



City of Maple Ridge
Advisory Design Panel
MEETING MINUTES

The Minutes of the Regular Meeting of the Maple Ridge Advisory Design Panel
held via video conference on Wednesday, June 17, 2020 at 4:04 pm.

PANEL MEMBERS PRESENT

Stephen Heller, Chair	Landscape Architect BCSLA
Meredith Mitchell, Vice-Chair	Landscape Architect BCSLA
Emily Kearns	Architect AIBC
Steven Bartok	Architect AIBC

STAFF MEMBERS PRESENT

Wendy Cooper	Staff Liaison, Planner
Erin Mark	Committee Clerk

PANEL MEMBERS ABSENT

Narjes Miri	Architect AIBC
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1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

R/2020-016

It was moved and seconded

That the agenda for the June 17, 2020 Advisory Design Panel meeting be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

R/2020-017

It was moved and seconded

That the minutes for the April 15, 2020 Advisory Design Panel meeting be adopted as circulated.

CARRIED

4. QUESTION PERIOD – Nil

5. NEW AND UNFINISHED BUSINESS – Nil

6. PROJECTS

6.1. Development Permit No: 2018-190-DP

The staff liaison provided a verbal overview of the project. The project team presented details of the 23 unit townhouse project proposed for 23627 132 Avenue and answered questions from the Advisory Design Panel.

R/2020-018

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 that Planning staff forward this on to the Advisory Design Panel for information:

Architectural Comments:

- Consider removing the parking space between Units 19 & 20 to ease entry into units - the development only requires 5 visitor parking stalls, not 6 as currently provided;
- Consider including more double garages;
- Consider relocating the stairs for Building 4/5, Units 12/15 to add more light;
- The elevations of the building could benefit from more rigor put into an overall architectural theme, character and detail consistency, especially the units that face 132nd Ave;
- Improve the relationship between the units, the open space and the livability of the development and creating place making;
- Consider a more prominent site entry;
- Information pertaining to material selections was not provided to the Advisory Design Panel prior to the meeting. Elevations pertaining to the neighbouring properties were not available. Site renderings and additional cross sections with neighbouring context need to be provided.

Landscape Comments:

- Consider planting material around the perimeter of site for seasonality and screening during winter. Provide consistent perimeter planting including in the amenity space;
- Recommend reviewing the location of services at the main entry and placing services away from the main entry if at all possible;
- Consider the addition of a pedestrian entry into the site;
- The tree next to the water meter chamber requires structural soil;
- Provide screening material between the rear yards of units (ie. solid fence or planting screen);
- Review the relationship of Buildings 1, 2, and 3 with the adjacent lot. Modify the fence type to increase visibility and to reduce the impact to the street and neighbouring properties;
- Provide details of retaining walls and other landscape materials. Ensure wall materials have long term durability;
- Ensure universal access to all common amenity spaces. Ensure access does not go through private entry to units;
- Consider putting stairs near Unit 11 and Unit 16 for maintenance entrance;
- Evaluate potential for usability of Unit 16 amenity space in coordination with project arborist;
- Side entries can be challenging for visitors, look at wayfinding opportunities and ensure the unit numbers are well marked; and

- Consider material changes through the lane and markings to encourage pedestrian use and social gathering.

CARRIED

7. CORRESPONDENCE – Nil

Note: Emily Kearns left the meeting at 5:57 pm.

8. ADJOURNMENT – 6:00 pm.

A handwritten signature in black ink, appearing to read "SHeller", is written over a horizontal line.

Stephen Heller, Chair

/em