



City of Maple Ridge
Advisory Design Panel
AGENDA

Wednesday, May 19, 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/94054342339?pwd=NGloYVcyQnpub1pQZ3phQVdZai9oQT09>

Or join the meeting using your phone
Dial: 1-778-907-2071 Meeting ID: 940 5434 2339 Password: 933252

1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**
3. **ADOPTION OF MINUTES**
 - 3.1 Regular Meeting - April 21, 2021
 - 3.2 Special Meeting – May 12, 2021
4. **NEW AND UNFINISHED BUSINESS**
5. **PROJECTS**
 - 5.1 Development Permit No: 2019-268-RZ 4:05 PM
Applicant: Nasir Ghuman
Project Architect: F. Adab Architects Inc.
Project Landscape Architect: MM2 Architects Inc.
Proposal: Mixed-use (568 sq. m. commercial & 111 apartment units)
Location: 22340 & 22328 St. Anne Avenue & 11654 & 11664 223 Street
File Manager: Adrian Kopystynski

 - 5.2 Development Permit No: 2017-485-DP 4:45 PM
Applicant: Atelier Pacific Architecture
Project Architect: Atelier Pacific Architecture
Project Landscape Architect: Meredith Mitchell
Proposal: Townhouse site with 61 units
Location: 210640 248 Street
File Manager: Therese Melser
6. **QUESTION PERIOD**
7. **CORRESPONDENCE**
8. **ADJOURNMENT**

Next Meeting: June 16, 2021

Agenda Items Submission Deadline: May 19, 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.



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, April 21, 2021 at 4:02 pm.

PANEL MEMBERS PRESENT

Meredith Mitchell, Vice Chair	Landscape Architect BCSLA
Steven Bartok	Architect AIBC
Andrea Scott	Architect AIBC

STAFF MEMBERS PRESENT

Wendy Cooper	Staff Liaison, Planner
Sabina Chand	Committee Clerk

ABSENT

Stephen Heller, Chair	Landscape Architect BCSLA
Emily Kearns	Architect AIBC

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

R/2021-017

It was moved and seconded

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

CARRIED

3. ADOPTION OF MINUTES

R/2021-018

It was moved and seconded

That the minutes for the March 17, 2021 Advisory Design Panel meeting be adopted as circulated.

CARRIED

R/2021-019

It was moved and seconded

That the minutes for the March 31, 2021 Advisory Design Panel meeting be adopted as circulated.

CARRIED

4. QUESTION PERIOD - NIL

5. NEW AND UNFINISHED BUSINESS

6. PROJECTS

6.1. Development Permit No: 2019-392-RZ /22922 Dewdney Trunk Road 4:05 pm

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 6-storey mixed-use building with 127 apartment units. 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 No. 2019-392-RZ and recommends that the proposal be re-submitted and presented at a future Advisory Design Panel meeting with the following concerns addressed:

Panel's Comments:

- The package received prior to the meeting was incomplete;
- Provide differentiation of the residential and commercial entries;
- Consider consolidation of commercial retail units;
- Front elevation:
 - reduce the massing and set back the 6th floor:
 - to animate the roof line
 - to add windows to the blank walls
 - to define the commercial entrances
- Ensure that the material pallet is finalized

CARRIED

6.2 Development Permit No: 2020-414-DP/22311 North Avenue 4:45 PM

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 6-storey 34 unit apartment housing . 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 No. 2020-414-DP and recommends The application be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Panel's Comments:

- Consider adding additional horizontal colour to articulate the front façade and entrance way

CARRIED

Break 5:20 pm – 5:35 pm

6.3 Development Permit No: 2020-363-DP/11300 Pazerena Place 5:35 PM

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 mixed-use commercial and residential building. The project team presented the development plans and answered questions from the Panel.

R/2021-022

It was moved and seconded

That the Advisory Design Panel has reviewed application No. 2020-363-DP and recommends the application be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Panel's Comments:

- Consider reviewing the blue spandrel colour in the windows against the orange and yellow colour of the building;
- Consider changing the front door trellis structure to be revealed set in the concrete;
- Consider improving the roof line at the entry to help with wayfinding;
- Consider improving the Lougheed Highway elevation to give it greater hierarchical importance;
- Provide a less solid/softer south elevation at the ground plane to improve the pathway relationship.

CARRIED

6.4 Development Permit No: 2020-200-DP /20170 115A Avenue 6:10 PM

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 Industrial building. The project team presented the development plans and answered questions from the Panel.

R/2021-023

It was moved and seconded

That the Advisory Design Panel has reviewed application No. 2020-200-DP and recommends The application be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Panel's Comments:

- Provide weather protection at all entries and exits;
- Review that the main entry meets accessibility standards.

CARRIED

7. ADJOURNMENT

There being no further business, the meeting adjourned at 6:49 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, May 19, 2021.

Meredith Mitchell, Vice Chair

/sc



City of Maple Ridge
Advisory Design Panel
SPECIAL MEETING MINUTES

The Minutes of the Regular Meeting of the Maple Ridge Advisory Design Panel (ADP)
held via Zoom teleconference on Wednesday, May 12, 2021 at 4:00 pm.

PANEL MEMBERS PRESENT

Stephen Heller, Chair	Landscape Architect BCSLA
Emily Kearns	Architect AIBC
Andrea Scott	Architect AIBC

STAFF MEMBERS PRESENT

Wendy Cooper	Staff Liaison, Planner
--------------	------------------------

ABSENT

Meredith Mitchell, Vice Chair	Landscape Architect BCSLA
Steven Bartok	Architect AIBC

1. CALL TO ORDER

2. QUESTION PERIOD - NIL

3. PROJECTS

3.1. Development Permit No: 2019-392-RZ /22922 Dewdney Trunk Road 4:05 pm

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 6-storey mixed-use building with 127 apartment units that was reviewed by the Panel at the April 21, 2021 meeting and was asked to consider the Panel's comment and resubmit their application. The project team presented the development plans and answered questions from the Panel.

R/2021-024

It was moved and seconded

That the Advisory Design Panel has reviewed application No. 2019-392-RZ and recommends 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.

Architectural Comments:

- Reconsider commercial component; OCP suggest multi-family residential. Proposed parking at rear is awkward and compromises potential for green space;
- Renderings are not consistent with coloured elevations. Please coordinate all plans;
- Generally the site is over built. Livability is compromised. Consider a larger courtyard and or removing units at the south to create a U-shaped building. Over shadowing will be a concern.;
- Over heating will be of a concern on the south and west elevations. Consider greater overhangs and or solar shading device;
- Consider locating the indoor amenity room with direct access to the outdoor amenity.

Landscape Comments:

- Provide a coordinated Landscape submission. Submission needs to be consistent with the Architect Plan;
- Provide more pedestrian circulation and access to the courtyard. Strongly suggest to include gates from adjacent residential units;
- In conjunction with the reconsideration of the commercial space consider where additional green space could be added to enhance livability and complement the courtyard; and

That the coordinated resubmission must incorporate comments from the April 21, 2021 and May 12, 2021 Advisory Design Panel meeting.

CARRIED

4. ADJOURNMENT

There being no further business, the meeting adjourned at 5:40 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, May 19, 2021.

Stephen Heller, Chair

/wc