



CHRIS DIKEAKOS
ARCHITECTS INC.

April 21, 2025

File Number: 2024-228-RZ – ERA Phase 2

Project Address: 12011 – 223rd Street, Maple Ridge, BC

Application: Development Permit Resubmission

Attention: Maryam Lotfi, Planner 2, City of Maple Ridge

Subject: 12011 – 223rd Street, Maple Ridge - Response to ADP comments

Dear Maryam,

In response to the Advisory Design Panel comments received on March 14, 2025, for the above-noted project, we have revised the architectural and landscape design to address the key concerns. The updated drawings reflect improvements to circulation, massing, shading, and integration with the surrounding context. Notable revisions include adjustments to the residential and commercial access, stair vestibules, and rooftop shading, as well as refinements to the loading area screening and courtyard lighting strategy. Landscape revisions incorporate a more diverse tree palette, adjustments to planter layouts, and compliance with accessibility and city offset requirements.

Please be advised that our design team has provided significant revisions to five of the seven architectural items that were raised by Design Panel. In the two items that were carefully considered but remain as designed we have provided further explanations regarding why we feel we have properly addressed the concerns with our initial design and do not feel it is feasible to revise further. Please see the comments and responses to each item in red below. With respect to the landscape architectural items that were raised by Panel, revisions have been provided which fully address all nine items raised.

We trust that these updates effectively respond to the City's feedback and will help advance the project to the next phase of approvals. Please find the attached updated architectural and landscape drawings for your review.



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RESPONSES TO ARCHITECTURAL COMMENTS

1. Residential lobby looks a bit tight and does not have proper access to the loading area. Consider adding access to loading area that can also act as second access to the amenity space.

CDA: We have revised the commercial corridor to serve as a service corridor for both commercial and residential tenants. Residents will be provided with fob access to the amenities and to the lobby from the loading area, while commercial tenants will have access to the refuse room. The co-working area has been removed to open up the lobby and increase its overall size for the residents. We will work with the project's interior designer to replace the enclosed co-working with a more open seating space. Refer to sheet A104 for revised area.

2. Recommend adding vestibule to the stairs in the parkade coming up directly to the residential levels.

CDA: Vestibule has been included within the stair core on P2. The vestibule is W: 3'-9" and L: 8'-2". This has been reviewed and approved by our code consultant. Refer to drawing A103 for the updated plan and provided dimensions.

3. Recommend that the mass relief on the topper floor be similar to the building mass in Phase 1

CDA: This project provides a mass relief on Level 2, stepping the residential back from the commercial frontage. A further mass relief is provided by terminating the proud aluminum frames on Level 5 which achieves another setback on Level 6. If we were to reduce the mass further by altering the roof line, this would create conditions that significantly increase the risk of water penetrating the building envelope, which is not a preferred outcome.

4. Recommend variations in overhangs to be similar to either the original DP or other developments in the area.

CDA: Variations in overhangs is achieved through the articulation of the white frames along the East, West, and South of the building. This is further enhanced by providing varying roof overhangs along the East and West sides. A variation of sloped and flat overhangs at the south elevation have been provided to articulate a more playful rhythm along Dewdney Trunk Road. Refer to A301 and updated renders on A502 and A503.

5. Consider providing access from the staircase adjacent to the elevators in the main lobby directly to the main lobby.

CDA: Access has been provided by including a door to the North of the stair core on L1. Refer to updated sheet A104.



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6. The North-facing courtyard will be very shaded throughout the year. Consider stepping back the top floor to bring more light into the courtyard

CDA: North light, while not direct, is excellent for providing a soft, diffused light, which is often preferred for outdoor amenity spaces. The reflected light from the light-coloured façade of the U-shaped building will create a brighter courtyard space than the shadow studies would suggest, and our landscape design will focus on plant selections that thrive in these conditions, creating a pleasant and usable space. When the courtyard is used most, the shade created by the surrounding massing will offer welcome relief during hot Maple Ridge summers. It is important to note that residents will also have access to a rooftop amenity terrace that receives ample sunlight throughout the day, providing an alternative for those seeking more direct sun exposure. After careful consideration, we have determined that a top-floor setback would provide marginal benefits and would compromise the architectural design, unit layouts, structural efficiency and feasibility for marginal benefits.

7. Consider adding a trellis canopy and greenery over the loading area and garbage bin station to be less visible to surrounding buildings.

CDA: While a full trellis canopy over the loading area presents operational challenges due to waste collection bin maneuvering requirements, we propose an alternative solution to mitigate visibility from the surrounding buildings. This solution comprises a raised 20-foot-tall, landscaped screen, supported by hollow steel columns, strategically positioned between the outdoor amenity space and the loading area to reduce visibility from the units across. Refer to sheet A104 and section 1/A402 for updated drawings.

RESPONSES TO LANDSCAPE COMMENTS

1. Consider adding one more tree species to the project as there is currently large concentration of Japanese Maple.

DKL: We have substituted another multi-stem tree species to replace some of the Japanese maple and contribute to a more diverse tree palette.

2. Recommend paring down the number of trees per planter. Industry standard is 10 cubic metres/tree.

DKL: We removed two trees where soil volume per tree was the lowest. The individual and shared soil volumes are appropriate for the trees selections used in the design.

3. Review the plant palette. Ensure species will thrive in designed in location.

DKL: The plant palette and plans have been reviewed to better accommodate the available sunlight. Rooftop planting has been replaced with species that are more suited for full sun conditions. Courtyard planting has been adjusted to include only plants that will tolerate shaded conditions.

4. On East elevation, trees will conflict with balconies above.

DKL: The species chosen for the planter below the balcony are smaller growing species. The tree locations have been adjusted slightly to better suit the space.

5. Ensure rooftop design plans align between two disciplines.

DKL: The rooftop level has been coordinated with the latest architectural background.

CDA: Architectural drawings have been updated to match Landscape. Refer to roof plans on A102 and A107.

6. Consider adding an element of shade to the rooftop (trellis, pergola, etc.)

DKL: We have added a trellis to the rooftop level to provide an option of shaded seating and shading for the core.

CDA: Architectural drawings have been updated to match Landscape. Refer to roof plans on A102 and A107.

7. Double check location of trees at street level to ensure that they do not conflict with City of Maple Ridge offset guidelines.

DKL: Street level trees have been reviewed and adjusted as necessary to meet offset requirements from sanitary and hydrants. The Northern most street tree along 223 street was added in response to previous city comments and conflicts with meeting the required offset from the proposed lamp standard. One lamp standard on Dewdney is within the minimum offset of an existing tree and will be reviewed with the overall Offsite design. We are working with civil to address the noted conflicts as part of the offsite works.

8. Improve angles of planters along north promenade to compliment phase 3 design intent more strongly.

DKL: Planters along North promenade have been reviewed and a minor adjustment was made to better align with the angles in phase 3.



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9. Landscape Amenities are required to be accessible to all residents therefore the BC Building Code 2024 requirement of a 1600mm wide accessible path must be met.

DKL: The design is generally compliant with the 2024 requirements and any pinch points can be easily modified to accommodate a 1600mm clear width.

CDA: Dimension has been provided to clearly indicate 1.6m clearance at the entrance of the outdoor amenity. Refer to L-1.1 and A104.

Sincerely,



2025-04-21

Richard Bernstein, Architect AIBC, AIA
Principal
Chris Dikeakos Architects Inc.