

February 18, 2025

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

Re: Alouette on the Park – 2021-320-RZ – 12209, 12219, 12231, 12241, 12251 222 Street and 22190 123 Avenue, Maple Ridge BC

Attn: Daniel Rajasooriar, Planner II

The development team at Ledingham McAllister hosted a Development Information Meeting for the rezoning and development application for the Alouette project on February 6, 2025. The application (2021-320-RZ) proposes to rezone the properties at 12209, 12219, 12231, 12241, 12251 222 Street and 22190 123 Avenue from RS-1 (single detached residential) to RM-2 (medium density apartment residential) to accommodate two (2) residential buildings on a six-lot assembly.

The purpose of the Development Information Meeting was to provide an opportunity to nearby residents and members of the greater Maple Ridge community to learn about the proposed residential buildings and provide feedback on the design. The Information Meeting was held on February 6, 2025, in the Fraser Room at the Maple Ridge Public Library from 5:30 – 7:30pm, in accordance with the City of Maple Ridge Council Policy 6.2. Multiple methods were used to notify the community of the Development Information Meeting, as outlined by the City of Maple Ridge Policy 6.2. Two development signs were placed on the project site, including one facing along 122 Avenue and one facing along 222 Street (refer to Appendix E). A notification advertisement was published in a local newspaper Maple Ridge Pitt Meadows News (refer to Appendix E) and ran on two consecutive Fridays on January 24 and January 31, 2025. Lastly, notification invitation letters were sent to all residents within a 100-meter radius of the site using mail-out labels provided by City of Maple Ridge staff (refer to Appendix E).

Information presented at the meeting included an overview of the following: the project application and status; neighborhood context and surrounding land uses; nearby transportation networks and site connectivity; the site plan; design rationale and development; form and



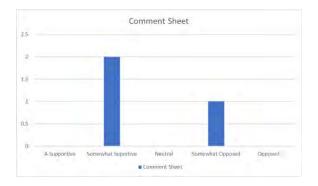
character; community benefits; and the public realm interface and neighbourhood integration of the proposed buildings (refer to Appendix D). This report provides a summary of the feedback received at the Development Information Meeting, as well as the steps the project team will take to address key comments from the public on the proposed design.

Section 1: Summary Notes or Minutes from the Meeting

Three people attended the meeting. All attendees were residents of the buildings to the northeast of the site. Participant feedback was primarily related to parking. It was noted that many households in the area own more than one car and there are not enough on-street parking spaces in the area for existing buildings. One attendee expressed concerns about increased traffic from the new homes, as well as the removal of the existing trees on the site. Attendees also recognized the benefits of new housing opportunities provided by the project and appreciated the quality of the proposed architectural design and landscaping. Overall, the tone of the meeting was positive, and participant feedback was communicated constructively. Attendees noted that they appreciated the opportunity to learn about the project and the professionalism of the Ledingham McAllister team.

Section 2: Analysis of the Comment Sheets

All three participants filled out comment forms at the Development Information Meeting to provide feedback. Two attendees indicated they were "somewhat supportive" of the project, and one individual indicated they were "somewhat opposed". The comment sheets included feedback on parking, traffic, tree removal, green space, trails, sidewalks and street widening. Attendees also noted they appreciated the design of the development.





Parking & Traffic:

Most participants' feedback on the comment sheets related to parking. One attendee noted insufficient street parking for existing buildings in the area and that the end of the street is crowded. The same participant observed that a number of residents have work vehicles that cannot park underground and must park on the street. Another participant noted the need for more off-street parking, as their strata (60 units) does not have enough parking (90+ stalls) with most residents owning two cars within their building. One commenter noted concerns about traffic increasing as a result of the new homes and residents within the development.

Trees Removal and Amenities:

One commenter noted concerns about tree removal, due to the need for more green space, playgrounds, dog parks, and urban trails. This individual also noted the need for a sidewalk and widening along 222nd Street to accommodate pedestrians, families, and dog walkers.

Section 3: Summary of How Issues and Concerns Will Be Addressed

The feedback received at the Development Information meeting was largely helpful for Ledingham McAllister team to understand public's perspectives. While concerns about parking and traffic were expressed, two of the three attendees expressed support for the project. The project team is committed to addressing public comments with thoughtful design strategies. This section outlines design considerations that will be implemented to address key comments from the community.

Parking:

The team has taken steps to maximize the proposed parking stalls within the complex to meet the off-street parking needs of residents and visitors. The proposed project includes 162 resident parking stalls and 15 visitor parking stalls for 152 units within the underground and above-grade parking levels. This parking count ensures each home will have at least one off-street parking stall, with additional parking stalls available for most larger 3-bedroom homes. Despite poor soil conditions and blue gray clay depth constraints, the parkade is designed to maximize parking stalls.



In addition, the development includes abundant bike facilities. A total of 192 long-term bike stalls are planned within the parkade, and 30 on-site short-term bike stalls are proposed along the interface with the sidewalk. The proposed bike facilities and extension of the multi-use path along 122 Ave and 222 St are designed to encourage cycling and walking, and to promote reduced reliance on vehicle use and parking. The site's strategic location within walking distance to schools, parks, transportation networks, and amenities is also intended to encourage alternative, sustainable forms of transportation including walking, cycling, and use of public transit.

Traffic Impacts:

The Ledingham McAllister team engaged Creative Transportation Solutions Ltd. to conduct a Traffic Impact Assessment study in order to determine traffic changes to adjacent streets from the proposed development. The traffic study forecasts 57 vehicle trips generated by the proposed buildings during the weekday morning peak hour (13 inbound, 44 outbound) and 60 vehicle trips during the weekday afternoon peak hour (36 inbound, 24 outbound). The study accounted for future traffic growth at a rate of 3.0% per year, and the site traffic was distributed based on existing traffic patterns. Capacity analyses at key intersections showed that the added traffic will have minimal impact. The intersection of Delcrest St and 122 Ave is projected to operate at Level of Service (LOS) A (excellent) during both peak hours, while 222 St and 122 Ave will operate at LOS C (fair) and LOS B (good). The intersection of 223 St and 122 Ave will maintain LOS A (excellent) during both peak hours. In all cases, the Traffic Impact Assessment found that additional site-generated traffic volumes should not result in significant impacts to traffic flow.

Tree Replacement and Amenities:

To mitigate the loss of the existing trees on the site, the project team is proposing twenty-two (22) replacement deciduous trees, each with a 6cm caliper, in accordance with the Replacement Tree Requirement Bulletin. The team has allocated a minimum 36 inches depth of soil to ensure long-term health and viability to allow maximum tree growth. Seventeen trees are situated around the perimeter of the property, providing shade and cooling for residents and pedestrians. Five medium-sized trees are proposed in the amenity courtyard to create additional shade. The proposed street and on-site trees will enhance resident and pedestrian comfort along the sidewalk and throughout outdoor spaces across the site. In addition to the replacement trees, over 2,000 shrubs, perennials, groundcovers and grasses are planned for the terraced planters surrounding the buildings to enrich and soften the interface with the public realm.



Within the outdoor amenities, a total of 8,388.1 sq.ft. (779.28 sq.m.) of ground level and 2282.6 sq.ft. of podium level (212.06 sq.m.) green space is proposed, as well as a total of 5,608.32 sq.ft. (521.03 sq.m) of outdoor play areas. The proposed outdoor amenity programming will be updated to include a pet area.

