



City of Maple Ridge
Advisory Design Panel
MEETING MINUTES
April 13, 2022 Regular Meeting

The Minutes of the Regular Meeting of the Maple Ridge Advisory Design Panel (ADP)
held via Zoom teleconference on Wednesday, April 13, 2022 at 4:00 pm.

PANEL MEMBERS PRESENT

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

STAFF MEMBERS PRESENT

Wendy Cooper	Staff Liaison, Planner
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PANEL MEMBERS ABSENT

Meredith Mitchell, Chair	Landscape Architect BCSLA
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Note: Wendy Cooper, Staff Liaison chaired the meeting until the arrival of Vice Chair Andrea Scott.

1. CALL TO ORDER – 4:21 pm

2. APPROVAL OF AGENDA

R/2022-040

It was moved and seconded

That the agenda for the April 13, 2022 Advisory Design Panel Regular Meeting be approved as circulated.

CARRIED UNANIMOUSLY

3. ADOPTION OF MINUTES

R/2022-041

It was moved and seconded

That the minutes for the March 23, 2022 Advisory Design Panel Regular Meeting be adopted.

CARRIED UNANIMOUSLY

4. QUESTION PERIOD – NIL

5. NEW AND UNFINISHED BUSINESS – NIL

6. PROJECTS

6.1 Development Permit No: 2021-281-RZ / 22936 – 22974 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 178-unit apartment building. The project team presented the development plans and answered questions from the Panel.

R/2021-042

It was moved and seconded

That the Advisory Design Panel has reviewed application 2021-281-RZ and recommends 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:

- Confirm firewall on level 5 amenity deck is not dividing amenity space
- Ensure roof assembly is rated.
- Consider lowering and/or stepping the surrounding buildings to allow penetration of sun into courtyard
- Consider placing the ramp under the building for weather protection

Landscape Comments:

- Suggest enhancement of building access through landscape and architectural features
- Suggest softening street interface by stepping or lowering landscape retaining walls around the building
- Consider providing street access to ground floor units to provide a friendlier interface

CARRIED UNANIMOUSLY

Note: Andrea Scott joined the meeting at 4:59 pm.

Note: Jaswinder Gabri recused himself from agenda item 6.2 as he is the Architect for the project.

6.2 Development Permit No: 2020-177-DP / 12834 232 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 3 storey mixed-use building, commercial at grade with 14 residential units above. The project team presented the development plans and answered questions from the Panel.

R/2021-043

It was moved and seconded

That the Advisory Design Panel has reviewed application 2020-177-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:

Architectural Comments:

- Consider integrating structure of the parkade with the architectural language
- Opportunity to incorporate garbage enclosure into the same structure, fully enclose it in the parkade
- Consider replacing residential garage door with standard commercial garage door

Landscape Comments:

- Consider addressing lack of access to small grassed area in southeast corner
- Consider reconfiguration of planters around the perimeter of the play area to provide more usable space
- Ensure appropriate fencing around childcare outdoor play area

CARRIED UNANIMOUSLY

JASWINDER GABRI DID NOT VOTE

Note: The Panel took a recess at 5:39 pm and resumed at 6:04 pm.

6.3 Development Permit No: 2019-366-RZ / 11960 221 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 an RT-2 Triplex. The project team presented the development plans and answered questions from the Panel.

R/2021-044

It was moved and seconded

That the Advisory Design Panel has reviewed application 2019-366-RZ and recommends 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 replacing green stucco with complementary building materials
- Consider bringing unit 2 in line with unit 1
- Confirm vehicle turning movement and swept path analysis for parking stall accessibility
- Confirm drive aisle minimum width meets zoning bylaws

Landscape Comments:

- Consider maximizing lawn areas on units' yards and relocating hard surface amenity space into passive play area
- Ensure arborist approval for hard surface over critical root zone
- Consider reconfiguring two parking stalls to minimize encroachment onto critical root zone of protected trees
- Ensure pervious pavement achieves appropriate infiltration rates

CARRIED UNANIMOUSLY

6.4 Development Permit No: 2021-104-RZ/DP / 22337 St Anne 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 5 storey, 20-unit residential apartment with covered surface and underground parking. The project team presented the development plans and answered questions from the Panel.

R/2021-045

It was moved and seconded

That the Advisory Design Panel has reviewed application 2021-104-RZ/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:

Architectural Comments:

- Confirm the E3 is not a muted mustard colour but a complementary colour to the wood-toned product
- Consider integration of planting onto metal screens through vines and climbers
- Consider extending red metal screen into stairwell and mechanical room openings
- Consider making west wall more of a cohesive material palette to tie together the front base material with the side wall material by wrapping around

Landscape Comments:

- Ensure columnar trees are integrated with the architectural façade design

CARRIED UNANIMOUSLY

Note: Jaswinder Gabri left the meeting at 8:34 pm.

7. CORRESPONDENCE - NIL

8. ADJOURNMENT

There being no further business, the meeting adjourned at 8:47 pm.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, May 18, 2022.



Andrea Scott, Acting Chair

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