



City of Maple Ridge  
Advisory Design Panel  
AGENDA

Wednesday, January 18, 2023 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/86403365977?pwd=MjVVMlpsU1RiOUhCV0w3aThpVEJvdz09>

Or join the meeting using your phone  
Dial: 1-778-907-2071 Meeting ID: **864 0336 5977** Password: **274227**

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1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**
3. **ADOPTION OF MINUTES** – November 16, 2022
4. **NEW AND UNFINISHED BUSINESS**
  - 4.1. Introductions to the Maple Ridge Advisory Design Panel
  - 4.2. 2023 Chair and Vice-Chair Elections
5. **QUESTION PERIOD**
6. **PROJECTS**
  - 6.1 Development Permit No: 2020-066-DP *4:15 PM*  
Applicant: Jaswinder Gabri  
Project Architect Flat Architecture Inc. – Jaswinder Gabri  
Project Landscape Architect: VDZ + A Project Landscape  
Architecture  
Proposal: 47-unit Townhouse Development  
under the RM-1 Zone  
Location: 18186, 18892, and 11902 232  
Street  
File Manager: Rene Tardif
  
  - 6.2 Development Permit No: 2021-270-DP *4:45 PM*  
Applicant: Doug Johnson  
Project Architect Doug Johnson Architecture  
Project Landscape Architect: M2 Landscape Architecture and  
Arboriculture Ltd. – Meredith  
Mitchell  
Proposal: 5 Storey Apartment Building  
Location: 11692 Pine Street  
File Manager: Rene Tardif
7. **CORRESPONDENCE**
8. **ADJOURNMENT**

**Next Meeting: February 15, 2023**  
**Agenda Items Submission Deadline: February 1, 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**  
November 16, 2022 Regular Meeting

The Minutes of the Regular Meeting of the Maple Ridge Advisory Design Panel (ADP)  
held via Zoom teleconference on Wednesday, November 16, 2022 at 4:00 pm.

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**PANEL MEMBERS PRESENT**

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

**STAFF MEMBERS PRESENT**

Wendy Cooper	Staff Liaison, Planner 2
Arsh Dhillon	Committee Clerk

**PANEL MEMBERS ABSENT**

Sang Kim	Architect AIBC
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**1. CALL TO ORDER – 4:08pm**

**2. APPROVAL OF AGENDA**

R/2022-ADP-045

It was moved and seconded

**That the agenda for the November 16, 2022 Advisory Design Panel meeting be approved as circulated with amendment to add 2020-221-DP as Item 6.4.**

CARRIED UNANIMOUSLY

**3. ADOPTION OF MINUTES**

R/2022-ADP-046

It was moved and seconded

**That the minutes for the October 24, 2022 Advisory Design Panel meeting be adopted.**

CARRIED UNANIMOUSLY

**4. QUESTION PERIOD**

**5. NEW AND UNFINISHED BUSINESS**

**5.1 2023 Meeting Schedule**

The Advisory Design Panel endorsed the 2023 Meeting Schedule.

**6. PROJECTS**

### 6.1 Development Permit No: 2021-530-DP / 11410 207 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 ADP process for resubmission projects. The project team presented the development plans and answered questions from the Panel.

R/2022-ADP-047

It was moved and seconded

**That the Advisory Design Panel has reviewed application 2021-530-DP and recommends that the application be supported as presented and the applicant proceed to Council for approval.**

#### **Architectural Comments:**

- Provide to Planning Staff turning templates for both stalls per garage to ensure parking stalls are functional

#### **Landscape Comments:**

- Ensure turnaround areas for garages are drained appropriately and coordinated with civil engineers

CARRIED UNANIMOUSLY

### 6.2 Development Permit No: 2022-081-DP/ 22313 Selkirk Avenue

The Chair welcomed the project team to the meeting and introduced the members of the ADP. The project team presented the development plans and answered questions from the Panel.

R/2022-ADP-048

It was moved and seconded

**That the Advisory Design Panel has reviewed application 2022-081-DP and recommends that the following concerns be addressed and digital versions of revised drawings & memo be submitted to Planning staff; and further that Planning staff forward this on to the Advisory Design Panel for information.**

#### **Architectural Comments:**

- Residential front door façade on south elevation consider changing façade colour at sign band to provide visual guidance for pedestrians to distinguishes CRU from residential
- Consider separating commercial and residential garbage
- Recommend reviewing residential lobby entrance and hall to provide interior seating, waiting areas and other lobby amenities
- Recommend CRU to have rough-ins for all washrooms
- Accessible parking to be considered for underground parkade
- Recommend reviewing underground parkade ramp to provide transition at the lane to the 12% slope
- Suggest studying a reconfiguration of the commercial and residential lobbies, vestibules, stair cores and elevator to allow for separated private and public circulations and adequate size lobby areas
- Recommend reviewing turning radius into underground parking ramp from west and potentially adjusting building corner at ramp entry as necessary

