



City of Maple Ridge
Advisory Design Panel
AGENDA

Wednesday, January 20, 2021 at 4:00 pm
Held via Zoom Teleconference

Meeting Access Information

To practice social distancing during the COVID-19 health emergency we will be holding the Advisory Design Panel (ADP) meeting via Zoom teleconference. Members of the ADP, applicants and the public are asked to join the meeting remotely using the following access information:

Join the meeting from your computer, tablet or smartphone

<https://mapleridge-ca.zoom.us/j/98479034653?pwd=NFRGZENZKzg1RW9rL2JEQTFoYno4dz09>

Or join the meeting using your phone

Dial: 1-778-907-2071 Meeting ID: 984 7903 4653 Password: 163421

1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**
3. **ADOPTION OF MINUTES – November 18, 2020**
4. **QUESTION PERIOD**
5. **NEW AND UNFINISHED BUSINESS**
 - 5.1 Member Introductions
 - 5.2 Chair and Vice Chair Selection
 - 5.3 Advisory Committee Overview
6. **PROJECTS**

6.1. Development Permit No:	2019-353-DP	<i>4:20 PM</i>
Applicant:	Grace Yu	
Project:	David J Ho	
Project Landscape Architect:	Susie Sziklai	
Proposal:	Triplex	
Location:	22058 119 Avenue	
File Manager:	Tyson Baker	
7. **CORRESPONDENCE**
8. **ADJOURNMENT**

Next Meeting: February 17, 2021

Agenda Items Submission Deadline: January 25, 2021

QUESTION PERIOD

Question Period provides the public with the opportunity to ask questions or make comments on subjects that are of concern to them. Each person will be given 2 minutes to speak. Up to ten minutes in total is allotted for Question Period.



City of Maple Ridge
Advisory Design Panel
MEETING MINUTES

The Minutes of the Regular Meeting of the Maple Ridge Advisory Design Panel (ADP)
held via Zoom teleconference on Wednesday, November 18, 2020 at 4:05 pm.

PANEL MEMBERS PRESENT

Stephen Heller, Chair	Landscape Architect BCSLA
Meredith Mitchell, Vice Chair	Landscape Architect BCSLA
Steven Bartok	Architect AIBC
Emily Kearns	Architect AIBC
Narjes Miri	Architect AIBC

STAFF MEMBERS PRESENT

Wendy Cooper	Staff Liaison, Planner
Sabina Chand	Committee Clerk

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

R/2020-028

It was moved and seconded

That the agenda for the November 18, 2020 Advisory Design Panel meeting be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

R/2020-029

It was moved and seconded

That the minutes for the October 21, 2020 Advisory Design Panel meeting be adopted as circulated.

CARRIED

4. QUESTION PERIOD - Nil

5. NEW AND UNFINISHED BUSINESS

5.1 COVID-19 Update

Committee Clerk gave an update on the status of the COVID-19 pandemic response by the City and inquired for feedback on in-person and Zoom meetings. The ADP will continue with virtual meetings until the COVID situation improves and will discuss further in the New Year.

The ADP reviewed the electronic PDF file packages and discussed the format of future plans must be flattened and include options to redline edits/add comments. ADP advised staff to review submission and presentation guidelines to ensure consistency and clarity for all set of plans.

Note: Steven Bartok joined the meeting at 4:11 pm

6. PROJECTS

6.1. Development Permit No: 2020-211-DP/11280 Pazarena Place 4:15 pm

The Chair welcomed the project team to the meeting and introduced the members of the ADP. Staff Liaison provided an overview of the proposed Amenity Building (Clubhouse) application. The project team presented the development plans and answered questions from the Advisory Design Panel.

The Panel commended the presenters for the quality of the proposal and their presentation.

R/2020-030

It was moved and seconded

That the Advisory Design Panel has reviewed application No. 2020-211-DP and supports the project as presented and recommends the applicant proceed to Council for approval.

Comments from the Panel included:

Architectural Comments: Nil

Landscape Comments:

- Consider reviewing up light at trellis in pool area for dark skies compliance;
- Consider reducing the front walk way slope;
- Consider privacy conditions for pool enclosure area on all sides; additional tree planting may be beneficial;
- Consider reviewing edge conditions between the north side path and future parkade ramp to ensure safety and provide landscape buffer;
- Consider alternate location for dog wash;
- Consider gates and decorative paving for the guest suite and caretaker patios;
- Consider placing visitor parking closer to the guest suite;
- Consider extending fence materials such as boulders and stone columns around all sides of the pool deck

CARRIED

Stephen Heller and Meredith Mitchell OPPOSED

6.2 Development Permit No: 2018-448-DP/12061 Laity Street 4:45 pm

The Chair welcomed the project team to the meeting and introduced the members of the Advisory Design Panel. Staff Liaison provided an overview of the application for a Courtyard Housing project involving the conservation of the Gillespie Residence, a heritage residence being protected as part of the subject application and three additional detached units. The project team presented the development plans and answered questions from the Advisory Design Panel.

