



**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 Tuesday, December 13, 2016 at 4:00 pm.

COMMITTEE MEMBERS PRESENT

Blair Arbuthnot, Chair	Landscape Architect
Roger Amenyogbe	Architect
Andrew Igel	Architect
Mark Lesack, Vice Chair	Architect
Kyoung Bae Park	Landscape Architect

STAFF MEMBERS PRESENT

Sunny Schiller	Committee Clerk
Adrian Kopystynski	Staff Liaison

REGRETS

1. Call To Order

The Chair called the meeting to order at 4:12 pm.

2. Agenda Adoption

R/2016-025

It was moved and seconded

That the agenda dated December 13, 2016 be adopted.

CARRIED

3. Minutes Approval

R/2016-026

It was moved and seconded

That the Minutes of October 11, 2016 be approved.

CARRIED

4. Projects

4.1

Development Permit No:	2015-397-DP
Applicant:	Urban Design Group Architects Ltd.
Project Architect:	Paul Chiu, Architect AIBC
Project Landscape Architect:	Jonathan Losee, BCSLA
Owners:	N&T Properties Ltd.
Proposal:	Drive through A&W Restaurant
Location:	20803 Loughheed Highway
File Manager:	Adrian Kopystynski

The Staff Liaison provided an overview of the proposed project. The project team made a presentation of the project plans.

R/2016-027

It was moved and seconded

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

1. Provide additional signage details on potential pylon sign or arch
2. Provide separation of patio area from cars / drive thru (fencing, handrail, planters, bollards)
3. Consider adjusting location of garbage enclosure to the west for tree retention
4. Consider the addition of landscape treatment on south side of the drive thru for a continuous planting along property line
5. Consider additional landscape treatment for central parking area to break up hard surface and better reflect the neighbouring Kal Tire
6. Consider locating the bike racks out of pedestrian circulation route to main doors
7. Consider substitution of the low brown cement board border with stone treatment façade, similar to adjacent Kal Tire
8. Consider additional separation between boomerang slope roof and glazing on west elevation
9. Consider adjusting drive aisle width between building and central parking area to one way traffic to increase pedestrian area around building.
10. Consider reversing hard surface treatment to provide pavers in driving aisles
11. Provide further definition of edge condition along east property line to highlight fencing and grade transition to prevent pedestrians from crossing over drive thru lane.
12. Consider traffic calming speed humps along main drive aisle access. Can be a unifying hard surface treatment between both developments.

CARRIED

4.2

Development Permit No: 2016-039-DP

Applicant:	Lovick Scott Architects Ltd.
Project Architect:	Lovick Scott Architects Ltd.
Project Landscape Architect:	PMG Landscape Architects
Owners:	Chun Low and Man Low
Proposal:	Tim Horton's restaurant with drive through
Location:	11951 240 Street
File Manager:	Adam Rieu

The Staff Liaison provided an overview of the proposed project. The project team made a presentation of the project plans.

R/2016-028

It was moved and seconded

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

1. Provide hard surface markings from building rear loading area to garbage area
2. Consider increasing the width of the awnings for greater protection
3. Provide pavers to enhance hard surfacing in central parking lot area
4. Consider stone treatment accents for garbage enclosure to mirror finishing of building
5. Confirm grass boulevard and sidewalk connection to building main entrance is within project scope
6. Consider enhanced concrete finishing / decorative paving to front of building apron
7. Consider enhanced hard surface treatment to main access driveway
8. Consider an architectural stone base feature element to bottom of pylon sign, and add address and building number.
9. Provide improvement to south elevation to mimic north elevation treatments, finishes and details.
10. Consider additional glazing for seating area on south east of building
11. Ensure adequate soil volume for on site trees
12. Ensure one year maintenance period for cedar trees behind sound wall
13. Consider additional screening for rear of building and loading area for full west elevation
14. Enclose rooftop mechanical units

CARRIED

5. REQUEST FOR PRELIMINARY COMMENTS ON APPLICATION RECEIVED – Nil

It was decided to add Item 5.1 –Discussion regarding DP# 2016-052-DP to the agenda.

5.1 Discussion regarding DP# 2016-052-DP

The panel was provided an update on the development permit process for DP 2016-052-DP, presented to the panel at the October 11, 2016 ADP Meeting. The Advisory Design Panel has concerns that the overall form and character of the application does not meet the intent of design guidelines (Section 8.7 Multi-Family Development Permit Guidelines). The Panel reiterated that they would like the Architect for 2016-052-DP to come back and present to ADP as

per the original recommendations and provide a detailed response and rationale for design decisions.

6. CORRESPONDENCE

7. ADJOURNMENT

It was moved and seconded

That the meeting be adjourned at 6:51 p.m.

Chair

/ss