

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, September 10, 2013 at 4:00 pm.

COMMITTEE MEMBERS PRESENT

Blair Arbuthnot	Landscape Architect
Chris Mramor, Vice-Chair	Landscape Architect
Johnny Leung	Architect
Peter Lovick, Chair	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 4:16 pm.

2. Agenda Approval

Moved and Seconded :

That the September 10 , 2013 agenda be approved with the following change:

- **Removal of item 5.2**

CARRIED

3. Approval of the Minutes - August 13 , 2013

Moved and Seconded :

That the Minutes of the meeting of August 13 , 2013 be approved.

CARRIED

4. New Business

Tandem Parking - Rasika Acharya

Rasika Acharya welcomes any further feedback or comments, emailed to her, from the Panel regarding Tandem Parking.

Panel members agreed that 1005 tandem parking townhouse developments seem to exist predominantly in city centre or town centre area that supports dense developments and that it is good idea to balance Tandem and double garage developments in all the other areas, to keep it a low density multi-family option. Colleen Dixon pointed out that tandem parking does make the unit more affordable and more efficient to park two vehicles, but is usually the last choice when there are site constraints. Ms. Dixon confirmed that buyers generally prefer double garage townhouses to tandem.

5. Projects

5.1	Development Permit:	2012-021-DP (revised proposal by new architect)
	Applicant:	David Laird, Damax Consultants
	Project Architect:	Mark Lesack, MAIBC, Ankenman Associates Architects Inc.
	Landscape Architect:	Meredith Mitchell
	Proposal:	Proposed mixed use building totaling 702.6 m ² (7,563.5 ft ²) and two apartments on the proposed C 1 zoned lot
	Location:	11185 240 Street
	Planner/ File Manager:	Adrian Kopystynski

The following applicants were present at the meeting:

- Emily Kearns, Architect
- Mark Lesack, Architect

Rasika Acharya reviewed the Advisory Design Panel Memo dated September 10, 2013 attached to the agenda, with respect to the location, context, surrounding buildings, OCP designation and Commercial DP Guidelines, site access, site size, proposed design and density, form, phases (remove), off-site upgrades, rezoning application, building materials, sanitary sewer connections, landscaping and parking. Ms. Acharya added that this permit had come to the panel previously, but with a new owner it went through design changes and was required to be re-submitted to the Advisory Design Panel.

Emily Kearns, Intern Architect, presented the proposed design details. The Landscape Architect, Meredith Mitchell was absent and had provided notes for the project architect to convey to the Panel.

Mark Lesack, Architect, explained to the Panel why this application has changed from a four residential unit to a two residential unit and clarified a few details and answered questions.

Moved and Seconded :

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.

- Consider using the roof brackets at the corner of roof feature
- Provide a pathway access to PMT
- Provide backup space at north end of the parking area
- Consider adding gables on the roof line
- Consider carrying the brick columns around the main corner feature
- Consider grouping residential entries together (stairs)
- Provide details for architectural concrete treatment
- Show the location of the electrical room
- Consider planters or details of architectural treatments along the sidewalk at the south-east driveway
- Consider sign band along rear of commercial building
- Provide details of the roof brackets
- Consider concrete pedestals for brick columns
- Provide details for grades along hard landscape areas
- Clarify the sidewalk/landscape treatment along the east wall
- Consider using pavers between property line and building (north and east)
- Consider wheel-stop provision along the west bank of parking to match others proposed
- Look at sight lines along the fence line for vehicle entry from the lane
- Consider deletion of one of the brick pilasters where they are grouped together
- Consider more accessible bike parking areas.

CARRIED

6. PRESENTATIONS - Nil

7. CORRESPONDENCE - Nil

8. Next Meeting : Tuesday, October 8, 2013
Agenda deadline: Monday, September 16, 2013

Adjournment: 5:19 pm

/jg