R/2020-031

It was moved and seconded

That the Advisory Design Panel has reviewed application No. 2018-448-DP and recommends the following concerns be addressed and digital versions of revised drawings & memo be submitted to Planning staff; and further that Planning staff forward this on to the Advisory Design Panel for information

Architectural Comments:

- Consider reviewing the window proportion and placement on courtyard side on north and south elevations;
- Consider keeping materials consistent on the higher roofs;
- Revisit height of the garage doors;
- Please check turning radii and clearances to ensure vehicle accessibility into garage of unit B and surface stall between C and D;
- Consider reviewing the materiality of the elevations facing the courtyard to reduce the overall height

Landscape Comments:

- Chair noted that the Landscape Plans were not received;
- Incorporate fruit trees to preserve character;
- Review and comply with recommendations from heritage report for landscape items;
- Further comments will be provided when the ADP receives landscape plans

CARRIED

Note: Following the meeting, the File Manager provided the Landscape plans via email to the Panel for comments:

Landscape Comments continued:

- Consider connecting the entrance walkways from Unit A and B to the public sidewalk instead of the driveway. Provide separate vehicle and pedestrian surfacing to limit conflict and improve wayfinding.
- The unit paver soldier course edging in asphalt may loosen overtime. Consider containing the pavers in concrete or utilizing an alternate decorative paving material such as stamped asphalt in the central turnaround.
- Evaluate the bench located beside Unit B. Place bench in a location that enhances views of the courtyard and provides better separation from traffic.

Note: Meredith Mitchell was called upon by the Chair to preside on Agenda items 6.3, 6.4

Note: Stephen Heller disclosed his conflict of interest on Agenda items 6.3, 6.4 and recused himself from comments/decision-making

6.3 Development Permit No: 2019-216-DP/24392 104 Ave 5:30 pm

The Vice Chair welcomed the project team to the meeting and introduced the members of the Advisory Design Panel. Staff Liaison provided an overview of the construction of 21 townhouse units adjacent to Albion Park. The project team presented the development plans and answered questions from the Advisory Design Panel.

R/2020-032

It was moved and seconded

That the Advisory Design Panel has reviewed application No. 2019-216-RZ and supports the project and recommends the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Architectural Comments:

- Consider providing entry feature to celebrate the entry way
- Consider creating more pedestrian scale to elevate 104 Avenue, via further articulation and or lowered massing
- Consider moving block 1 closer to 104 Avenue and relocate the visitor stall to outdoor amenity location
- Consider softening the colour pallet

Landscape Comments:

- Consider adding tree protection fencing;
- Consider Coordinating with civil engineer and architect to provide surface drainage to detention pond;
- Consider planting additional trees to the east of the central amenity area;
- Consider providing return to retaining wall in north east corner of block 2 to capture grade differential;
- Ensure adequate soil volumes for all trees on site;
- Review fencing plan and details per appropriate picket fencing in internal yards

CARRIED
Stephen Heller did not vote

Break: 6:00–6:05 pm

6.4 Development Permit No: 2018-430-DP/23717 and 23689 Fern Crescent 6:00 pm

The Vice Chair welcomed the project team to the meeting and introduced the members of the Advisory Design Panel. Staff Liaison provided an overview of the rezoning application for two properties located at 23717 and 23689 Fern Crescent, which proposes a 35 unit townhouse development. The project team presented the development plans and answered questions from the Advisory Design Panel.

R/2020-033

It was moved and seconded

That the Advisory Design Panel has reviewed application No. 2018-430-DP and supports the project and recommends the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Architectural Comments:

- Consider additional articulation on visible side elevations;

Landscape Comments:

- Consider Coordinating with civil engineer and architect to provide surface drainage to rain garden;
- Consider adding trees to Blocks 5–9;
- Review parking stall at visitor platform to ensure stall does not overlap on pedestrian sidewalk;
- Cross section 2/L08 review rock retaining walls with project arborist and environmental consultant for fill within tree protection area;
- Coordinate pedestrian crosswalks with landscape architect and civil engineer;
- Consider safety of intersection at large amenity area pedestrian walkway, parking stalls and entry to trail system;
- Review proposed tree species with project Arborist and environmental consultant in regarding invasive species.

CARRIED
Stephen Heller did not vote

Note: Stephen Heller left at 7:06 pm

7. **CORRESPONDENCE** – Nil

8. **ADJOURNMENT**

There being no further business, the meeting adjourned at 7:35 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, January 20, 2021.

Stephen Heller, Chair

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