



City of Maple Ridge
Advisory Design Panel
AGENDA – REGULAR MEETING
Wednesday, March 23, 2022 at 4:00 pm
Held Virtually Via Zoom Teleconference

Join the meeting from your computer, tablet or smartphone
<https://mapleridge-ca.zoom.us/j/87416907616?pwd=UCswVkUzNFVOQVhLMnpgSkR4cGtPUT09>

Or join the meeting using your phone
Dial: 1-778-907-2071 Meeting ID: 874 1690 7616 Password: 130895

1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**
3. **ADOPTION OF MINUTES** – February 16, 2022
4. **QUESTION PERIOD**
5. **NEW AND UNFINISHED BUSINESS**
6. **PROJECTS**
 - 6.1 Development Permit No: 2021-280-DP 4:15 PM
Applicant: Tony Doan
Project Architect: Tony Doan
Project Landscape Architect: Tony Doan
Proposal: 2 storey fourplex with unenclosed parking
Location: 22306 122 Avenue
File Manager: Tyson Baker

 - 6.2 Development Permit No: 2019-091-DP 5:15 PM
Applicant: JY Architecture Inc. (Jinyong Yum)
Project Architect: JY Architecture Inc. (Jinyong Yum)
Project Landscape Architect: KD Planning & Design Ltd.
Proposal: 5 unit courtyard development under the RT-2 Zone
Location: 21585 River Road
File Manager: Rene Tardif

 - 6.3 Development Permit No: 2021-061-DP 6:15 PM
Applicant: WestUrban Developments (Sarah Alexander)
Project Architect: Thuja Architecture + Design (Tanis Schulte)
Project Landscape Architect: Rosanna Higgs
Proposal: 6-storey 121 unit apartment building with some ground floor commercial in the C-7 Zone.
Location: 21783 Lougheed Highway
File Manager: Rene Tardif

7. CORRESPONDENCE
8. ADJOURNMENT

Next Meeting: April 13, 2022
Agenda Items Submission Deadline: March 30, 2022

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.

The Minutes of the Regular Meeting of the Maple Ridge Advisory Design Panel (ADP) held via Zoom teleconference on Wednesday, February 16, 2022 at 4:00 pm.

PANEL MEMBERS PRESENT

Meredith Mitchell, Chair	Landscape Architect BCSLA
Jaswinder Gabri	Architect AIBC
Jose Gonzalez	Landscape Architect BCSLA
Sang Kim	Architect AIBC
Andrea Scott, Vice Chair	Architect AIBC

STAFF MEMBERS PRESENT

Wendy Cooper	Staff Liaison, Planner
Mike McLean	Committee Clerk

PANEL MEMBERS ABSENT

1. CALL TO ORDER - 4:01 pm

2. APPROVAL OF AGENDA

R/2022-017

It was moved and seconded

That the agenda for the February 16, 2022 Advisory Design Panel Regular Meeting be approved as circulated.

CARRIED UNANIMOUSLY

3. ADOPTION OF MINUTES

R/2022-018

It was moved and seconded

That the minutes for the January 19, 2022 Advisory Design Panel Regular Meeting be adopted.

CARRIED UNANIMOUSLY

4. QUESTION PERIOD - NIL

5. NEW AND UNFINISHED BUSINESS

5.1 Lougheed Transit Corridor Area Plan

The Staff Liaison spoke about the latest phase of the Lougheed Transit Corridor Study.

5.2 Maple Ridge Off-Street Parking and Loading Bylaw No. 4350 - 1990

Recent amendments to the Off-Street Parking and Loading Bylaw were received for information.

6. PROJECTS

Note: Andrea Scott recused herself from agenda item 6.1 as she is the applicant and the architect for the project.

6.1 Development Permit No: 2021-341-RZ/DP/22108 – 22164 Lougheed Hwy

The Chair welcomed the project team to the meeting and introduced the members of the ADP. The Staff Liaison provided a brief overview of a six storey wood frame apartment building with 1.5 levels of underground parking. The project team presented the development plans and answered questions from the Panel.

