

The Minutes of the Regular Meeting of the Maple Ridge Advisory Design Panel (ADP)
held via Zoom teleconference on Wednesday, January 19, 2022 at 4:00 pm.

PANEL MEMBERS PRESENT

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

STAFF MEMBERS PRESENT

Wendy Cooper	Staff Liaison, Planner
Mike McLean	Committee Clerk

PANEL MEMBERS ABSENT

1. CALL TO ORDER – 4:06 pm

2. APPROVAL OF AGENDA

R/2022-001

It was moved and seconded

That the agenda for the January 19, 2022 Advisory Design Panel Regular Meeting be approved as circulated.

CARRIED UNANIMOUSLY

3. ADOPTION OF MINUTES

R/2022-002

It was moved and seconded

That the minutes for the September 15, 2021 Advisory Design Panel Regular Meeting be adopted.

CARRIED UNANIMOUSLY

4. QUESTION PERIOD

5. NEW AND UNFINISHED BUSINESS

5.1 Member Introductions

The Staff Liaison welcomed new and returning members to the Advisory Design Panel.

5.2 Chair and Vice Chair Selection

The Committee elected Meredith Mitchell as Chair and Andrea Scott as Vice Chair of the Advisory Design Panel for 2022.

R/2022-003

It was moved and seconded

That Meredith Mitchell be appointed Chair of the Advisory Design Panel for 2022.

CARRIED UNANIMOUSLY

R/2022-004

It was moved and seconded

That Andrea Scott be appointed Vice Chair of the Advisory Design Panel for 2022.

CARRIED UNANIMOUSLY

5.3 Advisory Design Panel Overview

The Staff Liaison provided an overview of the Advisory Design Panel.

6. PROJECTS

6.1 Development Permit No: 2018-489-RZ / 22058 119 Avenue

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 submission for an 88-unit, 4 storey apartment building. The project team presented the development plans and answered questions from the Panel.

R/2022-005

It was moved and seconded

That the Advisory Design Panel has reviewed application 2018-489-RZ 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:

- Consider enhancement of exterior architecture through colour and articulation;
- Consider enhancing prominence of main entry;
- Provide ramp into main entrance for equal opportunity access;
- Explore the interface with street for a more lively frontage;
- Ensure number of bike racks meets minimum requirements and consider e-bike parking;
- Consider third elevator and review code requirements for length of corridor and accessibility and convenience;
- Consider compromised layout of units A and C, including sunlight and privacy.

Landscape Comments:

- Address limited diversity of tree species, in particular on slab;
- Provide adequate soil volume for trees (10 m³ of soil per tree);
- Ensure plant material is appropriate for light levels in northern courtyard;
- Explore opportunities for increasing programming, e.g. children's play space or other;
- Provide screening to temporary garbage pad on street frontage;
- Consider expanding single row of shrubs in narrow terraced retaining wall planters.

CARRIED UNANIMOUSLY

6.2 Development Permit No: 2020-421-DP/ 12026 Dunbar Street and 22137 Dewdney Trunk Road

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 re-submission for a 100-unit residential apartment building with 4 ground level commercial retail units. The project team presented the development plans and answered questions from the Panel.

R/2022-006

It was moved and seconded

That the Advisory Design Panel has reviewed application 2020-421-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:

- Consider addition of decorative façade with texture and colour on east and north sides;
- Provide a visual cue to the commercial units through architectural and landscape elements;
- Explore opportunities to provide natural light in parking through either skylights from above or openings in façade.

Landscape Comments:

- Consider providing additional landscape behind separate amenity building on level 2;
- Consider enhancing buffer and privacy of residential patios on Dunbar Street;
- Consider additional programming of level 2 amenity area, including children's play;
- Provide adequate soil volume for trees (10 m³ of soil per tree), including on slab.

CARRIED UNANIMOUSLY

6.3 Development Permit No: 2021-586-DP/ 12051 & 12062 223 Street and 22295, 22255, 22289 & 22299 Dewdney Trunk Road

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 submission for an approximately 396-apartment and 1008 sq. m. of retail shops. The project team presented the development plans and answered questions from the Panel.

