

City of Maple Ridge  
**ADVISORY DESIGN PANEL**  
**AGENDA – REGULAR MEETING**  
Wednesday, June 21, 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/82255980185>

Or join the meeting using your phone

Dial: 1-778-907-2071 Meeting ID: **822 5598 0185**

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1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**
3. **ADOPTION OF MINUTES – May 17, 2023**
4. **NEW AND UNFINISHED BUSINESS**
  - 4.1. Review Process: For Information Projects
5. **QUESTION PERIOD**
6. **FOR INFORMATION**
  - 6.1 Development Permit No: 2021-128-DP  
Applicant: Geoff Lawlor Architecture Inc.  
Project Architect: Geoff Lawlor  
Project Landscape Architect: Donald V.S. Duncan  
Proposal: To construct a duplex and a single-family dwelling on the lot in the form of a courtyard residential  
Location: 20234 Lorne Avenue  
File Manager: Parissa Shafizadeh
7. **PROJECTS**
8. **CORRESPONDENCE**
9. **ADJOURNMENT**

**Next Meeting: July 19, 2023**

**Agenda Items Submission Deadline: June 21, 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**

May 17, 2023

The Minutes of the Regular Meeting of the Maple Ridge Advisory Design Panel (ADP) held via Zoom teleconference on Wednesday, May 17, 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-014

It was moved and seconded

**That the agenda for the May 17, 2023 Advisory Design Panel Regular Meeting be approved as circulated.**

CARRIED UNANIMOUSLY

3. **ADOPTION OF MINUTES**

R/2023-ADP-015

It was moved and seconded

**That the minutes for the April 12, 2023 Advisory Design Panel meeting be adopted.**

CARRIED UNANIMOUSLY

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

5. **QUESTION PERIOD – NIL**

6. **PROJECTS**

Note: J. Gonzalez joined the meeting at 4:18 pm.

**6.1. Development Permit No: 2022-034-DP / 11926, 11936, 11946, and 11956 236 Street, and 23638 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 project. The project team presented the development plans and answered questions from the Panel.

R/2023-ADP-016

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:**

- Consider enclosing the entry canopies (utilized as unheated entry vestibules) at tandem units to allow for less congestion at unit entrances.
- Consider the relationship between the peaked townhouse roofs and the flat entrance canopies. Ensure architectural language work congruently between each mass.
- Consider further design development for exterior cladding at the amenity space building.
- Consider reexamining unconventional massing alignment that is unbalanced and creates unevenness with the shape of the roof.
- Consider articulation of exterior composition and functionality of space inside the amenity building.
- Suggest avoiding converging roof pitches on flat valleys.
- The use of asymmetric pitch roof lines is successful. Consider introducing a similar configuration on Buildings 07, 08 & 09 for design cohesiveness.
- Buildings 01 through 06, have a pleasant colour and material façade composition that is aligned with the roof ridges and valleys. Suggest introducing a similar configuration on Buildings 07, 08 & 09
- Suggest using a more contemporary architectural language on the amenity building (i.e. flat roof) and introducing additional architectural features (i.e. accent colours, wood soffits, etc...) in order to provide differentiation from residential buildings.

**Landscape Comments:**

- In general, it looks like a well-designed project from a landscape perspective. Nice work with the strong central spine of amenity spaces connected by the raised paver section in the lane.
- Carry on with infiltration type stormwater management interventions, provided the Geotech investigation shows the ground will percolate.
- Consider an alternative location for the PMT to allow for a pedestrian connection towards the amenity area. Suggested North of visitor parking spaces by the Emergency Access.

CARRIED UNANIMOUSLY

Note: J. Gabri joined the meeting at 5:06 pm.

## 6.2. Development Permit No: 2021-579-RZ / 23682 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 project. The project team presented the development plans and answered questions from the Panel. It was noted that the Landscape Plans need to be provided to the Advisory Design Panel for further review and feedback.

R/2023-ADP-017

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:

- Consider modern design language for future projects.
- Consider additional colors and material transition/variety at along East elevations.
- The road connecting north and south has canyon effect, please consider adding some bump ins by placing the building blocks in stepping to add bump ins in the road.
- Try to seek variance for rear lot line setbacks to add bump ins on the road side.
- Consider adding more articulation on the rear side to have the same effect as on the road side.
- Consider adding more articulation on the side way units facing the street to make them appear similar to the front entrances, perhaps adding man doors on the street side.
- Due to main entrance being tucked away, consider emphasis on the main entrance façade with more pronounced projections and recesses to give visual interest and break up the long leaner massing.
- Suggest providing architectural interest and variety to east façade of buildings using different accent colours and materials.
- Suggest revisiting the composition of the blocks' end facades, north and south, in order to introduce architectural features that would provide additional visual interest (i.e. windows, balconies, overhangs, feature materials, etc...)

