



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, February 17, 2021 at 4:04 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
Andrea Scott	Architect AIBC

**STAFF MEMBERS PRESENT**

Wendy Cooper	Staff Liaison, Planner
Sabina Chand	Committee Clerk

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**1. CALL TO ORDER**

**2. APPROVAL OF THE AGENDA**

R/2021-006

It was moved and seconded

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

CARRIED

**3. ADOPTION OF MINUTES**

R/2021-007

It was moved and seconded

**That the minutes for the January 20, 2021 Advisory Design Panel meeting be adopted as circulated.**

CARRIED

**4. QUESTION PERIOD - NIL**

**5. NEW AND UNFINISHED BUSINESS**

Note: Meredith Mitchell disclosed her conflict of interest on Agenda item 6.1 and recused herself from comments/decision-making.

## 6. PROJECTS

### 6.1. Development Permit No:

2020-062-DP/22349 North Ave, 22347 117 Ave and Unaddressed Lot (PID 008-130-493)

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 a five (5) storey mixed use commercial/residential building. The project team presented the development plans and answered questions from the Panel.

R/2021-008

It was moved and seconded

**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.**

**Comments from the Panel included:**

#### **Architectural Comments:**

- Consider further articulation of south façade;
- Explore solar shading options for large windows on upper levels of south elevation;
- Provide larger private outdoor decks above level 2, especially on south elevation;
- Provide larger communal outdoor space. Ensure this space is easily accessed from inside the building without using the stairs so that individuals with mobility concerns can use this space;
- Further articulate/architectural express the blank concrete block walls at east and west property lines. Carry red brick around the corner;
- Increase size of indoor and common outdoor space for private and public to better reflect zoning bylaw requirements;
- Provide architectural definition/focus of condo entry and ground plane.

#### **Landscape Comments:**

- Provide landscape definition/focus of condo entry and ground plane;
- Consider providing a pedestrian entrance closer to the bike rack location;
- Revise south foundation planting to include more than one species and more structure i.e. evergreen planting;
- Consider raising the proposed artwork on the south parkade wall and provide more planting height at the foundation;
- Add more programming to make use of the south side patio, refer to all comments regarding amenity space above in architectural comments.

CARRIED

Meredith Mitchell did not vote

### 6.2. Development Permit No: 2018-041-DP/11607, 11621 and 11633 Burnett 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 the proposed six (6) storey apartment building. The project team presented the development plans and answered questions from the Panel.

R/2021-009

It was moved and seconded

**That the Advisory Design Panel has reviewed application No. 2018-041-DP and supports the project and recommends the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:**

**Comments from the Panel included:**

**Landscape Comments:**

- Provide direct access to the west side amenity from the west patios;
- Consider extending the pathway to connect around the north side of the building;
- Consider more opportunities for small group gatherings with varied programming;
- Consider reviewing ramp access from lobby and provide equal importance and visibility;
- Evaluate the function of the north patio from indoor amenity space;
- Confirm acceptable soil volumes for street trees installed;
- Consider narrow planting bed or sound attenuation screen at patio next to underground.

CARRIED

Note: Meredith Mitchell left at 6:12 pm

7. **CORRESPONDENCE – NIL**

8. **ADJOURNMENT**

There being no further business, the meeting adjourned at 6:32 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, March 17, 2021.



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Stephen Heller, Chair

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