

The Minutes of the Regular Meeting of the Maple Ridge Advisory Design Panel (ADP)
held via Zoom teleconference on Wednesday, April 13, 2022 at 4:00 pm.

PANEL MEMBERS PRESENT

Jaswinder Gabri	Architect AIBC
Jose Gonzalez	Landscape Architect BCSLA
Sang Kim	Architect AIBC
Andrea Scott, Vice Chair	Architect AIBC

STAFF MEMBERS PRESENT

Wendy Cooper	Staff Liaison, Planner
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PANEL MEMBERS ABSENT

Meredith Mitchell, Chair	Landscape Architect BCSLA
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Note: Wendy Cooper, Staff Liaison chaired the meeting until the arrival of Vice Chair Andrea Scott.

1. CALL TO ORDER – 4:21 pm

2. APPROVAL OF AGENDA

R/2022-040

It was moved and seconded

That the agenda for the April 13, 2022 Advisory Design Panel Regular Meeting be approved as circulated.

CARRIED UNANIMOUSLY

3. ADOPTION OF MINUTES

R/2022-041

It was moved and seconded

That the minutes for the March 23, 2022 Advisory Design Panel Regular Meeting be adopted.

CARRIED UNANIMOUSLY

4. QUESTION PERIOD – NIL

5. NEW AND UNFINISHED BUSINESS – NIL

6. PROJECTS

6.1 Development Permit No: 2021-281-RZ / 22936 – 22974 Dewdney Trunk Road

The Chair welcomed the project team to the meeting and introduced the members of the ADP. The Staff Liaison provided a brief overview of a 178-unit apartment building. The project team presented the development plans and answered questions from the Panel.

R/2021-042

It was moved and seconded

That the Advisory Design Panel has reviewed application 2021-281-RZ and recommends 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:

- Confirm firewall on level 5 amenity deck is not dividing amenity space
- Ensure roof assembly is rated.
- Consider lowering and/or stepping the surrounding buildings to allow penetration of sun into courtyard
- Consider placing the ramp under the building for weather protection

Landscape Comments:

- Suggest enhancement of building access through landscape and architectural features
- Suggest softening street interface by stepping or lowering landscape retaining walls around the building
- Consider providing street access to ground floor units to provide a friendlier interface

CARRIED UNANIMOUSLY

Note: Andrea Scott joined the meeting at 4:59 pm.

Note: Jaswinder Gabri recused himself from agenda item 6.2 as he is the Architect for the project.

22936-22974 DEWDNEY TRUNK ROAD, 2021-281-RZ
 ADVISORY DESIGN PANEL (ADP) RESPONSE
 ISSUED FOR REVISED REZONING 2022-05-04



ADP Comments in grey.

Applicant comment response in black.

Architectural Comments

- Confirm firewall on level 5 amenity deck is not dividing amenity space
 Firewall will be integrated into landscape design to provide continuous access across the amenity deck. The design team is developing a gentle ramp to bridge up and over the 300mm firewall protrusion above deck that will be accessible.
- Ensure roof assembly is rated Yes roof will be 1HR fire rated.
- Consider lowering and/or stepping the surrounding buildings to allow penetration of sun into courtyard. The design team has worked to bring more sunlight into the courtyard by choosing deciduous plants on the planter alongside the south edge of courtyard, and ensuring the guard is glazed for light penetration. Bright coloured courtyard finishes and white window blinds will help to bounce light around the space. Partially stepping the south edge of courtyard is undesirable as it would make the amenity deck too narrow for use after guardrail setbacks are cleared at north and south. The south side of the building cannot be lowered without a significant reduction in units, which would make the project unviable economically.
- Consider placing the ramp under the building for weather protection
 The design team looked at covering the ramp but this was not possible without blocking the windows of units along the east face of the building. The ramp will be textured for grip and the slope is kept to 10%.



Landscape Comments

Principals
 Jordan Kutev | Architect AIBC
 Tom Bunting | Architect AIBC

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- Suggest enhancement of building access through landscape and architectural features

The lobby entrance has been redesigned to feel wider and more public. In front of the adjacent amenity room, the planter has been lowered and a new canopy feature with increased glazing has been introduced. Additionally, the newly lowered planter incorporates a building address sign.

Old Design



New Design



- Suggest softening street interface by stepping or lowering landscape retaining walls around the building

Tall planter walls are a symptom of poor soils on site penalizing excavation depth and deep planter soil required to meet Rainwater Management Tier A water retention volumes.

On the north side of the site along Dewdney Trunk Rd, the retaining walls cannot be further lowered. To improve the street interface, we propose to clad the concrete foundation in a grouted masonry wall, with a subtle in-and-out pattern of jogs to break up the length. Where possible planting will screen the base of the wall.



Along the South of the site, the lane had been roughly modeled which contributed to the perception of tall planter walls. With accurate lane grades and deeper soil for rainwater, the planter wall is on average 1m tall. The planter being continuous allows for better screening and separation from the lane, versus interrupting the planters with adding a walkway and steps.



- Consider providing street access to ground floor units to provide a friendlier interface

Street access to ground floor units was considered by the design team but cannot be accommodated due to the reduction of soil volume that cutting into the planters would cause. Further, the staircases would reduce the amount of headroom in the parking garage located below. The team also believes maintaining continuous planters in lieu of walkways promotes the security of the ground level units.