



City of Maple Ridge  
Advisory Design Panel  
AGENDA

Wednesday, January 19, 2022 at 4:00 pm  
Held Virtually Via Zoom Teleconference

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Join the meeting from your computer, tablet or smartphone  
<https://mapleridge-ca.zoom.us/j/91590049615?pwd=dXQvWmtKdVJuUkN1b0p2OGpxV3NYQT09>

Or join the meeting using your phone  
Dial: 1-778-907-2071 Meeting ID: 915 9004 9615 Password: 556297

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1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**
3. **ADOPTION OF MINUTES** – September 15, 2021
4. **QUESTION PERIOD**
5. **NEW AND UNFINISHED BUSINESS**
  - 5.1. Member Introductions
  - 5.2. Chair and Vice Chair Selections
  - 5.3. Advisory Design Panel Overview
6. **PROJECTS**
  - 6.1 Development Permit No: 2018-489-RZ 4:15 PM  
Applicant: W. Bissky  
Project Architect: W. Bissky, Wayne Stephen Bissky Architecture  
Urban Design Planning Interior Design Inc.  
Project Landscape Architect: Paul Whitehead  
Proposal: RM-2, 88 Unit 4 Storey Apartment  
Building  
Location: 22058 119 Avenue  
File Manager: Michelle Baski
  
  - 6.2 Development Permit No: 2020-421-DP 5:00 PM  
Applicant: Atterra Development Group Ltd.  
Project Architect: Gordon Yiu  
Project Landscape Architect: Rosanna Higgs  
Proposal: 100 Unit Residential Apartment Building with 4  
Ground Level Commercial Retail Units  
Location: 12026 Dunbar Street and 22137  
Dewdney Trunk Road  
File Manager: Wendy Cooper

- 6.3 Development Permit No: 2021-586-DP 5:45 PM  
Applicant: Chris Dikeakos Architects Inc.  
Project Architect: Richard Bernstein  
Project Landscape Architect: Dylan Chernoff  
Proposal: Approximately 396 Apartments and 1008 sq. m. of Retail Shops  
Location: 12051 & 12062 223 Street and 22295, 22255, 22289 & 22299 Dewdney Trunk Road  
File Manager: Adrian Kopystynski
- 6.4 Development Permit No: 2020-413-DP 6:30 PM  
Applicant: Alvair Development Ltd.  
Project Architect: Douglas R. Johnson Architect Ltd.  
Project Landscape Architect: PMG Landscape Architects  
Proposal: 30 Unit Townhouse Development under the RM-1 Zone  
Location: 10366 240 Street  
File Manager: Rene Tardif
- 6.5 Development Permit No: 2018-289-DP 7:15 PM  
Applicant: Flat Architecture Inc.  
Project Architect: Jaswinder Gabri  
Project Landscape Architect: Mary Chan Yip  
Proposal: 102 Unit Townhouse Development  
Location: 22058 119 Avenue  
File Manager: Wendy Cooper

7. CORRESPONDENCE

8. ADJOURNMENT

**Next Meeting: February 16, 2022**

**Agenda Items Submission Deadline: January 26, 2021**

**QUESTION PERIOD**

Question Period provides the public with the opportunity to ask questions or make comments on subjects that are of concern to them. Each person will be given 2 minutes to speak. Up to ten minutes in total is allotted for Question Period.



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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, September 15, 2021 at 4:00 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
Andrea Scott	Architect AIBC

**STAFF MEMBERS PRESENT**

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

**2. ADOPTION OF MINUTES**

R/2021-032

It was moved and seconded

**That the minutes for the June 16, 2021 Advisory Design Panel meeting be adopted as circulated.**

**CARRIED**

**3. NEW AND UNFINISHED BUSINESS**

**4. PROJECTS**

**4.1 Development Permit No: 2019-119-DP / 12791 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 2-storey commercial building. The project team presented the development plans and answered questions from the Panel.

R/2021-033

It was moved and seconded

**That the Advisory Design Panel has reviewed application 2019-119-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:**

- Consider wrapping materials on east and west elevation around the south façade;
- Ensure adequate lighting above covered parking on south;
- North elevation - consider sloped roof portion to be the same material as the wall;
- Roof top screening consider extending the parapet to provide additional screening;
- Provide articulation at material changes.

**Landscape Comments:**

- Salix sitchensis can get large – may get too large for space (24'-35' height and width) good for wet soils. Recommend reviewing size of proposed tree symbols to ensure it shows mature size;

- Review mature size of trees to ensure adequate space - i.e. southwest corner at garbage;
- Parking planting bed on east side against road; recommend proposing material that is broadleaf evergreen or conifer to min 1m height to screen car headlights into street - perennials are beautiful but not sure if there is full coverage;
- Rosa nutkana may not adequately screen garbage area for all 4 seasons. Recommend a taller broadleaf evergreen shrub or conifer to screen garbage from street;
- Recommend reviewing screening material on west and south to confirm adequate screening from parking and public visibility;
- Recommend showing tree protection fencing for all retained trees on all plans that site plan – landscape, arch, civil, mechanical, electrical;
- There is a fair amount of greenspace room in the site. Recommend considering additional rain gardens or bioswales to detain stormwater in landscape;
- Recommend using either structural soil or soil cells where soil volume is lower. Trees to have a minimum of 6 m<sup>3</sup> volume of tree;
- Consider adding parking islands with trees to screen and shade parking if possible;
- Consider possible signage or signal of intersection at horse trail and driveway entry to manage potential conflict;
- Consider adding low fence for separation between the pedestrian sidewalk and the horse trail.

CARRIED

Note: Meredith Mitchell recused herself from agenda item 4.2 as she is the Arborist for the project

#### 4.2 Development Permit No: 2020-309-DP/ 2297 222 Street, 22175 and 22185 123 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 7-storey 106 Unit apartment building with daycare facility resubmission. The project team presented the development plans and answered questions from the Panel.

R/2021-034

It was moved and seconded

**That the Advisory Design Panel has reviewed application 2020-309-DP and recommends that the proposal be re-submitted and present at a future Advisory Design Panel meeting with the following concerns be addressed.**

##### **Architectural Comments:**

- Consider more stepping back of the building from the street scape interface with the neighboring properties. Height of the building is out of scale given the context;
- Prove the shadow studies that fully extends to the surrounding properties to show the impact of the building on the surrounding context;
- In order to reduce the appearance of the overall massing consider adding additional colours, material and architectural elements similar to the neighbouring buildings for better integration;
- Consider further softening material pallet to add warmth to the façade;
- Additional building detailing required;
- Updated rendering to reflect proposed landscaping that incorporate the retained trees.

**Landscape Comments:**

- Consider adding seating for parents in the play area;
- Consider expansion the play area to include more play opportunities;
- Incorporate play features that address the needs of all residents (accessible);
- Consider opening the daycare play space for all residents outside of operating hours.

CARRIED

MEREDITH MITCHELL DID NOT VOTE

5. QUESTION PERIOD - NIL

6. CORRESPONDENCE - NIL

7. ADJOURNMENT

There being no further business, the meeting adjourned at 6:45 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, October 20, 2021.

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Stephen Heller, Chair

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