

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.

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

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.

Jose Gonzalez, Chair

/ad