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1. **CALL TO ORDER**
2. **ADOPTION OF MINUTES – July 21, 2021**
3. **NEW AND UNFINISHED BUSINESS**
4. **PROJECTS**
  - 5.1 Development Permit No: 2020-066-DP 4:05 PM  
Applicant: Brandon Nick  
Project Architect: Atelier Pacific Architecture Ltd.  
Project Landscape Architect: VDZ+A Project Landscape Architecture  
Proposal: 47 unit townhouse development under the RM-1 Zone  
Location: 18186, 18892 and 11902 – 232 Street  
File Manager: Rene Tardif
  - 5.2 Development Permit No: 2019-119-DP 4:45 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
  - 5.3 Development Permit No: 2020-309-DP / Resubmission 5:30 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.



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, June 16, 2021 at 4:03 pm.

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**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
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**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 123<sup>rd</sup> 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.

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Stephen Heller, Chair

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