To accommodate the public multi-use path adjacent to the site along 222 St, and 122 Ave, 123 Ave and Delcrest Street, and the city street standards and widening at 222 St, Delcrest St, 122 Ave, and 123 Ave, road dedications and design setbacks have been incorporated at 222 St (7.23m building setback; 3.7m parking setback), and 122 Ave (6.0m building setback; 2.5m parking setback), 123 Ave (4.0m building setback) and Delcrest Street (5.82m building setback; 2.5m parking setback). The development includes a 7,002.2 sq.ft. (650.5 sq.m.) total road dedication area (to be approved), including a 2.5m dedication along 123rd Ave, 1.0m dedication along 222 St, 2.0m dedication along 122nd Ave and 2.5m dedication along Delcrest St.

In relation to the site plan and on-site landscaping, the team has designed Three Tier System stormwater management to allow proper rainfall capture (Tier A), runoff control (Tier B) and extreme storm events (Tier C) in accordance with City requirements. The stormwater management plan is intended to maintain suitable soil for the longevity of plantings and building foundations in consideration of the site's proximity to the Fraser River Escarpment Area. To treat the runoff water, a detention tank is proposed along 222 Street to manage and hold excess water runoff in cases of storm events. Tier C addresses minor and major systems during extreme storms. To maintain 2-year predevelopment flows in a major storm event, excess water will be captured in the detention tank proposed along 222 Street.

Additional Correspondence

The Ledingham McAllister team received a letter from a young resident living across the street from the proposed development. The letter highlighted several concerns, including noise during construction, parking availability, more condo units being added, the removal of existing trees, and the loss of the mountain views.

The project team has considered this feedback. Construction-related activities on site will only take place during the day, and construction and traffic management plans will be implemented



to minimize noise and disruption. The proposed development includes 162 resident and visitor parking spaces (152 resident spaces, 15 visitor spaces) to facilitate off-street parking. A large number of bike facilities will be provided (191 long-term bike spaces, and 30 short-term bike spaces), as well as an extension of the multi-use path network to encourage alternative forms of transportation and reduced vehicle use. New trees and greenery will be planted on site to replace the existing trees. On-site trees, street trees, and generous planting program of shrubs, perennials, and groundcovers will contribute to the natural environment and create a rich and layered green scape. Buildings have been carefully designed and situated on the property to integrate with the existing neighbourhood and surrounding buildings, and to preserve views along 222 St to the mountains. Lastly, the proposed development, which will include 152 new residential homes, forms part of a wider effort to address the local and provincial housing shortages.

The Ledingham McAllister team appreciates the public's feedback and is committed to providing a thoughtfully designed development that complements the existing neighbourhood, provides new housing, and enhances both the public realm and natural environment. The project team is dedicated to creating a residential development that considers public needs and benefits the overall community.



Appendix A – Sign-in Sheet

SIGN-IN SHEET

Development Information Meeting
Application 2021-320-RZ
12209, 12219, 12231, 12241, 12251 222 Street and 22190 123 Avenue

Thursday, February 6, 2025, from 5:30 to 7:30 PM Fraser Room in Maple Ridge Public Library 130 – 22470 Dewdney Trunk Road, Maple Ridge, BC

Name	Address
Wordy Basticanssen Rob Crews Johnson	
ROB CREWS	
Haven Johnson	
7	

Please note that all comment and attendance sheets produced as a result of this Development Information Meeting will be provided to the City of Maple Ridge and form part of the public record that is available for viewing by the public upon request.



Appendix B - Comment Sheets

COMMENT SHEET

Development Information Meeting
Application 2021-320-RZ
12209, 12219, 12231, 12241, 12251 222 Street and 22190 123 Avenue

Thursday, February 6, 2025, from 5:30 to 7:30 PM
Fraser Room in Maple Ridge Public Library
30 - 22470 Dewdney Trunk Road, Maple Ridge, 80

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Nar	me: Kan	er Joh	nson				
Add	dress:						
Pho	one:						
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1.	With respect to the pro apartment buildings w			• • •	onstruct two 6-storey		
	Α	В	С	D	E		
	Supportive	Somewhat	Neutral	Somewhat	Opposed		
		Supportive		Opposed			
2.	2. Do you have any additional comments, such as specific aspects you like or dislike? (write below)						
	My conern is trattic increasing. I do appreciate the Lesign of into Ever your team.						

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Add	dress: _					8		
Pho	one:							
	ase take a moment to resentative at the mee		ons below and retu	urn this sheet to a Le	dingham McAllister			
1.	 With respect to the proposal to redesignate and rezone the subject properties to construct two 6-storey apartment buildings with 152 market strata dwelling units, are you? (circle below) 							
	Α	В	С	D	E			
	Supportive	Somewhat Supportive	Neutral	Somewhat Opposed	Opposed			
2. Do you have any additional comments, such as specific aspects you like or dislike? (write below)								
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(many work vehicles etc need grade weel not under ground parking trees Lowcorns we need more green space, playground dog pank, urban trails etc.

- need sidewalk + widenang 222nd St.

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Development Information Meeting

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200 0-000

Supportive

Na	ime:
Ad	ldress: ,-
Ph	one:
	ease take a moment to answer the questions below and return this sheet to a Ledingham McAllister presentative at the meeting.
1.	With respect to the proposal to redesignate and rezone the subject properties to construct two 6-stores apartment buildings with 152 market strata dwelling units, are you? (circle below)

C

Neutral

D

Somewhat

Opposed

Ε

Opposed

2. Do you have any additional comments, such as specific aspects you like or dislike? (write below)

Somewhat

Supportive

PARKING WILL NOT BE ENOUGH WE HAVE APPROX. 60 UNITS WITH 90+ STAILS AND MOST PEOPLE HAVE Z CARS.

Please note that all comment and attendance sheets produced as a result of this Development Information Meeting will be provided to the City of Maple Ridge and form part of the public record that is available for viewing by the public upon request.



Appendix C - Correspondence (Additional)

Pauline Alamay

Subject: FW: Letter regarding Development Permit Application 2021-320-DP Attachments:

Scan-Letter regarding Development Permit Application 2021-320-DP.pdf

Importance: High.

From: Melissa Ward

Sent: Tuesday, January 28, 2025 1:04 PM

To: planning@mapleridge.ca

Cc: Reception at Ledingham McAllister < reception@ledmac.com>

Subject: Letter regarding Development Permit Application 2021-320-DP

Importance: High

You don't often get email from melward2014@outlook.com. Learn why this is important

[EXTERNAL] - Use extreme caution when clicking links or attachments.

Hello,

My 9 year old daughter recently saw the sign about the Development Application 2021-320-DP. She is quite distressed regarding the application put forth and would like to voice her concerns. She took the time to put the attached letter together and I hope that you take her concerns into consideration, as this is very important to her.

Melissa Ward

on behalf of my concerned 9 Year old - Katherine Ward

City of Maple Ridge Planning Department 11995 Haney Place Maple Rdige BC V2X 6A9

January 28, 2025

To whom it may concern.

My name is Katherine, and I am nine years old. I am VERY upset to hear you are putting a condo development across the street from where I live! And I would like you to read the reasons why I am so upset to hear this may happen. I have listed the reasons below:

- I already have a hard time sleeping. The extra noise these condos will bring will make it even noisier and harder for me to sleep.
- 2. When my Grandma comes over she already has a hard time finding a place to park. Now with all the extra people, she will have an even harder time coming to visit me.
- 3. I HATE NOISY STREETS! Do you not think all these extra condos will not make the streets noisier?
- 4. We have enough condos around us already!
- 5. You are taking down very peaceful houses, why?
- You will have to take down so many trees! If you keep taking them down, there will be NO trees left.
- 7. I also won't be able to see the mountains anymore from my house. I love waking up every day, going outside and seeing the beautiful mountains. The new condos will block my view.

