

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, October 8, 2013 at 4:00 pm.

COMMITTEE MEMBERS PRESENT

Blair Arbuthnot	Landscape Architect
Chris Mramor, Vice-Chair	Landscape Architect
Johnny Leung	Architect

COMMITTEE MEMBERS ABSENT

Colleen Dixon	Architect
Peter Lovick, Chair	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 4:07 pm.

2. Agenda Approval

Moved and Seconded :

That the October 8 , 2013 agenda be approved with the following change:

- 4.1 Update on revised ADP Guidelines for applicants
- 4.2 Update on Tandem Parking- draft zoning and parking amendments

CARRIED

3. Approval of the Minutes - September 10 , 2013

Moved and Seconded :

That the Minutes of the meeting of September 10 , 2013 be approved.

CARRIED

4. New Business

4.1 Update on Revised ADP Guidelines for Applicants

Rasika Acharya reviewed the revised ADP Guidelines for Presentations to the Maple Ridge Advisory Design Panel, in which Bulletin 31 of the Architects Act has been added to remind potential applicants to assess if their project requires the services of an Architect, as per Bulletin 31, early on in the process. Ms. Acharya asks if Panel members have any comments to please email her.

4.2 Tandem Parking - draft zoning and parking amendments Rasika Acharya updated Panel on the Council report with proposed bylaw amendments including next steps of organizing an "Open House" to seek input from the stakeholders.

5. Projects

5.1	Development Permit:	2011-109-DP
	Applicant:	Gary Lycan/Double Gold Holdings
	Project Architect:	Harvey Hatch
	Landscape Architect:	David Mitchell, M2 Landscape Architects
	Proposal:	Addition/Extension of an existing Industrial Building in the M-3 zone
	Location:	20120 113B Avenue
	Planning Technician/File Manager:	Siobhan Murphy

The following applicants were present at the meeting:

- Harvey Hatch, Architect
- Meredith Mitchell, Landscape 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 Industrial DP Guidelines, site access, proposed design and colours, materials, number of units, storm water management and sanitary sewer connections, landscaping and parking.

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

- Consider reducing parking count to max of 20 stalls and consider the remaining spaces to be reallocated to back-up functions and landscaping.
- Consider introduction of landscape buffer between east property line and parking.
- Consider extension of acoustic wall to wrap around east property line to beginning of parking and to west to the proposed building edge.
- Provide clarification and details for garbage and recycling area. Consider addition of landscaping in the area not used for garbage/recycling.
- Provide additional site grading elevation and building slab elevations.
- Provide additional information and details of signage in front of the building
- Clarify building heights shown on architectural sections.
- Provide architectural wall lighting over main entries and loading doors and site lighting for parking areas.
- Consider ways to integrate architectural expression of the three separate buildings and consider alternate roof strategy for the storage shed.
- Consider provision of outdoor seating area/ picnic area for staff.
- Consider additional storm water management strategies to integrate storm oil interceptor with landscape bio-soils.
- Consider security fencing along all property edges and a secure access point at the front of the building.

CARRIED

6. PRESENTATIONS - Nil

7. CORRESPONDENCE - Nil

8. Next Meeting : Tuesday, November 12, 2013
Agenda deadline: Monday, October 21, 2013

Adjournment: 5:06 pm

/jg