R/2021-019

It was moved and seconded

That the Advisory Design Panel has reviewed application 2021-341-RZ/DP and recommends that

The application be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Architectural Comments:

- Consider exploring sectioning of continuous roofline;
- Consider incorporating rooftop amenity.

Landscape Comments:

- Consider softening the interface between the landscaping and the lane;
- Consider CPTED principles to improve security around the building;
- Consider the reconfiguration of the front lawns to maximize sun exposure on the north side;
- Review planting density around building entrance to improve visibility of entrance;
- Ensure adequate soil volumes for planting on top of slab;
- Consider adding vegetation to break up continuous patio space;
- Consider providing a separation between the loading area and the trellis amenity space.

CARRIED UNANIMOUSLY

ANDREA SCOTT DID NOT VOTE

6.2 Development Permit No: 2019-426-DP/24877 – 24989 112 Avenue

The Chair welcomed the project team to the meeting and introduced the members of the ADP. The Staff Liaison provided a brief overview of a 165 townhouse unit submission. The project team presented the development plans and answered questions from the Panel.

R/2021-020

It was moved and seconded

That the Advisory Design Panel has reviewed application 2019-426-DP and recommends that

The application be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Architectural Comments:

- Consider including amenity building in phase one;
- Consider equal colour distribution throughout the site;
- Consider increasing front yard setbacks;
- Consider opportunity for visible pedestrian access in southeast corner;
- Ensure architectural language is consistent on all four sides of elevations.

Landscape Comments:

- Increase 112 Avenue setback areas to improve usability of yard spaces;
- Consider additional stormwater management through green infrastructure on the site;
- Consider incorporating additional street trees on the internal road system;
- Consider providing additional landscaping to screen tandem parking;
- Consider the incorporation of childrens' programming in the space next to the amenity building as well as the distribution of childrens' programming throughout the phasing of the development.

CARRIED UNANIMOUSLY

Note: Jaswinder Gabri recused himself from agenda item 6.3 as he is the applicant and the architect for the project and left the meeting at 7:26 pm.

6.3 Development Permit No: 2020-066-DP/18186, 18892 and 11902 – 232 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 a 47 unit townhouse development under the RM-1 zone submission. The project team presented the development plans and answered questions from the Panel.

R/2021-021

It was moved and seconded

That the Advisory Design Panel has reviewed application 2020-066-DP and recommends that

The following concerns be addressed and digital versions of revised drawings and memo be submitted to Planning staff; and further that Planning staff forward this on to the Advisory Design Panel for information.

Architectural Comments:

- Consider providing for a greater articulation at roofline;
- Move front door further off road curb for safety;
- Consider following pattern to colour highlights on building façades;
- Suggest providing additional glazing on the side of the building;
- Consider stepping of buildings to provide break in linearity.

Landscape Comments:

- Consider relocating grass area to the north side to maximize sun exposure;
- Explore opportunities for stormwater management features and permeable paving;
- Consider incorporating internal road street trees;
- Consider replacement of stepping stones with concrete sidewalk;
- Consider incorporating circulation space into usable courtyard amenity;
- Consider pedestrian connection through adjacent to north and east parking stalls leading into central courtyard to improve access for pedestrians;

- Consider improving access to play areas under existing tree canopies;
- Consider improving accessibility of rubberized surface play area.

CARRIED UNANIMOUSLY

JASWINDER GABRI DID NOT VOTE

Note: M. Mitchell left the meeting at 6:58 pm.

Note: J. Gabri rejoined the meeting at 7:48 pm.

Note: A. Scott left the meeting at 7:48 pm.

7. CORRESPONDENCE - NIL

8. ADJOURNMENT – 8:06 pm

The next regular meeting of the Advisory Design Panel will be held on Wednesday, March 23, 2022.

Meredith Mitchell, Chair