So, if you don't want me to sleep at night, not see my Grandma anymore; then I guess go ahead and build the condos! But I will be **VERY-VERY** disappointed! So, I guess if you do build them, then I will just have to **MOVE!**

If you do build the Condos, I hope you have a horrible day. Because I will!

Thank you for taking the time to read my letter! I hope you listen to me.

PS. My mom helped me fix my spelling/grammar.

Signed, Katherine Ward -age 9



3rd Floor, 1285 West Pender Street, Vancouver, BC, V6E 4B1 t: (604) 662-3700 f: (604) 684-9004

February 5, 2025

Katherine Ward

SENT VIA EMAIL AND HAND DELIVERED

Re: Letter about the Alouette development near your home

Dear Katherine,

Thank you very much for your thoughtful and passionate letter about the impact that our Alouette development could have on your daily life. We do not often get letters this thoughtful from adults, let alone children under the age of ten, and we are very impressed by your proactive approach to discussing how your community is growing.

I have listed your thoughts form your letter below, and added responses in *italics*. When you have a chance to read it, please free to write or email me back. I would also be happy to come and meet you and your family in person or talk over the phone – whatever you are most comfortable with.

1. I already have a hard time sleeping. The extra noise these condos will bring will make it even noisier and hard for me to sleep.

Fabian: I am sorry to hear that you have a hard time sleeping, and I know how frustrating it can be. The good news is that the construction for these new homes will only occur during the day, and we will make sure that our construction team obeys the City's rules about when they can start work.

2. When my grandma comes over she already has a hard time finding a place to park. Now with all the extra people, she will have an even harder time coming to visit me.

Fabian: That is fantastic that your grandma is able to come over and visit you, and I understand that you want her to be able to park somewhere close to your home. Our development is going to have levels of underground parking so that the people living there can park under the building rather than on the street. Similar to how your home has parking for just the people in your complex behind your homes. We are also going to have lots of bike parking inside and outside of the building to encourage more people to use bikes rather than cars.

3. I HATE NOISY STREETS! Do you not think all these extra condos will not make the streets noisier?

Fabian: You are right that more homes will bring more people to your neighbourhood. One interesting thing that is happening with people buying apartment/condo homes like the ones we are building is that they are not always using cars. Often they are walking,

riding their bikes, using public transit, or using ride shares. That should help to reduce the impact of the streets around you becoming too noisy. Additionally, the dedicated people who work for the City to monitor how developments like ours are designed and built have ensured that all of the access points to our development meet or exceed City standards for safety. We even hired a special traffic consultant whose sole job is to make sure that the traffic proposed by a new development can work for a City's street network.

4. We have enough condos around us already!

Fabian: I completely understand how you feel. I live in an area that has new developments being built as well, and it often feels like we have too much housing. Unfortunately, that is not the case. Right now, we actually have a shortage of housing in Maple Ridge and throughout British Columbia and even Canada. One of the reasons is that Canada, British Columbia, and Maple Ridge are all great places to live, and people come from all over the world to enjoy things they may not have in their homelands: safety, good schools, free hospitals, clean air, and tolerant neighbours. Because of how much people like Maple Ridge and surrounding areas, we need to build more homes so that there will be homes for people like you and my sons (they are six and nine years old) when you are older and want to have your own home.

5. You are taking down very peaceful houses, why?

Fabian: Great question. We would never want to take down the homes across 122 Avenue from you without a good reason. Our reasoning is that we can replace six existing homes with over 150 new homes. That means instead of homes for six families, we can create homes for over 150 families. The new homes we are creating also come in a variety of sizes, so that someone can live in a smaller space by themselves or in a larger new home with their friends or family. When we create the new homes, we also pay special fees to the City to help pay for new roads, community centres, libraries, and parks that can be enjoyed by everyone.

6. You will have to take down so many trees! If you keep taking them down, there will be NO trees left.

Fabian: It is great that you brough this up because remembering our environmental impact is important. While we will have to remove the trees on site to build new homes for people, we will be planting new trees that will last for over 50 years. This includes planting trees on our property as well as next to the sidewalk so that people have shade when they walk or bike near our buildings. I looked at our plans, and we will be planting over 2,000 new shrubs/plans and 38 new trees.

7. I also won't be able to see the mountains anymore from my house. I love waking up every day, going outside and seeing the beautiful mountains. The new condos will block my view.

Fabian: You are right that taller buildings will block some of the mountain views, but you still have great views of the mountains when you look outside the front of your home up 222 Avenue. As well, there is another development north of ours that was recently

approved by your Cit	ty Council tl	hat will be	e a similar	height,	so we	will blend	in with	that
development in the	future.							

I hope that those answers were helpful, and I look forward to hearing from you. Thank you again for	or
sending us your thoughts!	

Sincerely,

.....

Fabian Leitner

Vice President, Development at Ledingham McAllister

Cc:

Ward McAllister, Chief Executive Officer Dan Giordano, President and Chief Development Officer Athena Noonan, Development Manager

Pauline Alamay

Subject:

FW: Application 2021-320-RZ

From: S Brackman

Sent: Wednesday, February 12, 2025 11:29 AM

To: Reception at Ledingham McAllister < reception@ledmac.com>

Subject: Fwd: Application 2021-320-RZ

You don't often get email from

Learn why this is important

[EXTERNAL] - Use extreme caution when clicking links or attachments.

Hello,

Is someone able to response as per below?

Thanks.

----- Forwarded message ------

From: S Brackman

Date: Sun, Feb 9, 2025 at 20:49 Subject: Application 2021-320-RZ

To: <info@ledmac.com>

Hello,

I was unable to make the February 6th meeting and live across the street from the proposed development.

I was wondering if there is a start date to this development?

Thanks.



Appendix D – Development Information Meeting Boards

PROJECT OVERVIEW







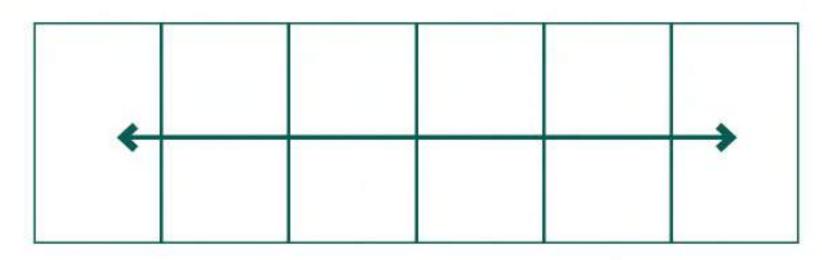




ADDRESS:

12209, 12219, 12231, 12241, 12251 222nd Street & 22190 123rd Avenue, Maple Ridge, BC

As British Columbia's original home builder with an extensive history of performance and success throughout Greater Vancouver, Ledingham McAllister is excited to present this proposal for a new community to you. We value your comments and look forward to incorporating your feedback into the plan for the future development of this site.



6 lot assembly

Located within

Town Centre Area Plan

APPLICATION OVERVIEW







The Town Centre Area Plan (TCAP) was adopted in 2008 with a vision for creating more density, mixed-uses, and green spaces, while creating a pedestrian oriented environment.

