

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, August 13, 2013 at 4:00 pm.

COMMITTEE MEMBERS PRESENT

Chris Mramor, Vice-Chair	Landscape Architect
Johnny Leung	Architect
Peter Lovick, Chair	Architect

COMMITTEE MEMBERS ABSENT

Colleen Dixon	Architect
Blair Arbuthnot	Landscape Architect

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 4:06 pm.

2. Agenda Approval

Moved and Seconded :

That the August 13, 2013 agenda be approved.

CARRIED

3. Approval of the Minutes - July 9, 2013

Moved and Seconded :

That the Minutes of the meeting of July 9, 2013 be approved.

CARRIED

4. New Business

Rasika Acharya gave an update on the Tandem parking review in the RM-1 zone. Rasika explained that Council has expressed a concern with several recent townhouse development applications proposing all or a significant percentage of the units with tandem parking. Tandem parking is currently permitted in a few single family zones, duplex zone and the RM-1 (Townhouse Residential District) zone. This does not have so much of a negative impact on other zones while most is seen in the RM-1 zone i.e. 100% tandem townhouse developments are changing the form, character and density of these developments due to tall narrow units and increased number of cars along with conversions of the tandem garage into a living space. Typically the tandem parking arrangement results in a taller, narrower unit with a minimal driveway apron in front of the tandem garage. Discussion with some of the staff from other municipalities confirms that several jurisdictions are expressing concerns over 100% tandem unit developments. The report to Council recommended the following amendments to the RM-1 zone:

A maximum of 70% units with tandem parking spaces may be permitted with the following required for each unit having tandem parking spaces, except in the Town Centre Area:

- Block size not to exceed six attached units;
- Driveway apron length of 5.5 metres; and
- Usable open space of 65 m² for each three bedroom or bigger units and 50m² for each two bedroom or smaller units.

Staff is reviewing if this recommendation is feasible on sloping sites, before taking the next report with zoning amendments to Council for consideration.

Rasika requested the Panel to provide any specific comments with respect to the tandem parking in the townhouse zones and their form, character, enforcement, and any other issues that the Panel may have had to deal with in other jurisdictions, by the end of August or first week of September.

5. Projects

5.1	Development Permit:	2012-068-DP
	Applicant:	Ron Hoffart
	Project Architect:	John Gustavson
	Landscape Architect:	Al Tanzer
	Proposal:	Royal Bank
	Location:	20370 Lougheed Highway
	Planning Technician:	Amelia Bowden

The following applicants were present at the meeting:

- John Gustavson, Architect
- Al Tanzer, Landscape Architect
- Cameron Evans, Project Manager
- Ron Hoffard, Architect

Rasika Acharya reviewed the Advisory Design Panel Memo dated August 13, 2013 attached to the agenda, with respect to the location, context, surrounding

buildings, OCP designation and TCA Civic Core DP guidelines, site access, site size, proposed design and density, form, phases, off-site upgrades, rezoning application, building materials, new sanitary sewer connections, landscaping and parking.

Ron Hoffard, Architect, presented the proposed sight details to the Panel.

Cameron Evans, Project Manager, presented the proposed design details to the Panel.

Al Tanzer, Landscape Architect, presented the proposed details of the on-site landscaping to the Panel.

Moved and Seconded :

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

- **Improve pedestrian access to the south and possibly to the Ford dealership**
- **Consider using the same masonry treatment for the garbage enclosure**
- **Increase the shrub massing around the parking to the property line**
- **Provide additional wheel stops as needed**
- **Consider landscaping at south east corner**
- **Consider reducing the size of the garbage and recycling enclosure and possibly deleting one parking stall near it**
- **Consider Carrying the hedge around the three sides of the enclosure**
- **Consider a covered canopy at the front entrance**
- **Consider “green or sustainable features ” for the site through landscaping**
- **Consider providing clear storey windows at the south-east corner**
- **Provide additional color and scale details for the pedestrian trellis features.**

CARRIED

5.2	Development Permit:	2013-063-DP
	Applicant:	David Mah
	Project Architect:	David Mah
	Landscape Architect:	Lian Chang Landscape Architects
	Proposal:	Browns Social House
	Location:	20490 Lougheed Highway
	Planning Technician:	Amelia Bowden

The following applicants were present at the meeting:

- David Mah, Project Architect

Rasika Acharya reviewed the Advisory Design Panel Memo dated August 13, 2013 attached to the agenda, with respect to the location, context, surrounding buildings, OCP designation and TCA Civic Core DP guidelines, site access, site size, proposed design and density, form, phases, off-site upgrades, rezoning application, building materials, new sanitary sewer connections, landscaping and parking.

David Mah, Architect, presented the proposed design details to the Panel.

Moved and Seconded :

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

- **Consider pedestrian access to the street**
- **Consider introducing small street trees on Lougheed Hwy, between property lines and parking**
- **Consider painting the split face blocks garbage enclosure to match the stucco colour**
- **Consider simplifying the planting pallet and material around the patio**
- **Consider relocating the handicap parking stalls and maintain a 5 foot access**
- **Consider better articulating the rock corners and provide more of an accent feature at the entry point to the patio**

CARRIED

6. **PRESENTATIONS - Nil**

7. **CORRESPONDENCE - Nil**

8. **Next Meeting : Tuesday, September 10, 2013**
Agenda deadline: Monday, August 19, 2013

Adjournment: 5:58 pm

/jg