



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

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

STAFF MEMBERS PRESENT

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| Wendy Cooper | Staff Liaison, Planner |
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ABSENT

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| 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

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