In 2021, the development team at Ledingham McAllister began engagement with City of Maple Ridge on a proposal to rezone the Site.

In early 2023, Ledingham McAllister re-engaged the City of Maple Ridge to create a new rezoning and development permit proposal for two six (6)-storey residential buildings.

In July 2023, the Ledingham McAllister team submitted an application to the city to rezone the site from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential) and construct 152 new homes.

Current Zoning:

RS-1

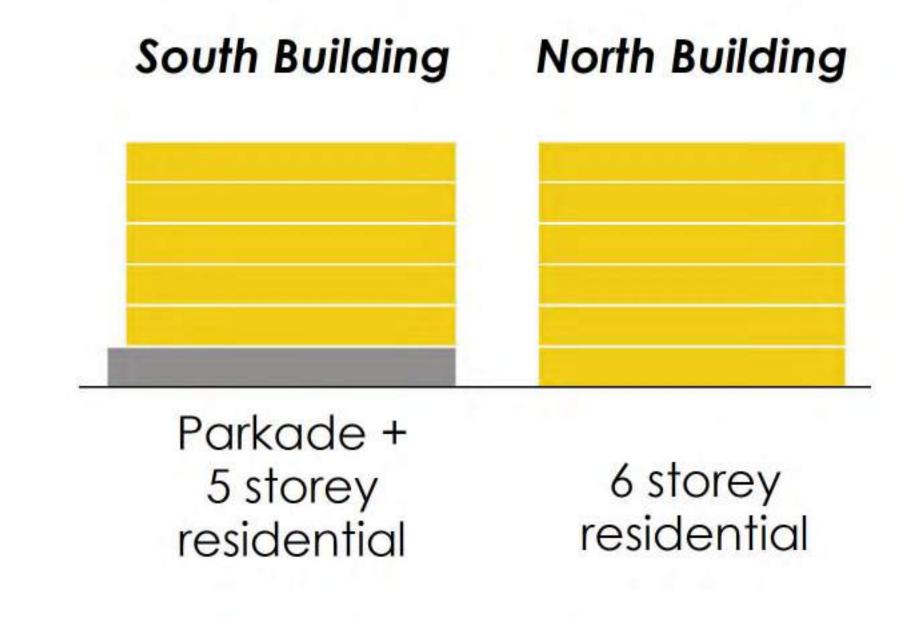
Single Detached Residential

Proposed Zoning:

RM-2

Multifamily Residential

PROJECT TIMELINE → July 2021 Initial Application → November 2023 Revised Application → December 2023 We are 1st Reading here! → February 2025 DIM/ Advisory Design Panel → 2025 (TBD) 2nd Reading → 2025 (TBD) 3rd Reading **→** Adoption



Height: 20.47 m 20.32 m

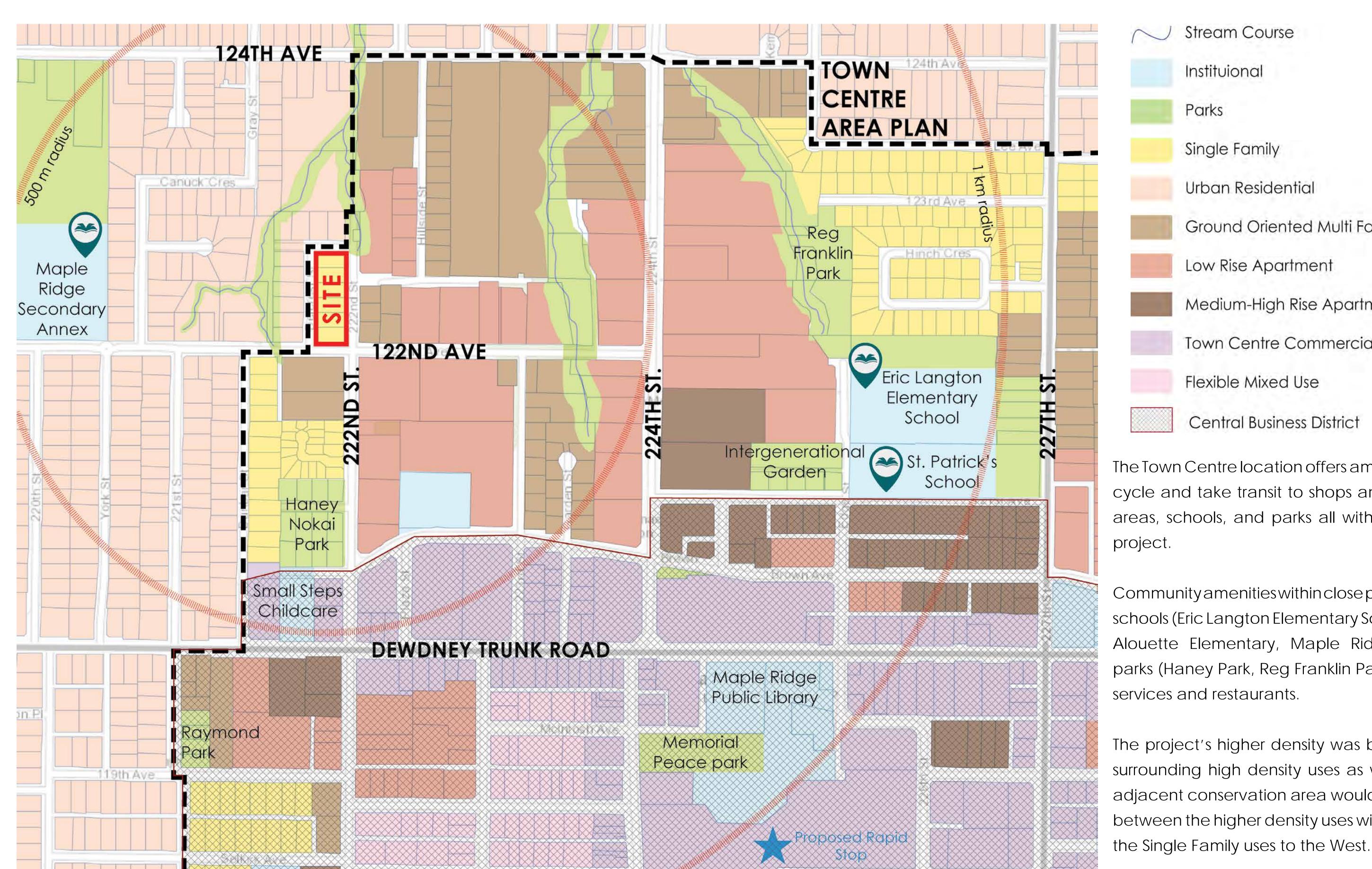
General Stats:		Parking Stats:	
Site Area:	4434.2	Vehicle Parking Stalls (res):	162
	sq.m.	Vehicle Parking Stalls (vis):	15
No. of Units:	152	Bike Parking Stalls (res):	191
FSR (based on r site area):	net 2.33	Bike Parking Stalls (vis):	30

LAND USES









Ground Oriented Multi Family Low Rise Apartment Medium-High Rise Apartment Town Centre Commercial Flexible Mixed Use

The Town Centre location offers ample opportunities to walk, cycle and take transit to shops and services, employment areas, schools, and parks all within close proximity to this

Communityamenities within close proximity to the site include schools (Eric Langton Elementary School, St. Patrick's School, Alouette Elementary, Maple Ridge Secondary School), parks (Haney Park, Reg Franklin Park) and numerous shops,