R/2022-007

It was moved and seconded

That the Advisory Design Panel has reviewed application 2021-586-DP and recommends that the following concerns be addressed and digital versions of revised drawings and memo be submitted to Planning staff; and further that Planning staff forward this on to the Advisory Design Panel for information.

Architectural Comments:

- Explore variability in texture, material or colour to enhance aspects of tower fins;
- Enhance pedestrian character of corridor along all sides of clubhouse;
- Increase prominence of front entrance to phase 3 building;
- Consider additional elements to commercial façade to integrate with surrounding buildings;
- Consider incorporating copper paneling on amenity building into other buildings to provide campus character;
- Incorporate colour glazing at rear of phase 3 into tower.

Landscape Comments:

- Increase amenity areas on rooftop on building 3 for additional usable space;
- Consider green roofs or green elements on lower buildings;
- Consider decorative elements, such as a green wall, on second floor of clubhouse area to enhance south façade with shade-tolerant plant material;
- Ensure planting beds have appropriate planting materials and/or trees that will be tolerant to light conditions;
- Provide adequate soil volume for trees (10 m³ of soil per tree);

CARRIED UNANIMOUSLY

6.4 Development Permit No: 2020-413-DP/ 10366 240 Street

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 submission for a 30-unit townhouse development under the RM-1 zone. The project team presented the development plans and answered questions from the Panel.

R/2022-008

It was moved and seconded

That the Advisory Design Panel has reviewed application 2020-413-DP and recommends that the following concerns be addressed and digital versions of revised drawings and memo be submitted to Planning staff; and further that Planning staff forward this on to the Advisory Design Panel for information.

Architectural Comments:

- Consider detailing for roof maintenance and drainage for shed roofs;
- Review overhangs in consideration with architectural intent;
- Consider bookending colour palettes of building blocks;
- Ensure vehicle parking spaces have adequate maneuvering space;
- Confirm internal road widths meet zoning bylaw;
- Confirm tandem parking is full car depth;
- Explore alternate window rhythm on street frontage.

Landscape Comments:

- Explore alternative programming in small amenity spaces at units 14 and 5;
- Consider incorporating tree protection area into amenity area;
- Improve access to amenity area for residents of buildings 1, 2 and 3;
- Examine consistency of grading between patio and yard space and potential issues for stormwater management;
- Consider planting in internal roads.

CARRIED UNANIMOUSLY

Note: J. Gabri recused himself from agenda item 6.5 as he is the Architect for the project.

Note: J. Gabri left the meeting at 10:08 pm.

6.5 Development Permit No: 2018-289-DP/ 22058 119 Avenue

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 re-submission for a 102-unit townhouse development. The project team presented the development plans and answered questions from the Panel.

R/2022-009

It was moved and seconded

That the Advisory Design Panel has reviewed application 2018-289-DP and recommends that the following concerns be addressed and digital versions of revised drawings and memo be submitted to Planning staff; and further that Planning staff forward this on to the Advisory Design Panel for information.

Architectural Comments:

- Improve connection from indoor amenity to outdoor amenity spaces;
- Explore series of colour palettes to improve massing and wayfinding;
- Explore opportunities for rooftop patios;
- Explore opportunities to increase prominence of front entries.

Landscape Comments:

- Address isolation of outdoor amenity space and limited access to central amenity area;
- Incorporate dedicated pedestrian circulation and cross paths to enhance walkability of site;
- Improve limited bike parking options with better integration into entire site;
- Highlight access to outdoor amenity spaces with road treatment;
- Consider additional bio swales to improve permeability in open spaces;
- Review narrow terraced walls for required soil volume for trees (10 m³ of soil per tree);
- Provide complete landscape plans for review to panel;
- Triangular landscape median appears to be opportunity for feature.

CARRIED UNANIMOUSLY

JASWINDER GABRI DID NOT VOTE

7. CORRESPONDENCE

8. ADJOURNMENT – 10:25 pm.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, February 16, 2022.

Wendy Cooper, Acting Chair



Meredith Mitchell, Chair