### Landscape Comments:

- The landscape design is relatively simple given the long narrow site.
- Presentation of landscape drawings online was low resolution and drawings of amenity areas were quite small. Provide colour landscape plans in future with larger scale drawings of amenity areas.
- Suggest relocating mail boxes between Blocks A and B to improve access and usability of the amenity space
- Suggest introducing additional landscape and architectural features that would contribute to reducing the visual linearity of the lane, for example:
  - Introduce different paving materials like permeable pavers areas at the beginning and end of the lane and in front of the common open spaces.
  - Introduce different hedge species, perhaps aligned with the suggested pavers areas above.

- Introduce additional accent colours on top of the proposed red so that each block is accentuated with a different colour.
- Suggest relocating the PMT to north end of the site, it is currently competing with the site sign beside the main site access.
- Suggest revisiting the bio-swale design along the east edge of the site. It seems unrealistic to implement a continuous functioning bioswale across all private patios. Ensure proposed drainage does not discharge off-site or create ponding areas.
- Suggest widening the outdoor amenity spaces for usability, perhaps reduce planting to achieve a more square space and introduce a table or two for informal picnics. Suggest one arbor per space.
- Suggest introducing street lights or bollard lights along the west verge to achieve adequate street light levels (CPTED) and to make it more pedestrian friendly.

CARRIED UNANIMOUSLY

### **6.3. Development Permit No: 2020-065-RZ / 22323, 22335, and 22345 Callaghan 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-018

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:**

- Check building code requirements for smoke vestibules at all stairwells and the elevator lobbies on the parkade level.
- Recommend opportunity to add balcony on studio units.
- The proposed development does not currently include any amenity spaces. The panel highly encourages to introduce both outdoor and indoor amenity spaces for both commercial and residential users. For example, consider adding rooftop garden for lack of outdoor amenity area. In addition, the Penthouse level seems like the best opportunity to provide amenity space since the ground level is compromised by the CRUs and parking areas. Suggest reviewing and coordinating with planning staff to ensure the minimum amenity space requirements are met.
- Suggest introducing additional Architectural and Landscape features to clearly delineate and differentiate the Residential Lobby access, currently treated very similar to the access to the CRUs. Suggest widening the Lobby area to provide a more comfortable entrance.
- Double ramp access up to visitor parking area and down to the residential parkade seems confusing and potentially problematic. Ensure ramp widths are appropriate for two-way or provide one-way only signage. Consider having one vehicle drive way that can split off to underground parking ramp or one way at grade commercial parking above rather than two side by side drive way.
- Stalls 47 and 69 seem compromised and hard to maneuver in and out.

**Landscape Comments:**

- Nice work with the large podium with seating, this will make the CRUs more viable.
- Suggest introducing dedicated seating areas for the commercial users at elevated commercial podium. The NW corner seems like a prime opportunity

CARRIED UNANIMOUSLY

**6.4. Development Permit No: 2019-051-DP / 11405 236 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-019

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 and revise verbiage related to “travel distance” listed on site plan. Review building code definitions and unitize similar terminology. Fire truck access route, turn around and distance should be listed as well as fire hydrant coverage radius (check with Civil for fire hydrant requirements). Fire truck and fire hydrant requirements are two separate items that should be reviewed, updated and listed on the site plans.
- Consider utilizing hollow space within the entrance portals for outdoor storage.
- Consider wider patio doors/glazing above garages on second floor.
- Consider adding direct access to the park along the east property line.
- Review window layouts on second floor within the entrance portal, ensure windows are symmetric or thoughtfully placed and similar to each other.
- Consider a brick base around lower level of each unit.
- Building 3 can benefit from having more green lawn for young family’s enjoyment.

**Landscape Comments:**

- The low metal fence for the street fronting units is nice – works better than wood with the modern feel of the Architecture.
- The landscape lighting diagram is very helpful.
- Can you explore the use of a picnic table or tables and chairs for the southwest amenity area? There appears to be space for this.
- Suggest relocation of the garbage enclosure away from the children’s play area. Consider south, beside HC stall.
- Suggest relocating the mailbox closer to site access.
- Suggest introduction nature-play elements for the children's play area (boulders, logs, log steps, etc...), reflective of the park setting. Suggest adding varied play elements for different age groups.
- In addition to the proposed benches, suggest providing tables and opportunities for informal picnic.

CARRIED UNANIMOUSLY

7. **CORRESPONDENCE - NIL**

8. **ADJOURNMENT**

There being no further business, the meeting adjourned at 7:03 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, June 21, 2023.

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Sang Kim, Vice Chair

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Jose Gonzalez, Chair

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