The project's higher density was based on it's proximity to surrounding high density uses as well as the fact that the adjacent conservation area would provide a natural buffer between the higher density uses within the Town Centre and

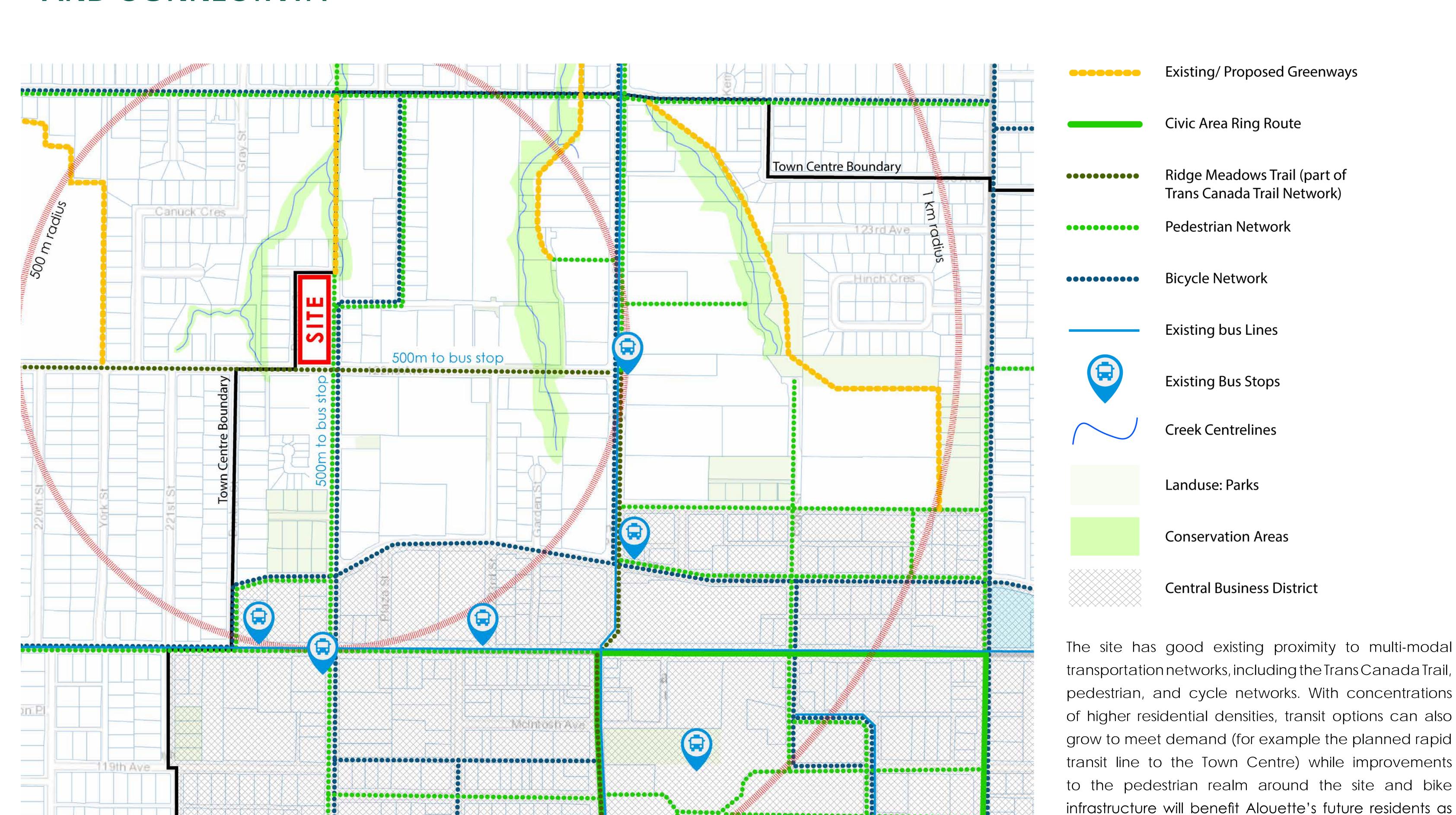
NEIGHBOURHOOD AND CONNECTIVITY





well as neighboring residents.





Proposed Rapid

Stop

PROJECT CONTEXT







The neighborhood context

now includes a number of

4 and 5-storey apartment

buildings and townhouse

developments.





