TCC MU	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A1.3	Accent corner buildings	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A1.4	Use pedestrian-scale design elements	TCC MU	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A1.5	Feature pedestrian amenities	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A1.6	Design large buildings into smaller modules	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A1.7	Accommodate street-fronting units	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A1.9	Ensure appropriate roof pitch	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A1.10	Use design elements to reduce roof mass and scale	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A.2 Building Heights					
A2.1	Vary building heights	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A2.2	Maintain alignment of architectural features	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A2.3	Integrate taller buildings	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A2.4	Step back taller buildings	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A2.5	Match building heights at the end of blocks	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A2.6	Manage phased development	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A2.7	Protect views	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A.3 Building Setbacks					
A3.1	Place buildings to reinforce sidewalk activity	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A3.2	Situate building entrances for visibility	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A3.3	Provide adequate throughways and lighting	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A3.4	Provide clear sight lines from building foyers and lobbies to allow visual surveillance	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A3.5	Separate residential entrances from commercial entrances	MU	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A3.6	Respect existing buildings	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A3.7	Distinguish entrances with arrival areas and courtyards	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A3.8	Locate ramps and entrances in areas that are highly visible	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Explain how the objectives for Building Setbacks, Form, Mass and Height are met. If you have selected “no” or “not applicable”, explain why the guideline does not apply to your project or why it cannot be met.</p> <p>Building setback Building setbacks are considered for the project as a way of creating open spaces and incorporating pedestrian amenities such as soft landscaped areas, outdoor patios, street furniture, canopies and alignment of massing. Also for creating animated street walls, interesting rhythms and frontages. Refer to plans and elevations. Setback around the project and along different perimeter roads : On 223rd street it is 10 feet (3.05m), on Dewdney Trunk Road it is 6 feet (1.83 m). The setback along north-south pedestrian mews is 29'-6" (9m). This includes space required for the fire lane and stormwater detention tanks at P1 level. The setback along the east-west connection is 14'-5" (4.40m).</p> <p>Building form Phase 2 massing is as per ERA design guidelines and provides a mix of a residential building, with outdoor amenity space. The building edges help shape and form the pedestrian and public realm and divides private, semi public and public spaces. A Legible entrance to the residential building, retail or the amenity to animate and support the public realm are located on all the surrounding streets. Phase 2 is a 6 storey residential building on L2, which is set backed from the level 1 commercial. The amenities is located on the North West wing as part of the building form.</p> <p>Height Phase 2 building height will remains classified as a low-building at 6 storeys, minimizing shadow impact and preserving views.</p>					



Town Centre Development Permit Area Guidelines Checklist

		Meet Guidelines:	Yes X	No	Not Applicable
B. Building Façades, Materials and Colour					
B.1 Building Façade					
B1.1	Address both sides of the block with corner commercial buildings	TCC MU	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B1.2	Orient main entrances to face the sidewalk	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B1.3	Locate windows, doors, and entry features at the street level	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B1.4	Use a mix of common facade patterns and elements	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B1.5	Reflect original façades and building scale	TCC MU MFR	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B1.6	Respect original architectural elements	TCC MU MFR	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B1.7	Respect old and new design	TCC MU MFR	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B1.8	Maintain the horizontal rhythm of the street wall	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B1.9	Provide a visual division between the street level and upper floors	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B1.10	Include continuous canopies, awnings or overhangs	TCC MU	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B1.11	Ensure appropriate placement and materials for awnings or canopies	TCC MU	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B1.13	Use windows to provide 'eyes on the street'	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B1.14	Enhance the public realm	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B1.15	Ensure signage reflects building scale, character, and materials	TCC MU	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.3 Building Materials					
B3.1	Enhance the public realm with high quality materials and detailing	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B3.2	Use materials consistently	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B3.3	Avoid the use of inappropriate materials	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B3.6	Use a mix of quality materials	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.4 Building Colours					
B4.1	Select appropriate colours	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B4.2	Highlight architectural details, awnings, and entrances	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B4.3	Ensure a cohesive, consistent colour palette	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.5 Screening and Storage					
B5.1	Locate and enclose trash, composting, and recycling to keep out of site of general public	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B5.2	Screen mechanical equipment	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B5.3	Avoid conflict with neighbouring properties	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B5.4	Locate building ventilation systems to minimize noise and exhaust	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Explain how the objectives for Building Façades, Materials and Colour are met. If you have selected "no" or "not applicable", explain why the guideline does not apply to your project or why it cannot be met.</p> <p>Architectural expression and design elements at the building base such as entrances, canopies, building materials, green walls, base building materials etc, are in a pattern, scale and proportion that relates to neighboring buildings and engages pedestrians. High quality, durable materials with appropriate textures achieve visual interest and longevity of the façade.</p> <p>With the colour palette selected, a harmonious relationship with the neighboring buildings is enhanced not only through materials and colours but also through height transition and built form design.</p>					



