



City of Maple Ridge
Advisory Design Panel
AGENDA

Wednesday, July 20, 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/83930596927?pwd=bmluRU5FZ3R6Zk9lOGJvNmtMdnbnUT09>

Or join the meeting using your phone
Dial: 1-778-907-2071 Meeting ID: 839 3059 6927 Password: 512700

1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**
3. **ADOPTION OF MINUTES – June 15, 2022**
4. **QUESTION PERIOD**
5. **NEW AND UNFINISHED BUSINESS - NIL**
6. **PROJECTS**
 - 6.1 Development Permit No: 2019-138-DP 4:15 PM
Applicant: Wayne Bissky Architecture
Architect: Wayne Bissky
Project Landscape Architect: PMG Landscape Architects
Proposal: 6-Storey Mixed-Use Building
Location: Mussallem Lands – Lougheed Highway, 223 Street and Selkirk
File Manager: Rene Tardiff

 - 6.2 Development Permit No: 2020-432-DP 5:00 PM
Applicant: Doug Johnson
Project Architect: Doug Johnson
Project Landscape Architect: Meredith Mitchell
Proposal: Rezone from RS-1 to RM-1 to enable the creation of 17 multi-family (townhouse) dwelling units in 3 buildings
Location: 12229 & 12211 228 Street
File Manager: Tyson Baker

 - 10 Minute Break*

 - 6.3 Development Permit No: 2021-564-DP 5:55 PM
Applicant: P. Smith, Smithcraft Architecture
Project Architect: P. Smith, Smithcraft Architecture
Project Landscape Architect: M2 Landscape Architecture
Proposal: Mixed-Use, Commercial at ground-floor with 2 levels of apartments above
Location: 23004 Dewdney Trunk Road
File Manager: Michelle Baski

7. CORRESPONDENCE - NIL
8. ADJOURNMENT

Next Meeting: September 21, 2022
Agenda Items Submission Deadline: September 7, 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.



City of Maple Ridge
Advisory Design Panel
MEETING MINUTES
June 15, 2022 Regular Meeting

The Minutes of the Regular Meeting of the Maple Ridge Advisory Design Panel (ADP)
held via Zoom teleconference on Wednesday, June 15, 2022 at 4:00 pm.

PANEL MEMBERS PRESENT

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

STAFF MEMBERS PRESENT

Wendy Cooper	Staff Liaison, Planner
Arsh Dhillon	Committee Clerk

PANEL MEMBERS ABSENT

1. CALL TO ORDER – 4:07pm

2. APPROVAL OF AGENDA

R/2022-ADP-029

It was moved and seconded

That the agenda for the June 15, 2022 Advisory Design Panel meeting be approved as circulated.

CARRIED UNANIMOUSLY

3. ADOPTION OF MINUTES

R/2022-ADP-030

It was moved and seconded

That the minutes for the May 18, 2022 Advisory Design Panel meeting be adopted with amended change of Meredith Mitchell to Chair of the Advisory Design Panel.

CARRIED UNANIMOUSLY

4. QUESTION PERIOD

5. NEW AND UNFINISHED BUSINESS

6. PROJECTS

6.1 Development Permit No: 2019-402-DP / 9450 287 Street

The Chair welcomed the project team to the meeting and introduced the members of the ADP. The Staff Liaison provided a brief overview to permit the construction of a service station with three commercial retail units. The project team presented the development plans and answered questions from the Panel.

Note: Jaswinder Gabri joined the meeting at 4:23 pm.

R/2022-ADP-031

It was moved and seconded

That the Advisory Design Panel has reviewed application 2019-402-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:

- Materials board required to be provided to planning department.
- Recommend reviewing materiality cohesion between brown brick, blue hardie plank, and silver corrugated metal panel.
- Recommend the third canopy presents the same materiality as the main canopy.
- Recommend incorporating potable water well into a non-vehicle area and into a landscape area to reduce potential contamination.
- Ensure fuel spill mitigation plan in place for protection of environment.

Landscape Comments:

- Recommend reviewing MOTI requirements for storm-water management. Recommend storm-water to be managed on-site through bio-swales or rain gardens at perimeter of site.
- Recommend screening of patio to east of building from drive-thru with vegetative buffer or fencing.
- Suggest increasing permeable surface area throughout the site. Consider opportunity to reduce asphalt area at north-east corner and increasing landscape buffers.
- Recommend providing vegetative screening around PMT.
- Clarify proposed fencing scheme - is existing fence being maintained? Recommend using a combination of fencing and vegetative screening on north and east property lines.
- Recommend either relocating sod lawn to curb edge for easier maintenance or replacing with planting on south property line.
- Recommend reviewing flag mount pylon sign detailing and location with building department and MOTI.
- BCSLA registered landscape architect may be required for permit submission.

CARRIED UNANIMOUSLY

7. CORRESPONDENCE - NIL

8. ADJOURNMENT

There being no further business, the meeting adjourned at 5:37 pm.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, July 20, 2022.

Meredith Mitchell, Chair

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