Four (4)- storey Residential

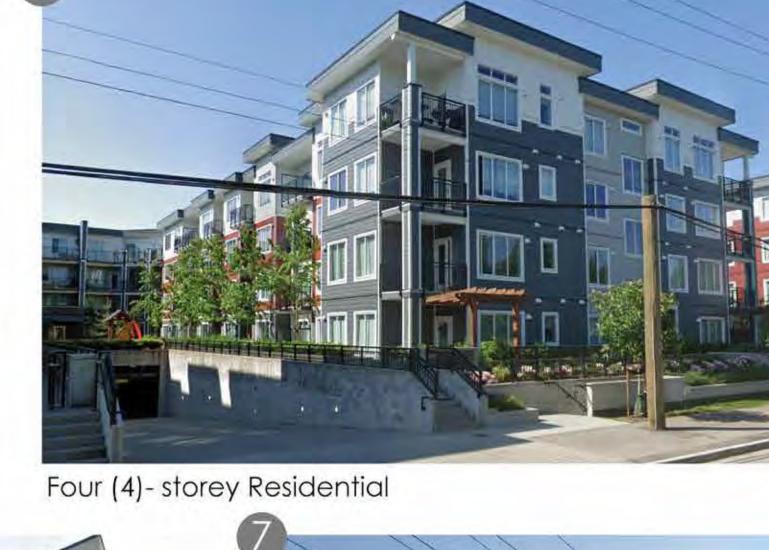


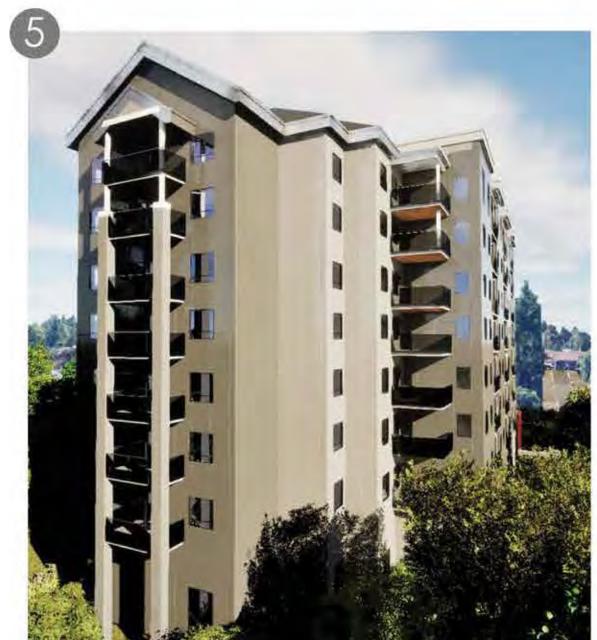




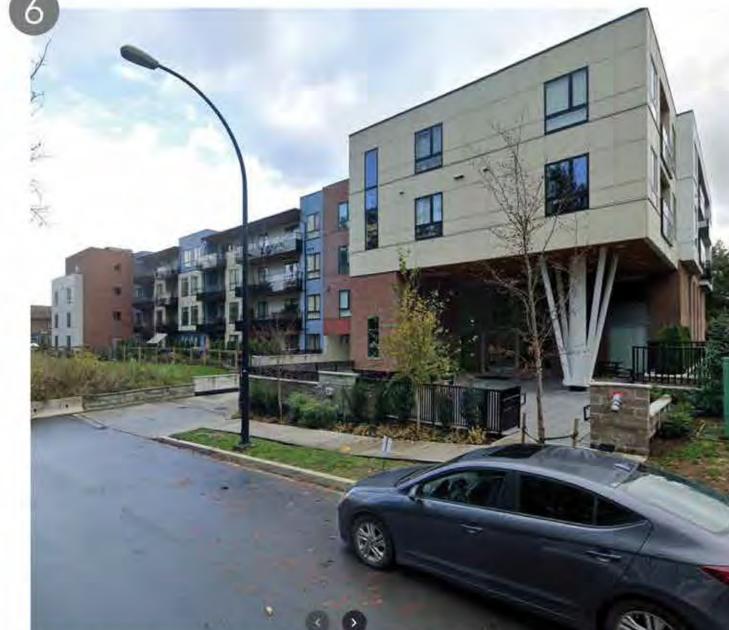
Proposed five (5)-storey Residential

"Inspire Condos"

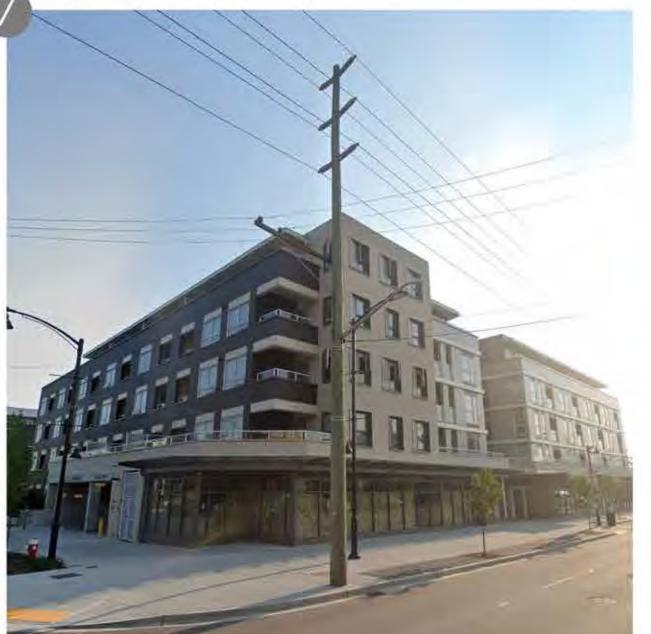




Proposed Nine (9)- storey Mixed Use



Four (4)- storey Residential



Four (4)- storey Mixed Use



"The 222"