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		Meet Guidelines:	Yes X	No	Not Applicable
C. Building Site Considerations					
C.1 Public Outdoor Space and Hardscapes					
C1.1	Provide public outdoor space	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C1.2	Ensure public outdoor space is highly visible	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C1.3	Provide connections between buildings, sidewalks, and outdoor open spaces	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C1.4	Ensure universal access for all public spaces	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C1.6	Provide hardscape elements to enhance the street environment	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C1.7	Design hardscape elements as part of the building	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C1.8	Integrate pedestrian amenities with walls and/or landscaped areas	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C1.9	Provide public art	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C1.10	Ensure new elements complement existing	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C1.12	Provide smooth routes	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C1.13	Ensure barrier-free access	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.2 Parking and Parking Lots					
C2.1	Provide required parking underground, where feasible	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C2.2	Screen large surface parking lots while maintaining surveillance	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C2.3	Maximize pedestrian safety within parking lots	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C2.4	Provide visible signage	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C2.5	Consider developing underground parking garages	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C2.7	Locate parking lot equipment away from the public street	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.3 Lanes, Service and Loading Areas					
C3.1	Use lanes for service, parking access and loading	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C3.2	Utilize lanes as secondary vehicular and pedestrian throughways	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C3.3	Strengthen visual access of the lane	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C3.5	Consider lanes as a community amenity	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C3.7	Locate loading and service areas away from the street front	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C3.8	Separate loading from parking and pedestrian paths (It's screened)	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C3.9	Screen loading areas	TCC MU	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.4 Street Trees and Landscape					
C4.2	Use the right species	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C4.8	Maintain sight lines	TCC MU MFR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Explain how the objectives for Building Site Considerations are met. If you have selected "no" or "not applicable", explain why the guideline does not apply to your project or why it cannot be met.</p> <p>C3.1 to C3.5 - the site doesn't have a lane access. However main parking, waste collection, and loading accesses to the site is through 223rd street and the loading is screened from public realm by the building elements in both phases. C3.1 to C3.5 applies to 223rd street access. All waste collection activity will happen inside private property.</p> <p>All pedestrian elements within both the public & private areas carry through the elements from Phase 1 to this current development. The scales shift slightly as we increase in density on this site. As such the character and scale of the planting design and tree canopies adjust to maintain the same feelings of enclosure and/or openness as experienced travelling into the site from the west. The paving treatments are consistent between the developments; with full accessibility to all areas of the development (using poured concrete and concrete pavers) Contrasting colours are used in the material to clearly suggest subtle changes in programming. With the E-W Central Promenade continuing and widening on this site, elements of built-in seating (for rest and passive engagement with adjacent programs) and lighting are added to ensure this corridor is safe, comfortable and usable year-round after dusk. All streetscapes are anticipated (through civil & municipal coordination) to continue the same approaches on Dewdney Trunk Road and 223 St., with appropriately sized street tree canopies that reduce the scale of the buildings and buffer the speed of the traffic on the roads.</p> <p>Along the E-W Central Promenade on the west side, we chose to mirror the existing node at Phase 1 development (ie. indoor kids play area facing the promenade) with a central lawn on the exterior for lounging that will service the residents of this neighbourhood, and a substantial dog-run planned for Phase 3. This positioning will solidify a clear central node between Phase 1 and 2. Much more seating is provided through this section of the central promenade and at the amenity area to allow residents and visitors to "stay in" rather than just "move-through" this lush linear park. This makes it much more of a memorable place within the Maple Ridge Town Centre.</p> <p>As stated previously, the desire for universal access to people of all abilities is paramount to the success of this public realm (including the E-W Central Promenade). Wherever possible, soft spaces are positioned for wayfinding to clearly delineate paths of travel to central amenities, while also working on reducing the scale of these large open spaces to comfortable human-scaled experiences.</p>					

