



City of Maple Ridge
Advisory Design Panel
AGENDA

Wednesday, February 17, 2021 at 4:00 pm
Held Virtually Via Zoom Teleconference

Join the meeting from your computer, tablet or smartphone

<https://mapleridge-ca.zoom.us/j/99115383902?pwd=Ukl5b3J0VWJmUUdtdVN2TENOTEU4QT09>

Or join the meeting using your phone

Dial: 1-778-907-2071 Meeting ID: 991 1538 3902 Password: 842174

1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**
3. **ADOPTION OF MINUTES – January 20, 2021**
4. **QUESTION PERIOD**
5. **NEW AND UNFINISHED BUSINESS**
6. **PROJECTS**
 - 6.1 Development Permit No: 2020-062-DP 4:05 PM
Applicant: Falcon Homes
Project: CHP Architects
Project Landscape Architect: M2 Landscape Architecture
Proposal: Mixed use commercial/residential with approx. 68 apartments
Location: 22349 North Ave, 22347 117 Ave and
Unaddressed Lot (PID 008-130-493)
File Manager: Adrian Kopystynski

 - 6.2 Development Permit No: 2018-041-DP 4:20 PM
Applicant: KeyPlan
Project Architect: Salikan Architects
Project Landscape Architect: Greenway Landscape Architecture
Proposal: Six Storey Residential Building with approx. 57 apartments
Location: 11607, 11621 and 11633 Burnett Street
File Manager: Adrian Kopystynski
7. **CORRESPONDENCE**
8. **ADJOURNMENT**

Next Meeting: March 17, 2021

Agenda Items Submission Deadline: February 22, 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, January 20, 2021 at 4:04 pm.

PANEL MEMBERS PRESENT

| | |
|-------------------|---------------------------|
| Stephen Heller | Landscape Architect BCSLA |
| Meredith Mitchell | Landscape Architect BCSLA |
| Steven Bartok | Architect AIBC |
| Emily Kearns | Architect AIBC |
| Andrea Scott | Architect AIBC |

STAFF MEMBERS PRESENT

| | |
|--------------|------------------------|
| Wendy Cooper | Staff Liaison, Planner |
| Sabina Chand | Committee Clerk |

Wendy Cooper, Staff Liaison, chaired the meeting until the election of the Chair.

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

R/2020-034

It was moved and seconded

That the agenda for the January 20, 2021 Advisory Design Panel meeting be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

R/2020-035

It was moved and seconded

That the minutes for the November 18, 2020 Advisory Design Panel meeting be adopted as circulated.

CARRIED

4. QUESTION PERIOD - Nil

5. NEW AND UNFINISHED BUSINESS

5.1 Member Introductions

Members of the Advisory Design Panel introduced themselves and welcomed new member Andrea Scott to the Panel.

5.2 Chair and Vice Chair Selection

The Staff Liaison opened the floor to nominations for Chair of the Advisory Design Panel for 2021.

R/2020-036

It was moved and seconded

That Stephen Heller be elected as Chair of the Maple Ridge Advisory Design Panel for 2021.

CARRIED

Note: Stephen Heller began chairing the meeting

At this time, the Chair opened the floor to nominations for Vice-Chair.

R/2020-037

It was moved and seconded

That Meredith Mitchell be elected as Vice-Chair of the Maple Ridge Advisory Design Panel for 2021.

CARRIED

5.3 Advisory Committee Overview

The Staff Liaison provided a PowerPoint presentation on the role of the ADP, relevant bylaws, development processing guidelines and meeting procedures.

6. PROJECTS

6.1. Development Permit No: 2019-353-DP/22058 119 Avenue 4:20 pm

The Chair welcomed the project team to the meeting and introduced the members of the ADP. The Staff Liaison provided a brief overview of the proposed Triplex application. The project team presented the development plans and answered questions from the Panel.

R/2020-038

It was moved and seconded

That the Advisory Design Panel has reviewed application No. 2019-353-DP and supports the project and recommends that the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Comments from the Panel included:

Architectural Comments:

- Consider lowering the main floor elevation to reduce the overall massing;
- Consider a more human scale for the front entry elements;
- There are discrepancies between the plans and elevations: please show the door to unit one; please coordinate the doors to entry stairs to the individual units on plans and elevations;
- Please provide a more detailed colour board and consider individual coloured doors for differentiation between units;
- Consider additional material highlights to the front entrance.

Landscape Comments:

- Show actual size of detention tank on landscape plan;
- Ensure that the civil engineer shows tree protection on drawings;
- Consider permeable paving in hard surface areas;
- Consider perimeter planting to soften 6ft height fence and provide visual separation of yards;
- Consider adding perimeter planting to property line in particular east and west;
- Consider alternate decorative materials for the surface parking;
- Ensure that the corner of the garage that extends beyond the entry is compliant with the current bylaw;
- Consider adding hard surface walkway from rear yards to rear patios;
- Clarify the maximum property driveway dimensions from the lane, if supported by engineering, garage orientation facing the lane is preferred;
- Ensure that the site is compliant with Zoning Bylaw 7600-2019 for percentage of landscape coverage.

CARRIED

7. CORRESPONDENCE – Nil

8. ADJOURNMENT

There being no further business, the meeting adjourned at 5:56 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, February 17, 2021.

Stephen Heller, Chair

/sc