**Landscape Comments:**

- Recommend reviewing visibility of residential lobby access to differentiate between CRU entry, suggest using architectural or landscape feature to achieve improved visibility
- Recommend reviewing granular area on upper floor patios to increase functional space
- Recommend reviewing access clearances for site furniture at staff and public amenity at public entrance, and roof top amenity as several areas appear to be inaccessible
- Provide amenity with seating for public amenity at lobby, but still ensure clear entrance to lobby doors
- Recommend reviewing planter configuration on rooftop for access to maintenance (weeding and watering)
- Recommend reviewing modular green roof and providing relationship to curvilinear form to granular cover surrounding
- Recommend reviewing programming of Level 6 amenity area, specifically planters incorporated into railing structure to increase usable area, a combination of seating opportunities and children's play
- Recommend ability to provide vegetative barrier at staff seating area
- Recommend reviewing lighting in covered customer parking to ensure safety and comfort for both tenants and users as well as pedestrians on lane.

CARRIED UNANIMOUSLY

**6.3 Development Permit No: 2020-296-DP/ 10420 240 Street**

The Chair welcomed the project team to the meeting and introduced the members of the ADP. The project team presented the development plans and answered questions from the Panel.

R/2022-ADP-049

It was moved and seconded

**That the Advisory Design Panel has reviewed application 2020-296-DP and recommends that the following concerns be addressed and digital versions of revised drawings & memo be submitted to Planning staff; and further that Planning staff forward this on to the Advisory Design Panel for information.**

**Architectural Comments:**

- Further development needs to happen on architectural façade of buildings, including refinement of additional colour palettes, additional detailing on façade
- Ensure all exterior doors have weather protection
- Recommend to check environmental setback on west side of Building 15
- Recommend reviewing building sides facade to provide interest at building ends
- Recommend studying opportunities to provide amenity in a more central location

**Landscape Comments:**

- Recommend introducing meander and varied plant material or species into internal roads and pedestrian walkways to increase visual interest and reduce tunnel affect
- Ensure Storm Water Management plan is coordinated with landscape plan
- Suggest landscape palette is reflective of and coordinated with architectural palette
- Recommend reviewing plant schedule; hibiscus are not trees

- Recommend reviewing Storm Water Management plan and internal road drainage with engineering department to ensure it complies with Tier A Storm Water Guidelines. On-site storm water drainage must be approved by engineering department.
- Ensure amenity building design is provided in next submission
- Recommend reviewing access to amenity building and outdoor amenity; provide exterior walkway on internal road side of amenity building to ensure pedestrians don't walk on the road
- Provide walkway connection from Unit 52 walkway to Unit 14 walkway and further that a potential additional access to 240<sup>th</sup> Street
- Recommend reviewing landscape area at firetruck access and providing additional hard surface amenity with lawn to create secondary southern amenity
- Recommend reviewing location of accessible stalls at main entry to ensure safe access to walkway
- Ensure adequate light levels at street frontage entry with pop-outs
- Recommend providing landscape lighting plans at next submission
- Ensure trees in internal roads comply with required soil volumes and setbacks from overhangs of buildings
- Ensure detail sheets are updated to current landscape plan in both amenity area and trellis locations

CARRIED UNANIMOUSLY

Note: M. Mitchell recused herself from agenda Item 6.4 due to a conflict of interest.

#### 6.4 Development Permit No: 2020-221-DP/ 10366 240 Street

The Vice-Chair, A. Scott, welcomed the project team. The project team presented the development plans and answered questions from the Panel.

R/2022-ADP-050

It was moved and seconded

**That the Advisory Design Panel has reviewed application 2020-221-DP and recommends that the following concerns be addressed and digital versions of revised drawings & memo be submitted to Planning staff; and further that Planning staff forward this on to the Advisory Design Panel for information.**

#### Architectural Comments:

- The Panel has serious concerns about the parkade entrance
- Planning and Engineering Department to review and confirm parkade entrance configuration is appropriate
- Recommend to add more interest on Zero Lot Line wall, especially on the north façade

#### Landscape Comments: N/A

CARRIED UNANIMOUSLY  
M. MITCHELL DID NOT VOTE

Note: M. Mitchell left the meeting at 8:23 PM

#### 7. CORRESPONDENCE - NIL

**8. ADJOURNMENT**

There being no further business, the meeting adjourned at 8:35 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, January 18, 2023.

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Meredith Mitchell, Chair

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Andrea Scott, Vice Chair

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- 1) The application be supported as presented and the applicant proceed to Council for approval.
- 2) The application be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:
- 3) The following concerns be addressed and digital versions of revised drawings & memo be submitted to Planning staff; and further that Planning staff forward this on to the Advisory Design Panel for information.

- 4) The proposal be re-submitted and presented at a future Advisory Design Panel meeting with the following concerns addressed:
- 5) That Council be advised that the Advisory Design Panel does not support this proposal for the following reasons: