



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, June 16, 2021 at 4:03 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

**STAFF MEMBERS PRESENT**

Wendy Cooper	Staff Liaison, Planner
Sabina Chand	Committee Clerk

**ABSENT**

Andrea Scott	Architect AIBC
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**1. CALL TO ORDER**

**2. APPROVAL OF THE AGENDA**

R/2021-029

It was moved and seconded

**That the agenda for the June 16, 2021 Advisory Design Panel meeting be approved as circulated.**  
CARRIED

**3. ADOPTION OF MINUTES**

R/2021-030

It was moved and seconded

**That the minutes for the May 19, 2021 Advisory Design Panel meeting be adopted as circulated.**

CARRIED

Note: Steven Bartok joined at 4:07 pm

**4. NEW AND UNFINISHED BUSINESS**

**5. PROJECTS**

Note: Meredith Mitchell recused herself from item 5.1 due to conflict of interest.

**5.1 Development Permit No: 2020-309-DP –12297 222 St. | 22175, 22185 123 Ave Maple Ridge, BC**

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 multi- storey (7) residential development. The project team presented the development plans and answered questions from the Panel.

R/2021-031

It was moved and seconded

**That the Advisory Design Panel has reviewed application No. 2020-309-DP and recommends the proposal be re-submitted and presented at a future Advisory Design Panel meeting with the following concerns addressed:**

Note: Meredith Mitchell left at 5:00 pm

**Architectural Comments:**

- Height of the building is out of scale given the context:
  - reconsider 7 storey volume to a height more in keeping within the neighbourhood
  - Gable roof is exacerbating the height of the roof
  - Please provide shadow studies, extended street elevations and larger reaching sections to show the impact of the building on the surrounding context
- Consider the Human scale of the building and introduce elements to lower the overall massing;
- Provide more celebration/distinction of entry and more articulation/visual interests on the street fronting facades;
- Consider softening material pallet to add warmth to the façade;
- Consider opportunities for the indoor/outdoor relationship at the ground plane.

**Landscape Comments:**

- Provide more clarification on perimeter grades and relationship to neighbouring property;
- Provide terraced landscape retaining walls to soften the edges of the exposed parkade;
- Provide removable bollards at the 123<sup>rd</sup> street let down in front of the garbage collection – evaluate if this let down is needed as garbage truck could use podium access same as the firetruck;
- Consider to blend and expand the amenity area into the environmental setback;
- Maintenance path of the Westside of the building is hidden – provide a looping path or additional connections to the building to reduce CPTED concerns;
- Consider more variety in the play structures.

CARRIED

Meredith Mitchell did not vote

6. QUESTION PERIOD - NIL

7. CORRESPONDENCE - NIL

8. ADJOURNMENT

There being no further business, the meeting adjourned at 5:31 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, July 21, 2021.

  
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Stephen Heller, Chair

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