



City of Maple Ridge
Advisory Design Panel
AGENDA – REGULAR MEETING
Wednesday, April 13, 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/86088767152?pwd=K203UGR4WjVZaDlqVzI5VXYyTVNrUT09>

Or join the meeting using your phone
Dial: 1-778-907-2071 Meeting ID: 860 8876 7152 Password: 009379

1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**
3. **ADOPTION OF MINUTES – March 23, 2022**
4. **QUESTION PERIOD**
5. **NEW AND UNFINISHED BUSINESS**
6. **PROJECTS**
 - 6.1 Development Permit No: 2021-281-RZ 4:15 PM
Applicant: Kerkhoff, Bruno Jury
Project Architect: Formosis Architecture (Scott Proudfoot, Tom Bunting)
Project Landscape Architect: Greenway Landscape Architecture, Paul Whitehead
Proposal: Apartment building, 178 units
Location: 22936 – 22974 Dewdney Trunk Road
File Manager: Therese Melser

 - 6.2 Development Permit No: 2020-177-DP 5:00 PM
Applicant: Flat Architecture Inc. (Jaswinder Gabri)
Project Architect: Flat Architecture Inc. (Jaswinder Gabri)
Project Landscape Architect: C. Kavolinas & Associates Inc. (Clark Kavolinas)
Proposal: 3 storey mixed-use building, commercial at grade with 14 residential units above
Location: 12834 232 Street
File Manager: Michelle Baski

 - 6.3 Development Permit No: 2019-366-RZ 6:00 PM
Applicant: E. Roth
Project Architect: R. Salcido, Vivid Green Architecture Inc.
Project Landscape Architect: Rory Dafoe
Proposal: RT-2 Triplex
Location: 11960 221 Street
File Manager: Michelle Baski



City of Maple Ridge
Advisory Design Panel
MEETING MINUTES
March 23, 2022 Regular Meeting

The Minutes of the Regular Meeting of the Maple Ridge Advisory Design Panel (ADP)
held via Zoom teleconference on Wednesday, March 23, 2022 at 4:00 pm.

PANEL MEMBERS PRESENT

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

STAFF MEMBERS PRESENT

Wendy Cooper	Staff Liaison, Planner
Mike McLean	Committee Clerk

PANEL MEMBERS ABSENT

1. **CALL TO ORDER** – 4:09 p.m.

2. **APPROVAL OF AGENDA**

R/2022-022

It was moved and seconded

That the agenda for the March 23, 2022 Advisory Design Panel Regular Meeting be approved as circulated.

CARRIED UNANIMOUSLY

3. **ADOPTION OF MINUTES**

R/2022-023

It was moved and seconded

That the minutes for the February 16, 2022 Advisory Design Panel Regular Meeting be adopted.

CARRIED UNANIMOUSLY

Note: Sang Kim joined the meeting at 4:10 p.m.

4. **QUESTION PERIOD**

5. **NEW AND UNFINISHED BUSINESS**

6. **PROJECTS**

Note: Jaswinder Gabri joined the meeting at 4:16 p.m.

Note: the Project Landscape Architect for 2021-280-DP is Meredith Mitchell, not Tony Doan.

Note: Meredith Mitchell recused herself from agenda item 6.1 as she is the Project Landscape Architect.

6.1 Development Permit No: 2021-280-DP / 22306 122 Avenue

The Chair welcomed the project team to the meeting and the Staff Liaison provided a brief overview of the 2-storey fourplex with unenclosed parking. The project team presented the development plans and answered questions from the Panel.

R/2021-024

It was moved and seconded

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 the addition of a ramp and dedicated sidewalk to ensure accessibility to unit 1.
- Consider extending colour palette to all sides of the building.
- Ensure accessibility clearances are met at washroom.
- Considering shortening unit 1 to provide an additional window to unit 3 on the east side.
- Consider removing white ribbon element at front entrance.

Landscape Comments:

- Consider increasing soil volumes for planting on southeast corner.
- Consider improving access from unit 2 to parking area.
- Investigate improvements to parking stalls for ease of car maneuvering.

CARRIED UNANIMOUSLY

MEREDITH MITCHELL DID NOT VOTE

6.2 Development Permit No: 2019-091-DP / 21585 River Road

The Chair welcomed the project team to the meeting and the Staff Liaison provided a brief overview of a 5-unit courtyard development under the RT-2 Zone. The project team presented the development plans and answered questions from the Panel.

