

The Minutes of the Regular Meeting of the Maple Ridge Advisory Design Panel (ADP)
held via Zoom teleconference on Wednesday, July 20, 2022 at 4:00 pm.

PANEL MEMBERS PRESENT

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

STAFF MEMBERS PRESENT

Wendy Cooper	Staff Liaison, Planner
Arsh Dhillon	Committee Clerk

1. CALL TO ORDER – 4:06 pm

2. APPROVAL OF AGENDA

R/2022-ADP-032

It was moved and seconded

That the agenda for the July 20, 2022 Advisory Design Panel meeting be approved as circulated.

CARRIED UNANIMOUSLY

3. ADOPTION OF MINUTES

R/2022-ADP-033

It was moved and seconded

That the minutes for the June 15, 2022 Advisory Design Panel meeting be adopted.

CARRIED UNANIMOUSLY

4. QUESTION PERIOD – NIL

Note: Jaswinder Gabri joined the meeting at 4:11 pm.

5. NEW AND UNFINISHED BUSINESS

6. PROJECTS

6.1 Development Permit No: 2019-138-DP / Lougheed Highway, 223 Street and Selkirk

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 6 storey, 255-unit market housing and commercial space building. The project team presented the development plans and answered questions from the Panel.

R/2022-ADP-034

It was moved and seconded

That the Advisory Design Panel has reviewed application 2019-138-DP and recommends that the application be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up.

Architectural Comments:

- Ensure egress from Phase 1 building to the North is achieved during interim stage between Phase 1 and Phase 2
- Phase 1 courtyard appears to lack access from Building 1, it appears that access to Phase 1 courtyard can only be achieved after completion of Phase 2 courtyard. Perhaps further details for access to courtyard in Phase 1 is warranted.
- The two residential entrance ways, at the North and South elevations, suggest to add red material at pedestrian level to better define front doors
- Suggest providing access to courtyard from the mid-block

Landscape Comments:

- Suggest incorporating features into grand stairs to address security concerns (CPTED), i.e., lighting, landscaping, etc.
- Ensure adequate tree protection on existing trees along Loughheed
- Recommend breaking up monumental stairs with planting incorporated into stairs
- Recommend continuation of architectural façade material or signage/art around the building into courtyard space
- Suggest reconfiguration of planters around courtyard stair to 223rd Street to incorporate planting into stair and provide vegetation buffer between building 2 access ramp and residential patios.
- Suggest relocation of vegetable garden plots to maximize sun exposure
- Suggest studying alternative to checker board to improve programming
- Suggest providing landscape courtyard cross sections

CARRIED UNANIMOUSLY

Note: Meredith Mitchel recused herself from agenda item 6.2 as she is a Landscape Architect for the project.

6.2 Development Permit No: 2020-432-DP/ 12229 & 12211 228 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 17-unit townhouse development. The project team presented the development plans and answered questions from the Panel.

R/2022-ADP-035

It was moved and seconded

That the Advisory Design Panel has reviewed application 2020-432-DP and recommends that the application be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up.

Architectural Comments:

- Suggest extending use of wood panels to ground level access of corner units

- Ensure driveway widths, turning radiuses and hammerheads allow for appropriate vehicular movement, including garbage trucks
- Ensure parking stalls meet the City of Maple Ridge zoning bylaw
- Bedroom overhang on second floor over the balconies to consider having architectural elements, i.e., corbel

Landscape Comments:

- Suggest exploring opportunities to introduce additional permeable paver areas
- Suggest providing direct connection from the pedestrian mews to the amenity area

CARRIED

MEREDITH MITCHELL DID NOT VOTE

Note: Meredith Mitchel recused herself from agenda item 6.3 as she is a Landscape Architect for the project.

6.3 Development Permit No: 2021-564-DP/ 23004 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 the 3 storey mixed-use commercial and residential building. The project team presented the development plans and answered questions from the Panel.

R/2022-ADP-036

It was moved and seconded

That the Advisory Design Panel has reviewed application 2021-564-DP and recommends that the application be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up.

Architectural Comments:

- Garbage area disconnect from building, suggest exploring relocating closer to building for better weather protection
- Suggest providing convenience access to stairs from residential lobby
- Confirm PMT location over parkade slab with BC Hydro
- Consider bedrooms between outdoor amenity area to have window treatments for privacy
- Pedestrian level at residential lobby entrance, suggest to have different material or colour to provide easy identification
- Suggest darker colour panels on the commercial level of the zero-lot line wall to minimize visual appearance

Landscape Comments:

- Suggest improving street interface by:
 - Consider additional stair into commercial level on the West side
 - Consider sitting opportunities at commercial level
 - Consider introducing a terraced planter along Dewdney Trunk Road to minimize visual appearance of concrete wall
- Suggest proving screening between barbeque amenity and cooling units

CARRIED UNANIMOUSLY

MEREDITH MITCHELL DID NOT VOTE

Note: Meredith Mitchell left the meeting at 6:33 pm.

7. CORRESPONDENCE - NIL

8. ADJOURNMENT

There being no further business, the meeting adjourned at 7:59 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, September 21, 2022.



Meredith Mitchell, Chair



Andrea Scott, Vice-Chair

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