



City of Maple Ridge
Advisory Design Panel
AGENDA

Wednesday, March 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/99949162635?pwd=WEN0N2tnSzEwazk5TytVeVJ2Q3pWZz09>

Or join the meeting using your phone
Dial: 1-778-907-2071 Meeting ID: 999 4916 2635 Password: 433526

1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**
3. **ADOPTION OF MINUTES – February 17, 2021**
4. **QUESTION PERIOD**
5. **NEW AND UNFINISHED BUSINESS**
6. **PROJECTS**
 - 6.1 Development Permit No: 2018-180-DP 4:05 PM

Applicant: Bissky Architecture and Urban Design Inc.
Project Architect: Wayne Bissky, Architect AIBC
Project Landscape Architect: Greenway Landscape Architecture
Proposal: 6 Storey Apartment Building with 107 Residential Units
Location: 22057 & 22083 – Lougheed Highway
File Manager: Rene Tardif
 - 6.2 Development Permit No: 2019-341-DP 4:45 PM

Applicant: Architect 57 Inc.
Project Architect: Cary Tsai, Architect AIBC
Project Landscape Architect: Rebecca Krebs, PMG Landscape Architects
Proposal: 15 Units for a townhouse development
Location: 12162, 12170, and 12178 Fletcher Street
File Manager: Tyson Baker
 - 6.3 Development Permit No: 2019-393-DP 5:25 PM

Applicant: Zeyuan Zhou
Project Architect: Jessie Arora Architect, AIBC
Project Landscape Architect: PMG Landscape Architects
Proposal: 8 dwelling units in the form of Courtyard Housing
Location: 20786 River Road
File Manager: Rene Tardif

7. CORRESPONDENCE

8. ADJOURNMENT

Next Meeting: April 21, 2021

Agenda Items Submission Deadline: April 5, 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.

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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, February 17, 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

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

R/2021-006

It was moved and seconded

That the agenda for the February 17, 2021 Advisory Design Panel meeting be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

R/2021-007

It was moved and seconded

That the minutes for the January 20, 2021 Advisory Design Panel meeting be adopted as circulated.

CARRIED

4. QUESTION PERIOD - NIL

5. NEW AND UNFINISHED BUSINESS

Note: Meredith Mitchell disclosed her conflict of interest on Agenda item 6.1 and recused herself from comments/decision-making.

6. PROJECTS

6.1. Development Permit No:

2020-062-DP/22349 North Ave, 22347 117 Ave and Unaddressed Lot (PID 008-130-493)

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 construction of a five (5) storey mixed use commercial/residential building. The project team presented the development plans and answered questions from the Panel.

R/2021-008

It was moved and seconded

That 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.

Comments from the Panel included:

Architectural Comments:

- Consider further articulation of south façade;
- Explore solar shading options for large windows on upper levels of south elevation;
- Provide larger private outdoor decks above level 2, especially on south elevation;
- Provide larger communal outdoor space. Ensure this space is easily accessed from; inside the building without using the stairs so that individuals with mobility concerns can use this space;
- Further articulate/architectural express the blank concrete block walls at east and west property lines. Carry red brick around the corner;
- Increase size of indoor and common outdoor space for private and public to better reflect zoning bylaw requirements;
- Provide architectural definition/focus of condo entry and ground plane.

Landscape Comments:

- Provide landscape definition/focus of condo entry and ground plane;
- Consider providing a pedestrian entrance closer to the bike rack location;
- Revise south foundation planting to include more than one species and more structure i.e. evergreen planting;
- Consider raising the proposed artwork on the south parkade wall and provide more planting height at the foundation;
- Add more programming to make use of the south side patio, refer to all comments regarding amenity space above in architectural comments.

CARRIED
Meredith Mitchell did not vote

6.2. Development Permit No: 2018-041-DP/11607, 11621 and 11633 Burnett Street

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 six (6) storey apartment building. The project team presented the development plans and answered questions from the Panel.

R/2021-009

It was moved and seconded

That the Advisory Design Panel has reviewed application No. 2018-041-DP and supports the project and recommends the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Comments from the Panel included:

Landscape Comments:

- Provide direct access to the west side amenity from the west patios;
- Consider extending the pathway to connect around the north side of the building;
- Consider more opportunities for small group gatherings with varied programming;
- Consider reviewing ramp access from lobby and provide equal importance and visibility;
- Evaluate the function of the north patio from indoor amenity space;
- Confirm acceptable soil volumes for street trees installed;
- Consider narrow planting bed or sound attenuation screen at patio next to underground.

CARRIED

Note: Meredith Mitchell left at 6:12 pm

7. CORRESPONDENCE – NIL

8. ADJOURNMENT

There being no further business, the meeting adjourned at 6:32 p.m.

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

Stephen Heller, Chair

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