R/2021-025

It was moved and seconded

The proposal be re-submitted and presented at a future Advisory Design Panel meeting with the following concerns addressed:

Architectural Comments:

- The current site layout does not meet courtyard typology as defined in bylaw, incorporate and arrange the residential units around a shared open space.
- Consider the incorporation of the following design and architectural features when achieving a courtyard configuration, these include:
 - Elevations and designs that speak to existing neighbourhood context
 - Design should not feel like a townhouse development
 - Consider revising elevation on River Road
 - Consider reducing the prominence of flat roof to match the scale of surrounding buildings
 - Consider introducing additional colours to accentuate architectural features

Landscape Comments:

- Consider separation of units by adding plantings between driveway entries.

- Arborist presence is required for work within tree protection area.
- Consider addition of trees and screen planting between garage units and parking stalls and on internal roads and next to table and chairs.
- Provide additional opportunities for rain water infiltration

CARRIED UNANIMOUSLY

6.3 Development Permit No: 2021-061-DP/ 21783 Lougheed Highway

The Chair welcomed the project team to the meeting and the Staff Liaison provided a brief overview of a 6-storey 121-unit apartment building with some ground floor commercial in the C-7 Zone. The project team presented the development plans and answered questions from the Panel.

Note: the Project Landscape Architect for 2021-061-DP is Lazzarin Svisdahl Landscape Architects (Laurelin Svisdahl), not Rosanna Higgs.

R/2021-026

It was moved and seconded

The proposal be re-submitted and presented at a future Advisory Design Panel meeting with the following concerns addressed:

Architectural Comments:

- Ensure that bicycle parking bylaw requirements are met.
- Ensure that commercial and residential space requirements, separation of and access to garbage refuse are met.
- Ensure outdoor amenity bylaws are met in terms of size and function.
- Ensure access to commercial and entrance lobby is addressed to ensure that it is barrier-free and visible to the public from the streetscape.
- Consider additional architectural response to break up massing.
- Consider adding architectural features to blank wall on north end and façade on west end.
- Consider addition of loading stall for commercial area.
- Provide loading bay for commercial area according to municipal bylaws.
- Review requirements for number of elevators and ensure number of elevators are adequate for number of units, recommend second elevator to be provided.
- Consider reconfiguring amenity room on second floor to add more natural light.
- Address proximity of refuse to patio space and consider enclosed structure.
- The building should address the relationship of the facade to the SRW with both daylighting and pedestrian scale, recommend stepping back 5th and 6th floors on SRW side to improve this relationship.
- Ensure commercial street frontage is differentiated from residential street through uses of storefront glazing, canopies, signage.
- Residential lobby should be differentiated from building massing to improve visibility of front doors.

Landscape Comments:

- Ensure tree protection fencing is shown on landscape plans for retained trees.
- Provide vegetative screening on north property line.
- Consider bioswale on north property line at grade planting area.
- Consider vegetative buffer between driveway and west property line.

- Recommend providing amenity area for residents on roof.
- Provide screening for residential patios to ground floor amenity at grade.
- Recommend reconfiguring amenity area on ground floor for residential to provide separation between tenant amenity room and exterior associated space.
- Provide separation of public and private amenity space on ground floor.
- Provide ground floor yard space in relationship to pathway at SRW for residential units on ground floor.
- Provide separation of public and private space between lobby entry on Lougheed Highway and first residential unit to east.
- Do not support the use of stacked wood planters on slab, recommend using raised precast planters, not wood.
- Recommend changing decorative washed rock with 4x4 wood edgers and providing yard space for ground floor residential units.
- Ensure barrier-free entry to lobby doors for residential and commercial.
- Ensure privacy and noise separation of units facing Lougheed Highway through architectural screening.
- Recommend separating bike parking between commercial and residential.
- Recommend installation of pathway within SRW to provide access to individual yard spaces and small amenity area in northeast corner of site.

CARRIED UNANIMOUSLY

Note: Meredith Mitchell left the meeting at 8:40 p.m.

7. CORRESPONDENCE - NIL

8. ADJOURNMENT

There being no further business, the meeting adjourned at 8:55 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, April 13, 2022.

Meredith Mitchell, Chair

/mm