



City of Maple Ridge
Advisory Design Panel
AGENDA

Wednesday, September 15, 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/93613167607?pwd=U0ZaOy9BTjVKYVJUS0ppcmxhRElxdz09>

Or join the meeting using your phone
Dial: 1-778-907-2071 Meeting ID: 936 1316 7607 Password: 435141

1. **CALL TO ORDER**
2. **ADOPTION OF MINUTES – July 21, 2021**
3. **NEW AND UNFINISHED BUSINESS**
4. **PROJECTS**
 - 4.1 Development Permit No: 2019-119-DP 4:05 PM
Applicant: K. Atwall
Project Architect: Henk Kampman, Think Space Architecture
Project Landscape Architect: ETA Landscape Architecture
Proposal: CS-1 zoned 2-storey commercial building
Location: 12791 232 Street
File Manager: Michelle Baski
 - 4.2 Development Permit No: 2020-309-DP / Resubmission 4:45 PM
Applicant: JM Architecture-Joseph M Minton
Project Architect: JM Architecture-Joseph M Minton
Project Landscape Architect: Donald VS Duncan Landscape Architect
Proposal: 7 storey-106 Unit apartment building with daycare facility
Location: 2297 222 Street, 22175 and 22185 123 Avenue
File Manager: Wendy Cooper
5. **QUESTION PERIOD**
6. **ADJOURNMENT**

Next Meeting: October 20, 2021 / Agenda Items Submission Deadline: September 15, 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.



The Minutes of the Regular Meeting of the Maple Ridge Advisory Design Panel (ADP)
held via Zoom teleconference on Wednesday, June 16, 2021 at 4:03 pm.

PANEL MEMBERS PRESENT

Stephen Heller, Chair	Landscape Architect BCSLA
Meredith Mitchell, Vice Chair	Landscape Architect BCSLA
Steven Bartok	Architect AIBC
Emily Kearns	Architect AIBC

STAFF MEMBERS PRESENT

Wendy Cooper	Staff Liaison, Planner
Sabina Chand	Committee Clerk

ABSENT

Andrea Scott	Architect AIBC
--------------	----------------

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

R/2021-029

It was moved and seconded

That the agenda for the June 16, 2021 Advisory Design Panel meeting be approved as circulated.
CARRIED

3. ADOPTION OF MINUTES

R/2021-030

It was moved and seconded

That the minutes for the May 19, 2021 Advisory Design Panel meeting be adopted as circulated.

CARRIED

Note: Steven Bartok joined at 4:07 pm

4. NEW AND UNFINISHED BUSINESS

5. PROJECTS

Note: Meredith Mitchell recused herself from item 5.1 due to conflict of interest.

5.1 Development Permit No: 2020-309-DP –12297 222 St. | 22175, 22185 123 Ave Maple Ridge, BC

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 multi- storey (7) residential development. The project team presented the development plans and answered questions from the Panel.

R/2021-031

It was moved and seconded

That the Advisory Design Panel has reviewed application No. 2020-309-DP and recommends the proposal be re-submitted and presented at a future Advisory Design Panel meeting with the following concerns addressed:

Note: Meredith Mitchell left at 5:00 pm

Architectural Comments:

- Height of the building is out of scale given the context:
 - reconsider 7 storey volume to a height more in keeping within the neighbourhood
 - Gable roof is exacerbating the height of the roof
 - Please provide shadow studies, extended street elevations and larger reaching sections to show the impact of the building on the surrounding context
- Consider the Human scale of the building and introduce elements to lower the overall massing;
- Provide more celebration/distinction of entry and more articulation/visual interests on the street fronting facades;
- Consider softening material pallet to add warmth to the façade;
- Consider opportunities for the indoor/outdoor relationship at the ground plane.

Landscape Comments:

- Provide more clarification on perimeter grades and relationship to neighbouring property;
- Provide terraced landscape retaining walls to soften the edges of the exposed parkade;
- Provide removable bollards at the 123rd street let down in front of the garbage collection – evaluate if this let down is needed as garbage truck could use podium access as the firetruck;
- Consider to blend and expand the amenity area into the environmental setback;
- Maintenance path of the Westside of the building is hidden – provide a looping path or additional connections to the building to reduce CPTED concerns;
- Consider more variety in the play structures.

CARRIED

Meredith Mitchell did not vote

6. QUESTION PERIOD - NIL

7. CORRESPONDENCE - NIL

8. ADJOURNMENT

There being no further business, the meeting adjourned at 5:31 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, July 21, 2021.

Stephen Heller, Chair

/sc