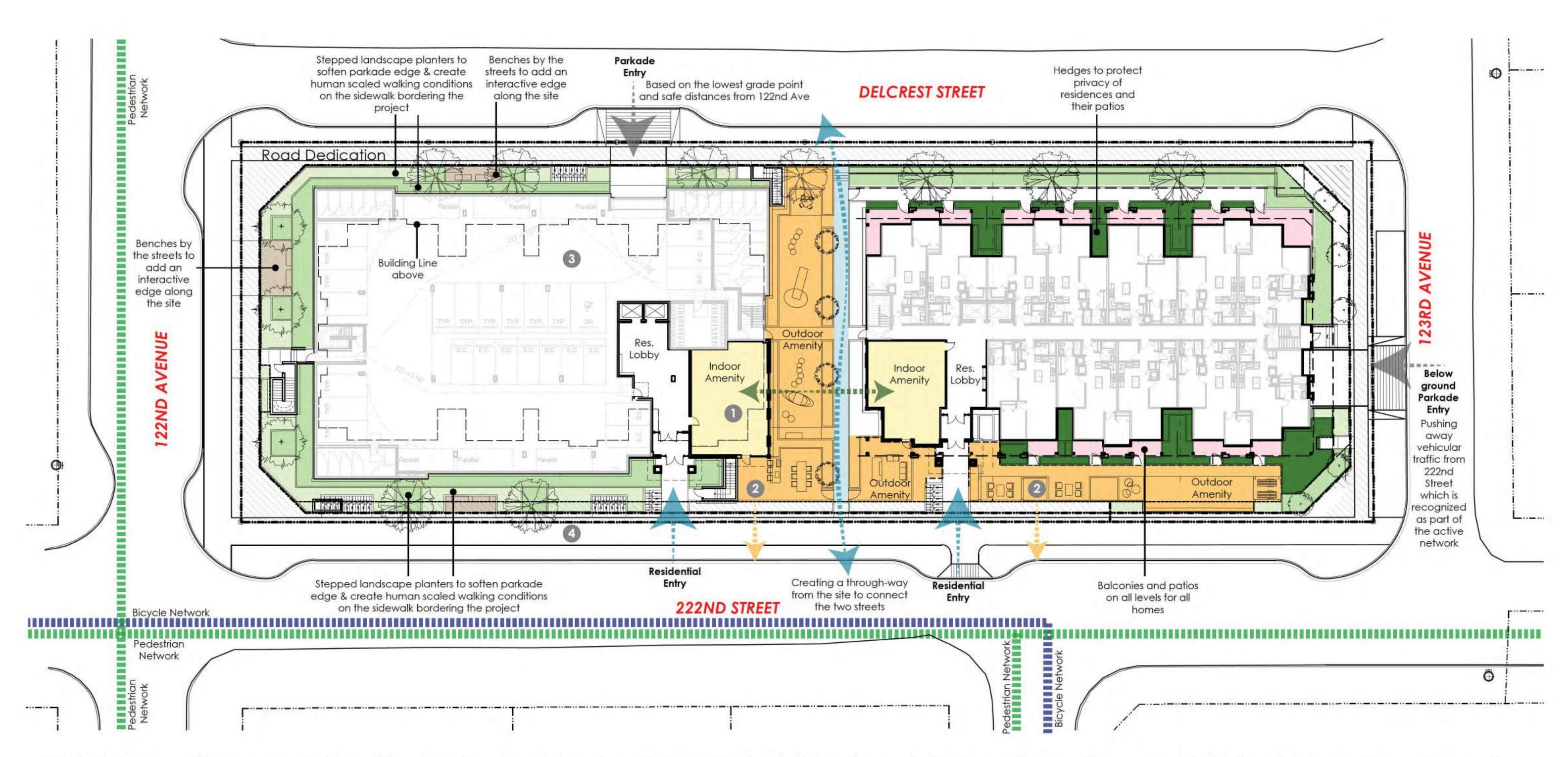


Proposed five (5)- storey Mixed Use









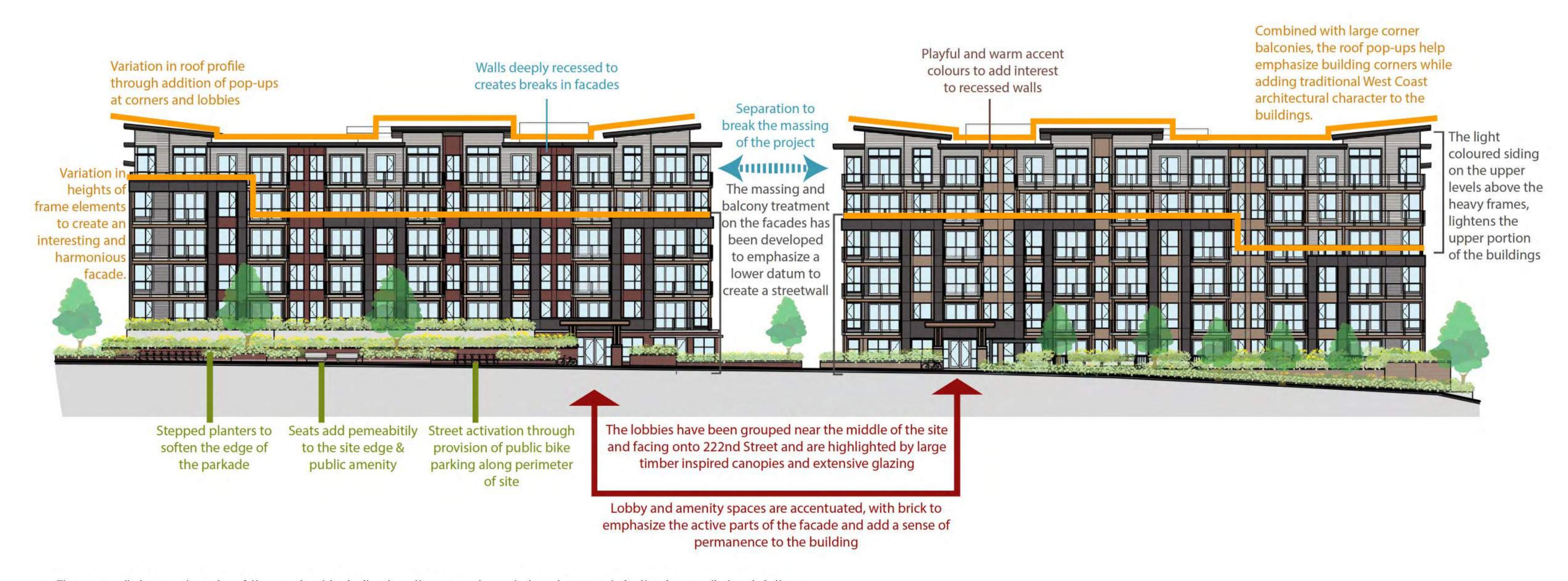
- The indoor amenities are separated by outdoor amenity space and are shared between the two buildings. The overlook between the amenity spaces, and with the outdoor amenity, creates porosity between the spaces.
- 2 The outdoor amenity between the two buildings adds activity to the site, and also creates a thoroughfare. Its location by the edge of the site, facing 222nd Street, helps activate the pedestrian elements of the city street by adding open activity spaces along an active road network.
- Oue to geotechnical limitations, the site is limited to a single level parkade. To ensure enough parking is provided, a smaller parkade structure has been enclosed in the southern building.
- 4 Upgrades will be provided along all street frontages including street trees, boulevard planting, sidewalks, a portion of multi-use pathway, lighting, curbs, let downs and clearly demarcated on-street parking.

DESIGN DEVELOPMENT









The overall size and scale of the project is similar to other apartment developments in the immediate vicinity.

The buildings have a contemporary expression characterized by large windows and balconies, attractive and durable materials and well-articulated facades. The buildings will be constructed with ample consideration of quality and design.

Painted fibre-cement cladding, aluminum and glass guardrails and vinyl windows are all aesthetically pleasing, durable, and low-maintenance materials well suited to the project scale and type. The use of grey and white tones and lap and panel siding provide a neutral primary palette while each building has been given an accent brick and siding colour. A dark red brick and a similarly toned burgundy wall colour accent the south building while a taupe brick and similar wall colour accent the north building. Stained wood inspired elements are used at soffits, balconies and around the entry further add warmth to this colour palette. The colour scheme adds playfulness to the regularity of the façade and enhances the unique identity of each building.