Residential and visitors' parking are located in two levels of underground parking. Commercial parking and loading are located on L1. Loading areas are screened from 223rd street by building elements and is within the property line.



Town Centre Development Permit Area Guidelines

Downtown West Precinct Key Guidelines

KEY GUIDELINE CONCEPTS

1. Provide a gateway to the Town Centre

- a. Does proposed development maintain architectural quality and character of associated new development?

• Consistent: Yes No N/A Yes, it does. By :

- ERA Ph2 impact on the local community and environment by the proposed use and scale

Explain: - How well the development creates a sense of place and has distinct architecture and landscape

- Well-connected public realm corridors and spaces: East-West & North-South pedestrian mews and the amenities

- How the design is accessible and welcoming

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

- b. Does the building's form and mass support a strong pedestrian-oriented urban realm and help define the street and sidewalk areas as active public spaces? Taller buildings should be stepped back podium style.

• Consistent: Yes No

Explain: Refer to the response on page 2

3. Enhance the quality, character and vibrancy of the Town Centre

- c. Does proposed development promote the quality, character, and vibrancy of the urban environment?

• Consistent: Yes No

Explain: Yes, it does. By how the use of varied and related colours, material textures, planting, light and integrated storm water management enliven the town center environment. Educational signage on the east-west mews provides the educational opportunity for the community to understand how the integrated stormwater management principles for the entire site and how rain water harvesting for irrigation from the green roofs work.

- d. Are colours consistent and materials of sustainable quality?

• Consistent: Yes No

Explain: Yes, they have longer life span (more than 50 years) and lower maintenance requirements and are durable i.e Fiber Cement panels. Same applies to window/wall materials in the building.

4. Reference traditional architectural styles

- e. Does the development incorporate traditional architectural styles that include materials such as brick and wood?

• Consistent: Yes No

Explain: The ground level utilizes cultured stone cladding as the main facade feature. Soffit at both low-rises are simulated wood soffit to bring West Coast architecture warmth and character together with other materials.

- f. Do buildings have characteristics that reflect good urban design principles, for example consistency in setbacks, form, mass and height throughout the precinct?

• Consistent: Yes No

Explain: Refer to the response on page 2

5. Capitalize on important views

- g. Does proposed new development capitalize on mountain and/or river views?

• Consistent: Yes No Not Applicable

Explain: With its longest elevation on the north-south axis the building exposes the maximum number of units to either morning or afternoon sunlight. This arrangement still allows excellent views to the northwest and northeast of the surrounding mountains and on the south and southeast side to beautiful views of Mt. Baker. Courtyard units have views to internal courtyards while the outer units have views of the surrounding streets.



