

District of Maple Ridge

**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, June 11, 2013 at 4:00 pm.

COMMITTEE MEMBERS PRESENT

Peter Lovick, Chair	Architect
Chris Mramor, Vice-Chair	Landscape Architect
Blair Arbuthnot	Landscape Architect
Johnny Leung	Architect
Colleen Dixon	Architect

COMMITTEE MEMBERS ABSENT

STAFF MEMBERS PRESENT

Rasika Acharya	Planner II & ADP Staff Liaison
Joanne Georgelin	Committee Clerk

1. Call to Order and Introduction s

The meeting was called to order at 4:03 pm.

2. Agenda Approval

Moved and Seconded :

That the June 11, 2013 agenda be approved.

CARRIED

3. Approval of the Minutes - May 14, 2013

Moved and Seconded :

That the revised Minutes of the meeting of May 14, 2013 be approved.

CARRIED

4. New Business - Nil

5. Projects

5.1	Development Permit:	2012-115-RZ (for Tower 1)
	Applicant:	Bissky Architects
	Project Architect:	Wayne Bissky, MAIBC
	Landscape Architect:	Meredith Mitchell, M2 Landscape Consultants
	Proposal:	48-unit 6 story apartment building
	Location:	12018 and 12038 Edge Street and 22566 and 22554 Brown Avenue
	Planner & File Manager:	Adrian Kopystynski

The following applicants were present at the meeting:

- Wayne Stephen Bissky, Architect
- Meredith Mitchell, Landscape Architect

Rasika Acharya reviewed the Advisory Design Panel Memo dated June 11, 2013 attached to the agenda, with respect to the location, context, surrounding buildings, OCP designation and TCA Civic Core DP guidelines, site access, proposed design and density, form, phases, off-site upgrades and building materials. Ms. Acharya commented that information is being sought from this panel for supplementary design guidelines which could be included in the Phased Development Agreement for this application, including gateway lane treatment, public art and parking structure screening ideas. Ms. Acharya also explained as per Section 905.1 of the LGA how a Phased Development Agreement can be entered into for the benefit of the developer and the local govt. and how it can include information on timing of the project, design provisions like public art, “green” building elements, amenities such as public meeting space/public plaza, parking, etc. and supplementary design guidelines for evaluating future phases.

Wayne Bissky, Architect, presented the proposed design details to the Panel.

Meredith Mitchell, Landscape Architect, presented the proposed details of the on-site landscaping to the Panel.

Moved and Seconded :

The proposal be re-submitted to Planning staff and presented at a future Advisory Design Panel meeting after the third reading with the following concerns addressed:

- Confirm sidewalk alternative /s to obtain wider sidewalks with street trees
- Consider location of the upper story parking spaces and façade openings
- Consider connections for all podium levels.
- Confirm location of parking lot venting.
- Keep corner plazas as open as possible
- Develop a more distinctive treatment for tower roofs.

- Look at providing a visual treatment for lower rooftops
- Consider articulating a green screen wall along the lane
- Consider opening up the entrances of the lane and driveways
- Look at creating an inviting treatment in the laneway including lighting and wall treatment
- Provide proper soil volumes for trees
- Explore alternative landscape treatments on the upper levels
- Show landscape elements on the elevation drawings
- Include development design guidelines in the Phase Development Agreement
- Look at the architectural treatment of the separation between the podium and tower
- Consider providing rooftop amenity area
- Look at providing a cleaner treatment of areas between the buildings
- Look at providing a better frontage treatment for commercial units along Brown Avenue
- Consider reducing the amount of deck space on Building 2 adjacent to Building 1
- Provide clearer phasing plans showing interim treatment of exposed wall/s
- Confirm details, amounts and source of funding for proposed Public Art
- Look at including parking level screens and guard rails as public art
- Consider a child space amenity area
- Provide a pedestrian treatment across the lane and underground parking entrances/access area
- Confirm the durability of metal panels used at pedestrian levels
- Create an entry feature in Building 1 similar to Buildings 2 and 3
- Consider separate commercial and resident garbage area

CARRIED

6. PRESENTATIONS

7. CORRESPONDENCE

8. **Next Meeting :** Tuesday, July 9, 2013
Agenda deadline: Monday, June 24, 2013

Adjournment: 7:18 pm

/jg