



**City of Maple Ridge  
Advisory Design Panel  
MEETING MINUTES**

The Minutes of the Regular Meeting of the Maple Ridge Advisory Design Panel held in the Blaney Room at Maple Ridge Municipal Hall, 11995 Haney Place, Maple Ridge, British Columbia, on Wednesday, March 18, 2020 at 4:04 pm.

---

**PANEL MEMBERS PRESENT**

Stephen Heller, Chair*	Landscape Architect BCSLA
Meredith Mitchell, Vice-Chair*	Landscape Architect BCSLA
Steven Bartok*	Architect AIBC
Narjes Miri*	Architect AIBC

**STAFF MEMBERS PRESENT**

Wendy Cooper	Staff Liaison, Planner
Erin Mark*	Committee Clerk
Amanda Grochowich*	Planner 2

**PANEL MEMBERS ABSENT**

Emily Kearns	Architect AIBC
--------------	----------------

\*Participated via Teleconference

---

**1. CALL TO ORDER**

**2. APPROVAL OF THE AGENDA**

R/2020-008

It was moved and seconded

**That the agenda for the March 18, 2020 Advisory Design Panel meeting be approved as circulated.**

CARRIED

**3. ADOPTION OF MINUTES**

R/2020-009

It was moved and seconded

**That the minutes for the January 22, 2020 Advisory Design Panel meeting be adopted as circulated.**

CARRIED

**4. QUESTION PERIOD - Nil**

**5. NEW AND UNFINISHED BUSINESS**

**5.1. Draft Ground-Oriented Residential Infill Housing Development Permit Guidelines**

Amanda Grochowich, Planner 2, gave a presentation and answered questions regarding the Draft Ground-Oriented Residential Infill Housing Development Permit Guidelines. ADP members provided feedback on the Guidelines.

R/2020-010

It was moved and seconded

**That the Advisory Design Panel support that the Draft Ground-Oriented Infill Residential Housing Development Permit Guidelines be forwarded to Council for consideration.**

CARRIED

Note: Amanda Grochowich left the meeting.

**5.2. Development Permit No: 2019-244-DP**

The project team provided an overview of the 5 storey, 212 unit, wood frame rental apartment building project and answered questions from the Advisory Design Panel members.

R/2020-011

It was moved and seconded

**That application No. 2019-244-DP be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:**

**Architectural Comments:**

- Consider working on the articulation on the south elevation of Building 1 and the north elevation of Building 2 to reduce the length of the elevation.
- Consider adding variation to the roofline on the south elevation of Building 1 and the north elevation of Building 2.
- Consider adding a variation of textures and colours on the south elevation of Building 1 and the north elevation of Building 2 to reduce the length of the elevation.
- Provide more light access through the south elevation.
- Add more prominence to the lobby entrances for Building 2 and improve visibility.

**Landscape Comments:**

- Review fence and patio wall at public walkway to determine if an alternate material or additional plantings can be added to the walkway at ground level.
- Keep materials for all planters consistent around the entire perimeter.
- Consider supplementing landscaping along the south property line to provide separation between dog park and fence.
- Consider deleting the 4 foot tall picket fence and 6 foot tall metal gates along the Edge Street frontage.
- Ensure sufficient bicycle parking.
- Provide more natural light to the courtyard.
- Review the use of sod lawn in 2nd floor amenity area based on available light levels.
- Consider relocation of yoga deck to an area with more privacy.
- Consider providing direct access from the business centre to the sidewalk.
- Consider the addition of a coffee shop or small retail beside the business centre.
- Add more prominence to the lobby entrances for Building 2 and improve visibility.
- Consider direct access to park from the development.

CARRIED

OPPOSED: Stephen Heller

**5.3. Development Permit No: 2019-065-DP**

The staff liaison provided an overview of the revised proposal which was resubmitted for ADP review due to modifications that were outside of the original scope. The project team presented the revised project plans and noted modifications that were made based on the ADP's feedback at the September 18, 2019 meeting.

R/2020-012

It was moved and seconded

**That application 2019-065-DP be supported as presented and the applicant proceed to Council for approval.**

CARRIED

**6. PROJECTS - Nil**

**7. CORRESPONDENCE - Nil**

**8. ADJOURNMENT - 6:53 pm.**



---

Stephen Heller, Chair

/em