



**City of Maple Ridge  
ADVISORY DESIGN PANEL**

The Minutes of the Regular Meeting of the Maple Ridge Advisory Design Panel held in the Coho Room at Maple Ridge Municipal Hall, 11995 Haney Place, Maple Ridge, British Columbia, on Wednesday, September 11, 2019 at 4:11 pm.

---

**PANEL MEMBERS PRESENT**

Steven Bartok, Chair	Architect AIBC
Stephen Heller, Vice Chair	Landscape Architect BCSLA
Shida Neshat-Behzadi	Architect AIBC
Meredith Mitchell	Landscape Architect BCSLA

**ABSENT**

Narjes Miri	Architect AIBC
-------------	----------------

**STAFF MEMBERS PRESENT**

Wendy Cooper	Staff Liaison, Planner
Amanda Allen	Acting Committee Clerk

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

R/2019-027

It was moved and seconded

**That the agenda for the September 11, 2019 Advisory Design Panel meeting be approved as circulated.**

CARRIED

- 3. ADOPTION OF MINUTES**

R/2019-028

It was moved and seconded

**That the minutes of the Maple Ridge Advisory Design Panel meeting dated July 17, 2019 be adopted.**

CARRIED

- 4. NEW AND UNFINISHED BUSINESS - Nil**

## 5. PROJECTS

- 5.1. **Development Permit No:** 2017-510-DP  
**Applicant:** Jodh Sinjh Dhaliwal  
**Project Architect:** Flat Architecture  
**Project Landscape Architect:** C. Kavolinas and Associates Inc.  
**Proposal:** 31 townhouse units  
**Location:** 10386 240 Street,  
24022, 24028, 24060 104 Avenue  
**File Manager:** Adrian Kopystynski

The staff liaison provided an overview of the 31 unit townhouse development proposal. The project team gave a presentation of the project plans.

R/2019-029

It was moved and seconded

**That the following concerns be addressed regarding File No. 2017-510-DP and digital versions of revised drawings and memo be submitted to Planning staff; and further that Planning staff forward this on to the Advisory Design Panel for information.**

### **Landscape Comments:**

1. Clarify retaining wall heights, materials and relationship to neighbouring properties and proposed lane;
2. Provide perimeter fencing plan and details;
3. Provide onsite fencing and grading plans showing all locations of proposed fencing and retaining walls complete with details and materials;
4. Consider enclosing amenity space with appropriate fencing;
5. Move proposed boxwood hedge within property lines;
6. Provide additional shrub planting at end of driveway to screen vehicle headlights onto 240 Street;
7. Expand side yard planting with multiple layers and screening;
8. Provide legible materials legend for hard surfacing, separate hatching for different hard paving materials;
9. Consider different materials on internal driveway to delineate pedestrian route;
10. To the extent possible, provide context or civil plans for offsite landscape areas, including dedications;
11. Demonstrate how landscape can enhance the urban identity at the corner of 240 Street and 104 Avenue and be integrated into the architectural concept at the corner.

### **Architectural Comments:**

1. Provide warm material palette colour options;
2. Provide texture material palette options;
3. Demonstrate how architecture can enhance the urban identity at the corner of 240 Street and 104 Avenue and be integrated into the landscape concept at the corner;
4. Provide screening to three sides of all PMTs;
5. Provide enhanced architectural elevations facing interior lane;
6. Provide street identity and sense of entry/place at both moments of entry off of proposed road;
7. Review terminations of all materials and trims for consistency;
8. Consider delineating bike storage in units.

CARRIED

- 5.2. **Development Permit No.**           **2018-458-DP**  
Applicant:                                   Aquilini Group  
Project Architect:                        Craig Taylor, Taylor Kurtz Architecture and Design  
Project Landscape Architect:        Jessica Thiessen, KD Planning and Design  
Proposal:                                    M-3 Business Park Development (Industrial)  
Location:                                   11310 Kingston Street  
File Manager:                             Diana Hall

The staff liaison summarized the recommendations from the June 19, 2019 Advisory Design Panel meeting regarding the business park development. The project team gave a presentation on changes to the design and addressed the previous recommendations on the project. The Panel noted that the applicant did not consider sustainable stormwater management techniques ie: bioswales.

R/2019-030

It was moved and seconded

**That application 2018-458-DP be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:**

**Landscape Comments:**

1. Ensure that onsite stormwater management is coordinated during the development permit process and that all City departments have reviewed and approved the design so that minimum requirements are achieved;
2. Provide a rationale on why stormwater infiltration beyond a tank was not considered;
3. Ensure guardrails are provided at trail access point off Kingston Street;
4. Consider painted line crosswalks at Kingston Street trail for all five crossings: Wanstead, Lorne, Ospring, Hampton and Ditton;
5. Provide pedestrian wayfinding at trail and crossings;
6. Consider additional shrub planting at foundations of buildings at Lots 4-7, similar in character to Lot 3;
7. Consider using higher percentage of recommended native plant material to match character of environmental ecological areas;
8. Consider planting Hemlocks in more sheltered locations on site and consider an alternate species at building facades;
9. Consider adding berms in Lot 7 Amenity area at circuit path to increase screening and visual interest;
10. Consider concrete attenuation fence;
11. Cross section F – plant material seems low growth, consider substituting with taller growing plant material to screen the attenuation fence.

**Architectural Comments:**

1. Provide updated landscape cross sections of context from closest proposed building corner to property lines;
2. Update architectural drawings to indicate neighbouring context ie: neighbouring houses;
3. Enhance shadow study to show existing houses and bridge context;
4. Building corners facing neighbouring property lines should be further scaled ie: horizontal or vertical line work/materials;
5. Articulate the roof line of the south façade of building Lot 7;
6. As previously noted, historical reference and character as identified within the Hammond Area Plan has not been reflected in the design.

CARRIED

6. **CORRESPONDENCE** – Nil
7. **QUESTION PERIOD** – Nil
8. **ADJOURNMENT** – 8:10 pm.

“original signed by S. Bartok”

---

S. Bartok, Chair

/aa