



**City of Maple Ridge  
ADVISORY DESIGN PANEL**

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, July 17, 2019 at 4:17 pm.

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**PANEL MEMBERS\* PRESENT**

Shida Neshat-Behzadi	Architect AIBC
Meredith Mitchell	Landscape Architect BCSLA
Narjes Miri	Architect AIBC
Micole Wu	Landscape Architect BCSLA *(alternate for Stephen Heller)

**ABSENT**

Steven Bartok, Chair	Architect AIBC
Stephen Heller, Vice Chair	Landscape Architect BCSLA

**STAFF MEMBERS PRESENT**

Wendy Cooper	Staff Liaison, Planner
Amanda Allen	Committee Clerk

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Note: As the Chair and Vice Chair were absent from the meeting, Narjes Miri chaired the meeting.

- 1. CALL TO ORDER**
- 2. APPROVAL OF THE AGENDA**

R/2019-023

It was moved and seconded

**That the agenda for the July 17, 2019 Advisory Design Panel meeting be approved as circulated.**

CARRIED

- 3. ADOPTION OF MINUTES**

R/2019-024

It was moved and seconded

**That the minutes of the Maple Ridge Advisory Design Panel meeting dated June 19, 2019 be adopted.**

CARRIED

- 4. NEW AND UNFINISHED BUSINESS - Nil**

## 5. PROJECTS

- 5.1. **Development Permit No:** 2017-306-DP  
Applicant: Platinum Enterprises Ltd. Avtar Johl  
Project Architect: Barnett Dembek Architects Inc.  
Project Landscape Architect: PMG Landscape Architect  
Proposal: 330 apartment units RM-2  
Location: 22229 Brown Avenue,  
12087, 12097, 12117, 12127, 12131 and 12149 223 Street  
File Manager: Adam Rieu

The staff liaison provided an overview of the development proposal. The project team gave a presentation of the project plans.

R/2019-025

It was moved and seconded

**That File No. 2017-306-DP be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:**

### Landscape Comments:

1. Consider providing adaptable units on ground floor; ensure access is available to greater circulation system from adaptable units;
2. Consider programming for older children in amenity areas;
3. Ensure tree selection on slab is appropriate for soil depth;
4. Consider articulating or activating narrow fenced walkways associated with rooftop amenity either with landscape or hard surfacing or additional seating.

### Architectural Comments:

1. Consider articulating or providing windows on blank walls of Building 1;
2. Consider deleting storage room and adding partition doors to create a more flexible amenity space;
3. Consider providing access to the washroom from the elevator corridor;
4. Consider adding accent colours to the facades and incorporating colour palette to landscape;
5. Consider adding variety to material to create individual building identities.

CARRIED

Note: Micole Wu joined the meeting at 5:07 pm as the alternate Landscape Architect for Stephen Heller

Note: Meredith Mitchell excused herself from the panel/meeting at 5:29 due to conflict of interest as she is consulting on File No. 2018-484-DP and did not return.

- 5.2. **Development Permit No.**           **2018-484-DP**  
Applicant:                                   Geoff Lawlor  
Project Architect:                         Geoff Lawlor  
Project Landscape Architect:         Meredith Mitchell, M2 Landscape Architecture  
Proposal:                                   Mixed Use Commercial  
Location:                                  12010 232 Street & 23223 Dewdney Trunk Road  
File Manager:                              Wendy Cooper

The staff liaison provided an overview of the mixed use two storey commercial development. The project team gave a presentation of the project plans.

R/2019-026

It was moved and seconded

**That application 2018-484-DP be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:**

**Landscape Comments:**

1. Clarify the guardrail location on landscape drawings;
2. Plant a row of shrubs between the asphalt lane and wood fence on neighbouring lot;
3. Consider moving the oil interceptor behind the trellis further away from proposed trees;
4. Consider adding different colours or patterns to the pavers in building main entry area;
5. Consider using shade tolerant plants under the two retained existing trees;
6. Ensure the mature height of the selected street tree species do not conflict with overhead power lines;
7. Ensure street trees within the 7.5 visual clearance at intersection does not obstruct visual sightlines while driving;
8. Coordinate with BC Hydro to confirm existing electrical kiosk location; if kiosk needs to remain at current location provide aesthetic coating or landscape screening to the kiosk;
9. Consider controlling water run off on East side of north parking lot to neighbouring property ie: bioswale.

**Architectural Comments:**

1. Discuss with City of Maple Ridge the possibility to reduce parking stalls in consideration of providing a larger public amenity space by stepping back the Eastern portion of the building;
2. Consider emphasizing more on the integrity of the building entry as a gateway to residential areas;
3. Consider redesign of the entry roof;
4. Consider a different material with accent colour for trellis and garbage enclosure to compliment the modern look of building;
5. Consider adding more accent colour throughout the building façade elements;
6. Consider providing signage guidelines for tenants;
7. Consider proportionality of pylon sign size.

CARRIED

6.     **CORRESPONDENCE** – Nil
7.     **QUESTION PERIOD** – Nil
8.     **ADJOURNMENT** – 7:01 pm.

*“original signed by Narjes Miri”*  
Narjes Miri, Presiding Member

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