Town Centre Development Permit Area Guidelines

Downtown West Precinct Key Guidelines

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

Explain: Existing buildings are :
 - West : ERA Phase 1 with the shared view of north-south pedestrian mews
 - South : Retail CRUs on Dewdney Trunk Road to view ERA Phase 2 retail frontage and 5 levels of residential above
 - North : School board site and proposed multi family development have view of Phase 2 and 3

6. Provide public outdoor space

- i. Are public spaces designed to accommodate a range of activities, incorporate universal access, reduce vandalism, and increase safety?
- Consistent: Yes No

Explain: Yes it does
 - east-west pedestrian connection :
 - South : Retail on Dewdney Trunk Road to view ERA Phase 2 retail frontage and 5 levels of residential above
 - North : School board site and proposed multi family development have view of Phase 2 and 3

7. Provide climate appropriate landscaping and green features

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

Explain: Yes, the landscape planting design is designed with seasonal expression both aesthetically, providing a year-round gardens of visual interest, and functionally, considering solar gain shading/penetration through tree canopies. The soil volume on site is a significant mitigation of stormwater events, meeting Tier A requirements to manage all runoff on site through infiltration & detention. The architecture of the building is not specifically references, but the planting design responds to the massing to create a more pedestrian-scaled environment in the public realm.

8. Maintain street interconnectivity

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

Explain: Yes, north-south mews (which separates Phase 1 & Phase 2&3) and east-west mews (which separates Phase 2 & Phase3 in) are pedestrian thoroughways. East-west pedestrian spine connects all seven Phases of ERA development.

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

Explain: Yes, there are two levels of underground parking which are all residential and visitors.



Town Centre Development Permit Area Guidelines

Green Building Techniques

A. Building Setbacks, Form, Mass, and Height

A1.8 Design flexible ground-floor unit spaces in commercial and mixed-use buildings.

- Consistent: Yes No

Explain: Commercial space is extended along the entire Phase 2 Dewdney Trunk frontage with multiple access points to provide maximum flexibility for future planning. Tenancies and ground floor layout will be decided by the client and the market demands.

A1.11 Accommodate roof gardens, trellises, and green features.

- Consistent: Yes No

Explain: Yes, low impact development (LID) green features are integrated throughout. Outdoor covered spaces and trellises are provided at the ground level and rooftop outdoor amenity spaces. The rooftop amenities are designed to accommodate community garden planter boxes for residents. Green walls are incorporated throughout the lower levels surrounding the building.

A2.8 Site buildings to capitalize on daylight and solar opportunities.

Explain: Yes, the U-shape design of the building takes advantage of sunlight throughout all times of day. The relatively low height also reduces the shadow impact to the surrounding properties. Glass canopies along DTR will provide rain coverage without blocking natural light.

A2.9 Protect solar access to surrounding buildings and minimize wind tunnel effects.

- Consistent: Yes No

Explain: Solar gain in amenity areas has been duly considered. Deciduous trees have been preferred for their ability to shade in summer, but lose leaves to maximize sunlight in winter. However, some coniferous trees have been used in key areas for variety, for year-round screening between specific adjacencies that warrant more privacy, and to reduce the perceived scale of the building by pedestrians at key locations.

B. Building Façades, Materials, and Colour

B1.12 Use exterior shading devices to block summer sun.

- Consistent: Yes No

Explain: Shading is optimized by using overhangs for particularly the south, east and west elevations. The North courtyard will benefit the most by shading the summer sun.

B2.1 Design outdoor lighting to minimize light pollution.

- Consistent: Yes No

Explain: Shading is optimized by using overhangs for particularly the south, east and west elevations. Landscape lighting will provide outdoor lighting for visibility.

B2.2 Encourage energy efficient lighting.

- Consistent: Yes No

Explain: Yes. An efficient and effective use of lighting is considered by the project electrical engineer which is an important factor in energy management in a building and presents the design of energy efficient lighting systems.

B3.4 Select environmentally responsible building materials.

- Consistent: Yes No

Explain: Materials will be carefully selected based on their environmental characteristics and life cycle. i.e fiber cement production relies on recycled materials and consumes fewer resources. Timber and wood is considered the most sustainable building material. Phase 2 is a wood frame building.

B3.5 Minimize the use of unsustainable building materials.