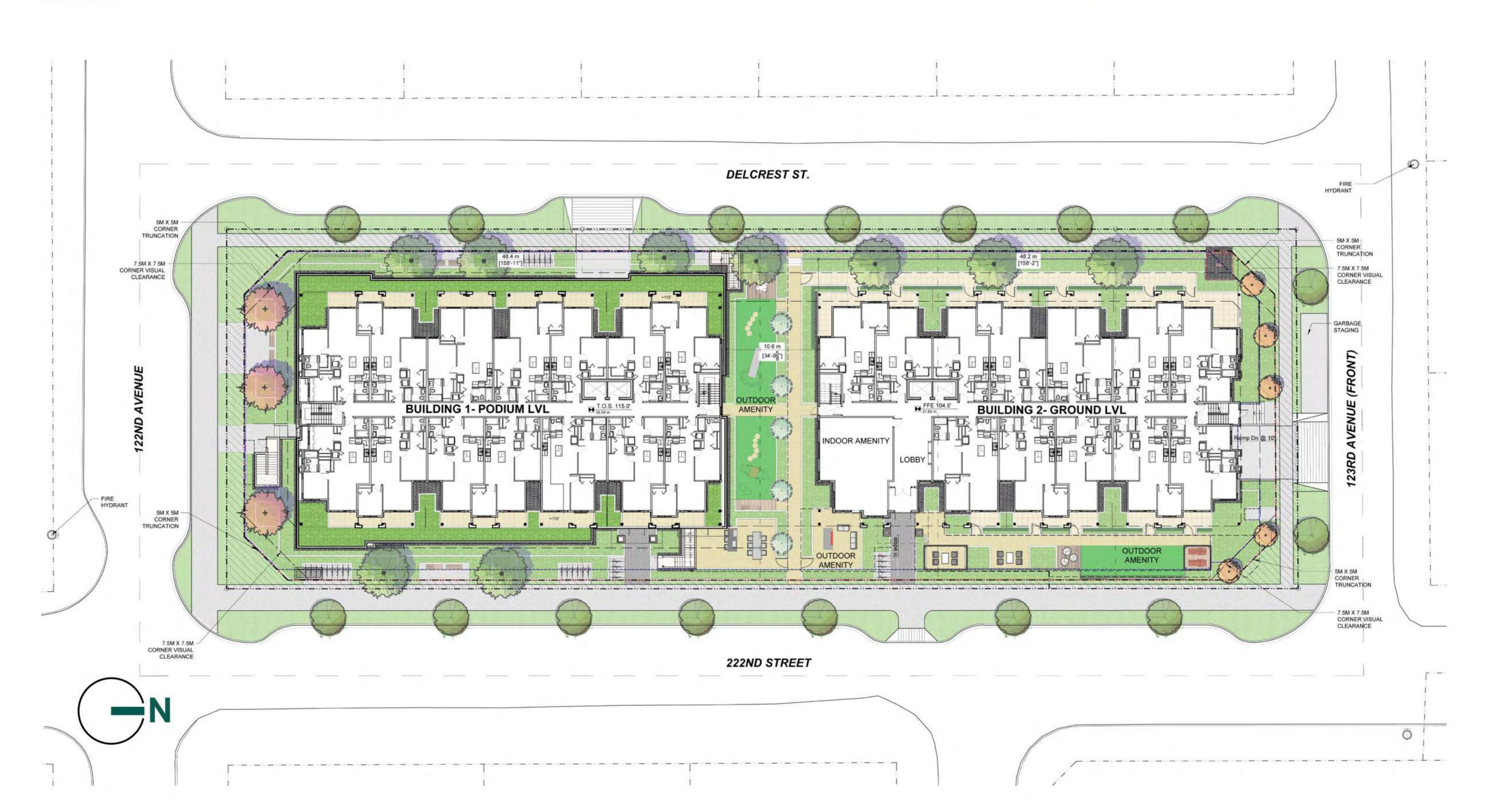


View along 222nd Street









COMMUNITY BENEFITS

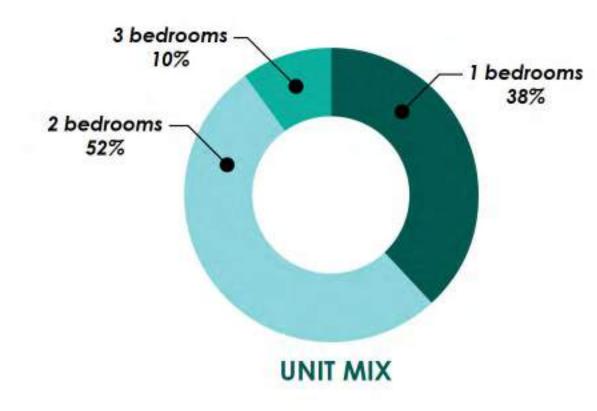






Alouette will be a compact residential community, positioned on the edge of the Town Centre Area Plan, forming the gateway between the high density Town Centre and single family uses to the west.

Compact residential housing fosters sustainable growth and contributes many positive benefits to the greater community:



ADDING DENSITY AND MIX:

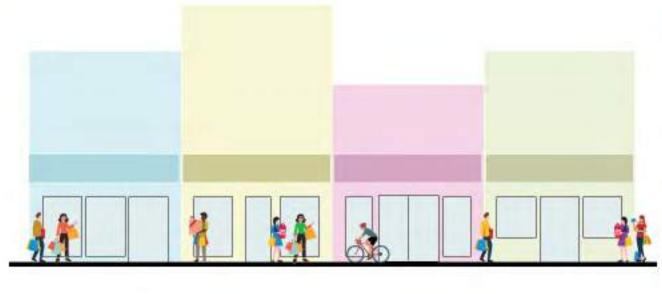
Alouette will provide a mix of one, two, and three bedroom homes, which will include both ground-oriented and apartment style homes. This variety creates housing options for traditional and non-traditional households.

PROMOTING A HEALTHY LIFESTYLE

- Encourage active mobility through increased public and private bike parking and reduced vehicle parking rates.
- More efficient use of transit through higher density development and encouraging public transit use through reduced vehicle parking.
- Increased walkability and access to schools, parks, activity centres, trails cafes within walking distance.

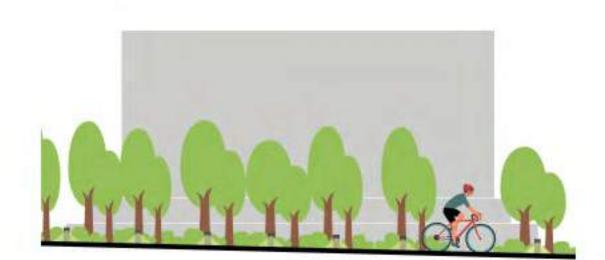


Memorial Peace Park, Maple Ridge Town Centre



ECONOMIC BENEFITS

- Increased investment in urban infrastructure.
- Concentrated tax base provides funding for new or renewed services to the City of Maple Ridge.



ENVIRONMENTAL CONSIDERATIONS

- Increased environmental resistance through addition of on site trees, conscious design of outdoor lighting, stormwater management, and green construction methods.
- Promotes sustainable forms of transportation (access to transit, cycling, walking).



COMMUNITY DEVELOPMENT

- Creating resilient and engaging communities by providing more amenity space than required by bylaw. This space allows residents to socialize, recharge, exercise, and enjoy additional indoor and outdoor spaces.
- Provides a larger customer base for local business.
- Creating new homes and different housing types, including familyoriented 3-bedroom homes, to address the housing crisis.

PUBLIC REALM INTERFACE & NEIGHBOURHOOD INTEGRATION







The heavy timber entrance lobby canopies are generous in scale and will provide a prominent marker for each building entry. They provide ample cover from the elements for residents and visitors, and extend a welcome toward the street.

In general, the bases of the buildings are designed to be warm and attractive (using brick cladding and wood-inspired canopy elements). These colours and materials feel welcoming and natural for both residents and the surrounding community.

2 The parkade is well hidden by terraced planters with lush greenery to enrich the pedestrian experience at the sidewalk interface. Thoughtfully placed benches create variation to these planter edges and opportunities for social gathering and relaxation.

Provision of ample short term bike parking along the site perimeter support cycling as an active and sustainable form of transportation.

3 Amenity spaces have been designed thoughtfully with 4 consideration to the active streets they interface with. Features like wooden pergolas with seating and bbq patio spaces have been mindfully placed to animate the street edges and to add a human presence as residents enjoy the amenities.

Active outdoor spaces will help the site achieve a visually porous edge, and implements principles of CEPTD by providing ample overlook opportunities and eyes on the street.









PROVIDING FEEDBACK







Ways to provide Feedback:

To Ledingham McAllister:



604-662-3700



info@ledmac.com

To the City of Maple Ridge Planning Department:



604-467-7341



planning@mapleridge.ca

We are excited to host this Development Information Meeting as an opportunity for you to learn about the rezoning and development permit application for the Alouette Project.

We invite you to share your feedback by filling out a comment sheet! You can also reach out to the City of Maple Ridge or to Ledingham McAllister at the contact details at the top.

Your engagement and input on this proposal will be an integral part of planning this future residential community.







Appendix E – Notification M





NOTICE OF DEVELOPMENT INFORMATION MEETING

You are invited to attend a **Development Information Meeting** regarding Official Community Plan amendment and rezoning application 2021-320-RZ and Development Permit application 2021-320-DP in relation to the properties located at 12209, 12219, 12231, 12241, 12251 222 Street and 22190 123 Avenue.

Date:

Thursday, February 6, 2025

Time:

5:30 to 7:30 PM

Location:

Fraser Room in Maple Ridge Public Library 130 – 22470 Dewdney Trunk Road Maple Ridge, BC



The purpose of the applications is to redesignate and rezone the subject properties to construct two 6-storey apartment buildings with 152 market strata dwelling units.

The intent of the meeting is for the applicant and project team to share details about the proposed development, seek input from area residents, and address any questions prior to proceeding to Council for further consideration.

Please join us. Your thoughts are important to us. If you are unable to attend the meeting and would like information regarding the proposal, please contact Ledingham McAllister at info@ledmac.com or the City of Maple Ridge's Planning Department at 604-467-7341 or planning@mapleridge.ca.



Dear Neighbour,

You are invited to attend a **Development Information Meeting** regarding Official Community Plan amendment and rezoning application 2021-320-RZ and Development Permit application 2021-320-DP in relation to the properties located at 12209, 12219, 12231, 12241, 12251 222 Street and 22190 123 Avenue.

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The intent of the meeting is for the applicant and project team to share details about the proposed development, seek input from area residents, and address any questions prior to proceeding to Council for further consideration. Please also note that this is NOT a Public Hearing notice.

Please join us. Your thoughts are important to us. If you are unable to attend the meeting and would like information regarding the proposal, please contact Ledingham McAllister at 604-662-3700 or info@ledmac.com or the City of Maple Ridge's Planning Department at 604-467-7341 or planning@mapleridge.ca.

Regards,

LM Alouette Homes LP