

City of Maple Ridge  
**ADVISORY DESIGN PANEL**  
**AGENDA – REGULAR MEETING**  
Wednesday, May 17, 2023 at 4:00 pm

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**Meeting Access Information**

*Advisory Design Panel (ADP) meetings are held virtually viz Zoom Teleconference. Members of the ADP and the public are asked to join the meeting remotely using the following access information:*

Join the meeting from your computer, tablet or smartphone

<https://mapleridge-ca.zoom.us/j/84517294965>

Or join the meeting using your phone

Dial: 1-778-907-2071 Meeting ID: **845 1729 4965**

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1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**
3. **ADOPTION OF MINUTES – April 12, 2023**
4. **NEW AND UNFINISHED BUSINESS**
5. **QUESTION PERIOD**
6. **PROJECTS**
  - 6.1 Development Permit No: 2022-034-DP 4:15 PM  
Applicant: Kunwar Bir Singh  
Project Architect: Kasian Architecture, Interior Design and Planning  
Project Landscape Architect: PMG Landscape Architects  
Proposal: To construct a townhouse development with 52 market strata dwelling units  
Location: 11926, 11936, 11946, and 11956 236 Street, and 23638 Dewdney Trunk Road  
File Manager: Daniel Rajasooriar
  - 6.2 Development Permit No: 2021-579-RZ 5:00 PM  
Applicant: Geoff Lawlor Architect AIBC  
Project Architect: Geoff Lawlor  
Project Landscape Architect: Clark Kavolina  
Proposal: An application has been received to rezone the subject property from M-1 (Service Industrial) to RM-1 (Low Density Townhouse Residential) and R-2 (Single Detached (Medium

Density) Urban Residential) in order to permit a future subdivision of approximately two single-family lots and the future construction of approximately 16 townhouse units on a third lot

Location: 23682 Dewdney Trunk Road  
File Manager: April Crockett

*10-minute break*

6.3 Development Permit No: 2020-065-RZ 5:55 PM  
Applicant: Shoghig Tutunjian  
Project Architect: Studio One Architects – Shoghig Tutunjian  
Project Landscape Architect: M2 Landscape Architects  
Proposal: 6-storey mixed-use building with commercial at grade and 59 units  
Location: 22323, 22335, and 22345 Callaghan Avenue  
File Manager: Daniel Rajasooriar

6.4 Development Permit No: 2019-051-DP 6:40 PM  
Applicant: Ruchir Dhall  
Project Architect: Ruchir Dhall  
Project Landscape Architect: Ruchir Dhall  
Proposal: 18-unit townhouse development under the RM-1 Zone  
Location: 11405 236 Street  
File Manager: Rosario Alvarado

7. CORRESPONDENCE

8. ADJOURNMENT

**Next Meeting: June 21, 2023**  
**Agenda Items Submission Deadline: May 17, 2023**

**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.

City of Maple Ridge  
**Advisory Design Panel Meeting Minutes**

April 12, 2023

The Minutes of the Regular Meeting of the Maple Ridge Advisory Design Panel (ADP) held via Zoom teleconference on Wednesday, April 12, 2023 at 4:00 pm.

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**PANEL MEMBERS PRESENT**

Jose Gonzalez, Chair	Landscape Architect BCSLA
Sang Kim, Vice Chair	Architect AIBC
Jaswinder Gabri	Architect AIBC
Lindsey Salter	Architect AIBC
Niall McGarvey	Landscape Architect BCSLA

**STAFF MEMBERS PRESENT**

Wendy Cooper	Staff Liaison, Planner 2
Arsh Dhillon	Committee Clerk

**PANEL MEMBERS ABSENT**

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1. **CALL TO ORDER – 4:03 p.m.**

2. **APPROVAL OF AGENDA**

R/2023-ADP-009

It was moved and seconded

**That the agenda for the April 12, 2023 Advisory Design Panel Regular Meeting be approved as circulated.**

CARRIED UNANIMOUSLY

3. **ADOPTION OF MINUTES**

R/2023-ADP-010

It was moved and seconded

**That the minutes for the March 22, 2023 Advisory Design Panel meeting be adopted.**

CARRIED UNANIMOUSLY

4. **NEW AND UNFINISHED BUSINESS – NIL**

5. **QUESTION PERIOD – NIL**

6. **PROJECTS**

### **6.1. Development Permit No: 2021-128-DP / 20234 Lorne 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 the project. The project team presented the development plans and answered questions from the Panel.

