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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, May 19, 2021 at 4:00 pm.

PANEL MEMBERS PRESENT

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|-------------------------------|---------------------------|
| 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

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| Wendy Cooper | Staff Liaison, Planner |
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1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

R/2021-025

It was moved and seconded

That the agenda for the May 19, 2021 Advisory Design Panel meeting be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

R/2021-026

It was moved and seconded

That the minutes for the May 12, 2021 Special Advisory Design Panel meeting be adopted as circulated.

CARRIED

4. NEW AND UNFINISHED BUSINESS

5. PROJECTS

At this time, Meredith Mitchell recused herself from item 5.1 due to conflict of interest.

5.1 Development Permit No: 2019-268-RZ

22340 & 22328 St. Anne Avenue and 11654 & 11664 223 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 mixed use commercial and apartment building consisting of approximately 568 m² of space at the ground level and 111 apartment units. The project team presented the development plans and answered questions from the Panel.

R/2021-027

It was moved and seconded

That the Advisory Design Panel has reviewed application No. 2019-268-RZ and recommends 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.

Comments from the Panel included:

Architectural Comments:

- Consider lowering main floor elevation for a more engaged commercial interface at St. Anne Avenue;
- Considering adding an indoor amenity space to incorporate a water closet for the roof top deck if height allows;
- Consider providing a horizontal element to break up the south elevation;
- Providing signage information including type and size to integrate with the architecture aesthetic.

Landscape Comments:

- Add cross sections to plans as off-site design evolves;
- Consider enhancing the lobby entrances through paving and site furniture;
- Considering adding west access to the ground level court yard, as well as gate from the adjacent patios;
- Consider a shade structure or trellis on the roof top.

CARRIED

Meredith Mitchell did not vote

At this time, Meredith Mitchell recused herself from item 5.2 due to conflict of interest.

5.2 Development Permit No: 2017-485-DP

10640 248 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 61 unit townhouse development in the Albion neighbourhood. The project team presented the development plans and answered questions from the Panel.

R/2021-028

It was moved and seconded

That the Advisory Design Panel has reviewed application No. 2017-485-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:

Comments from the Panel included:

Architectural Comments:

- Provide alternative colours/materials schemes with lighter pallet and additional variety. Consider differentiate each row;
- Provide community identity feature;
- Remove visitor parking space at front entrance beside block nine (9);
- Provide additional articulation on the west side of units facing 106th Avenue (Block 1).

Landscape Comments:

- Consider adding trees along interior roads.

CARRIED

Meredith Mitchell did not vote

Note: Meredith Mitchell left at 5:30 pm

6. QUESTION PERIOD - NIL

7. CORRESPONDENCE - NIL

8. ADJOURNMENT

There being no further business, the meeting adjourned at 6.00 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, June 16, 2021.



Stephen Heller, Chair

/wc