- Consistent: Yes No

Explain: Unsustainable materials are from resources that can not be replenished such as plastic - which won't apply to ERA Ph2





Town Centre Development Permit Area Guidelines

Green Building Techniques

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

Explain: Life cycle cost analysis (LCCA) is a process of evaluating the economic performance of a building. Although it's outside of the scope of architect's work, the ownership group will consider the cost of maintenance, operations, utility cost, etc against their investment.

C. Building Site Considerations

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

Explain: Phase 2 walkway at the west section of east-west promenade angles South to allow Phase 3 to accommodate a dog run and public open space in transitioning to Phase 1 existing playground node. The location and configuration is ideal for sun exposure. In addition the amenity entrance and frontage is located here with ample seating. Phase 2 commercial corners are ideal sunny places for spill-out spaces such as patios

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

Explain: Materials will be carefully selected based on their environmental characteristics and life cycle. i.e fiber cement production relies on recycled materials and consumes fewer resources. Timber and wood is considered the most sustainable building material. Phase 2 is a wood frame building

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

Explain:

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

Explain: Disability parking spaces are close to the accessible building core entrances at the underground parkade.

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

Explain: Yes, permeable paving is continued along the fire access lane for terra-firma infiltration. All other paving on-slab is directional drainage to soil volumes for infiltration & on-site detention.

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

Explain: Yes, provided, refer to Plant List on L2.1

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

Explain: For commercial tenants, two short term sheltered bike storage units are located by the loading area, while residential and commercial bike racks are located by the commercial frontage, sheltered by canopies. All bike racks and bike storages are on site and in line with the CoMR bylaws. Refer to A104

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

Explain: Yes, provided, refer to A102 parking plans and A103 level 1





Town Centre Development Permit Area Guidelines

Green Building Techniques

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

Explain: This is not applicable to ERA Ph2 with residential and commercial use.

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

Explain: No impervious paving is placed in the fire-lane (north - south pedestrian connection).

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

Explain: Existing grades are respected & coordinated with Civil.

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

Explain: Street trees are indicated for coordination through Offsite Servicing Agreement with CoMR, to follow design begun in Phase 1. Refer to arborist report and tree management plan for retained trees and number of replacement trees

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

Explain: Plants selected are adaptive or native to this biome. Drought-tolerance is an intended sustainability feature of the planting design. Refer to L2.1 & L2.2.

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

Explain: Plants selected are adaptive or native to this biome. Drought-tolerance is an intended sustainability feature of the planting design. Refer to L2.1 & L2.2.

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

Explain: Residential communal gardens have been included as planter boxes on the rooftop level as part of amenity programming.

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

Explain: Yes, the landscape planting design is designed with seasonal expression both aesthetically, providing a year-round gardens of visual interest, and functionally, considering solar gain shading/penetration through tree canopies. The planting design responds to the massing to create a more pedestrian-scaled environment in the public realm (applies to ground level unit only)

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

Explain: All soil volumes are retained within concrete planters are flush with grade, or elevated and are sloped at less than 3:1. Erosion is not a concern.





Town Centre Development Permit Area Guidelines

Green Building Techniques

C4.9 Provide adequate landscape maintenance.

- Consistent: Yes No

Explain: **Plants selected are largely low maintenance, and irrigation should be smart-controlled. A maintenance contract will be absorbed by strata.**

C4.10 Consider incorporating landscape plantings for green features.

- Consistent: Yes No

Explain: **Noted, & incorporated.**

C4.11 Incorporate low impact stormwater features.

- Consistent: Yes No

Explain: **Noted & incorporated detention tanks.**

C4.12 Consider rainwater collection for re-use.

- Consistent: Yes No

Explain: **Rainwater is being collected in retention tank for irrigation re-use within the outdoor amenity space .**

C4.13 Use natural plantings and green space to support habitat.

- Consistent: Yes No

Explain: **Plantings are largely pollinator friendly, and provide habitat for many bird species through a variety of shrubs, grasses, and trees.**

C4.14 Retain existing mature trees.

- Consistent: Yes No

Explain: **Refer to arborist report, few trees retained along Dewdney Trunk Road**



2025-11-07