R/2023-ADP-011

It was moved and seconded

That the following concerns be addressed and digital versions of revised drawings & memo be submitted to Planning staff; and further the Planning staff forward this on to the Advisory design Panel for information.

#### **Architectural Comments:**

- Suggestion for operable window height to ensure it meets building code height
- Opportunity to give buildings more character, consider Hammond Heritage Guidelines for the building character
- Ensure minimum width required for double car garage has been met
- Further façade and roofline articulation should be considered for neighborhood integration
- Consider opening the south-west corner of the garage for daylight infiltration in the central courtyard

#### **Landscape Comments:**

- Suggest introducing pavement accent bands in the courtyard
- Suggest widening access to courtyard between Unit C and Unit B
- Consider introducing barbeque and picnic amenities in the south-west courtyard to accommodate bigger groups
- Consider providing bike racks
- Consider not using concrete in critical root zone

CARRIED UNANIMOUSLY

### **6.2. Development Permit No: 2021-389-RZ / 11619, 11631, and 11639 Adair 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 project. The project team presented the development plans and answered questions from the Panel.

R/2023-ADP-012

It was moved and seconded

That the following concerns be addressed and digital versions of revised drawings & memo be submitted to Planning staff; and further the Planning staff forward this on to the Advisory design Panel for information.

#### **Architectural Comments:**

- Provide rendering illustrating landscape and architectural
- Consider detailing to mitigate cold strikes at foundation footing and second floor overhang
- Consider detailing between Unit demising walls and floor slabs to maintain STC rating of 57, to mitigate potential for noise transfer

- Consider similar design language between upper flat roof and lower skirt roofs
- Ensure correct roofing membrane is applied to flat roofing areas, ensure adequate slope is included to drain roof to gutter
- Consider reconfiguring entrances for Unit A and B to ensure visibility from the street
- Consider using uniform colour palette for all buildings, suggest toning down orange colour

**Landscape Comments:**

- Suggest extending material treatment from south façade around the building
- Suggest introducing horizontal trim to break the façade material between levels
- Suggest friendlier configuration for front yard fencing along Adair Street. Suggest deleting fencing in front of car parking, consider providing landscaping fencing with higher degree of transparency.
- Rain water harvesting for garden use encouraged
- Include rendered colour plans for clarity
- Consider reconfiguring circular paver design for south building driveway

CARRIED UNANIMOUSLY

**6.3. Development Permit No: 2021-471-RZ / 22582, 22588, 22596, 22606, and 22610  
121 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 the project. The project team presented the development plans and answered questions from the Panel.

R/2023-ADP-013

It was moved and seconded

That the application be supported as the following concerns be addressed as the design develops and submitted to Planning staff for follow up.

**Architectural Comments:**

- Review parking level access to elevator and stairs, building code has requirements for vestibules between spaces when you are above 3 Storeys in a C occupancy building
- Review stair width, and dimensions with BC Building Code. Review accessibility requirements in corridors with BC Building Code.
- Encourage to compare red brick with red wood materials to ensure adequate contrast
- Consider having higher ceiling for top floor penthouse with opportunity to have skylights or localized areas with higher ceiling above the roofline
- Consider separating visitors from the residential parking area
- Suggest exploring alternative architectural features to reference adjacent new developments
- Suggest the brick cladding used on main floor to be increased in height till 2nd floor.
- Glass and metal railing used is good, conveyed their message as used
- Need vestibule at the entrance – explore how it can be incorporated
- Increase visibility of main entrance canopy by raising it taller

**Landscape Comments:**

- Suggest access separation between outdoor amenity and public areas
- Suggest introducing additional hierarchy between rooflines and architectural frames
- Consider utilizing wood material in other areas, for example, soffits, balconies, etc.
- Consider more varied amenity offer for outdoor spaces, for example, kids play, barbeques, overhead canopies, etc.
- Consider use of different material for on-slab planters. Suggest use of brick instead of wood for
- Review conflict between protected existing tree and proposed location of Hydro PMT
- In the amenity area, there is a planter and seat wall – if you intend that to be a seat wall provide more space on the ledge

CARRIED UNANIMOUSLY

Note: J. Gabri left the meeting at 7:04 pm.

**7. CORRESPONDENCE - NIL**

**8. ADJOURNMENT**

There being no further business, the meeting adjourned at 7:37 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, May 17, 2023.

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Jose Gonzalez, Chair

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