

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, July 9, 2013 at 4:00 pm.

COMMITTEE MEMBERS PRESENT

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

COMMITTEE MEMBERS ABSENT

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 4:02 pm.

2. Agenda Approval

Moved and Seconded :

That the July 9, 2013 agenda be approved.

CARRIED

3. Approval of the Minutes - June 11, 2013

Moved and Seconded :

That the revised Minutes of the meeting of June 11, 2013 be approved.

CARRIED

4. New Business

Rasika Acharya gave an update the Tandem parking in residential lots and asked for Design Panel members for their input at the upcoming meeting in August.

5. Projects

5.1	Development Permit:	2013-021-RZ
	Applicant:	Gord Knuttila, Silver Valley Homes Ltd.
	Project Architect:	Harvey Hatch.
	Landscape Architect:	Rory Dafoe
	Proposal:	To construct a two storey "Treatment Centre" building in the P-2 (Special Institutional) zone.
	Location:	20581 Maple Crescent
	Planner & File Manager:	Rasika Acharya

The following applicants were present at the meeting:

- Gord Knuttila, Silver Valley Homes Ltd.
- Harvey Hatch, Architect
- Rory Dafoe, Landscape Architect

Rasika Acharya reviewed the Advisory Design Panel Memo dated June 4, 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.

Harvey Hatch, Architect, presented the proposed design details to the Panel.

Rory Dafoe, 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 the addition of a clear story or other for articulation at the kitchen laundry location at the first floor , north façade.**
- **Consider handicap or accessible requirements and/or opportunities to the building .**
- **Consider phase 2 addition in a different architectural detailing to differentiate from phase 1.**
- **Consider defined pedestrian drop-off at Battle Avenue including direct access , and on sidewalk along north side of the building**
- **Consider improved west corner at Maple Crescent and Battle Avenue including relocating fence east , and further landscape enhancements .**
- **Consider the addition of street trees for Maple Crescent and Battle Avenue sidewalk edges .**

- Consider the addition of patios on north and west side of building for staff and tenants.
- Consider architectural enhancement of north entrance.

CARRIED

5.2	Development Permit:	2012-062-DP
	Applicant:	David J. Ho Architect Inc.
	Project Architect:	David J. Ho Architect Inc.
	Landscape Architect:	Harry Lee Haggard
	Proposal:	To construct a mixed use building with 5 commercial units on main floor and 5 rental residential units above.
	Location:	23227 Dogwood Avenue
	Planning Technician & File Manager:	Michelle Baski

The following applicants were present at the meeting:

- David J. Ho, Architect

Rasika Acharya reviewed the Advisory Design Panel Memo dated June 17, 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, façade treatment, and building materials.

David J. Ho, Architect, presented the proposed design details and 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 additional architectural/articulation to the residential entry .
- Consider additional landscape improvements at residential entry .
- Consider means to increase depth of parking stalls and loading zones and surface parking .
- Consider ways to separate tenant underground parking from visitors and commercial parking .
- Consider a means to provide for safe pedestrian crossing at mid to east side block of Dogwood from residential to Black Sheep Pub.
- Consider providing further details on paving plan for pedestrian and vehicular paving .
- Provide further landscape enhancements at Dogwood and 232nd to provide focus at the corner .
- Provide signage details for development for CRU component .
- Consider further architectural detailing of retaining walls to north property .

- Consider the feasibility of shifting the building to the west, closer to 232nd street.
- Consider ways to increase height of screen at roof levels height to mechanical screens.
- Consider providing alternative street trees more suitable on Dogwood Avenue.
- Consider consistent planking of hedge material used in retaining wall locations.
- Provide planting specification for climbing vines on retaining walls .
- Provide grading plan for site including planter walls .
- Consider including column details that use complimentary materials of adjacent Black Sheep Pub that are additional to the architectural columns .

CARRIED

5.3	Development Permit:	2013-051-DP
	Applicant:	Darren Cruickshanks, Krahn Group
	Project Designer:	Darren Cruickshanks, Krahn Group
	Landscape Architect:	Stephen Watt
	Proposal:	To construct a two storey industrial warehouse/office building for "Pitt Meadows Plumbing" on a site with an existing industrial building in the Maple Ridge Business Park area.
	Location:	20295 113B Avenue
	Planner & File Manager:	Rasika Acharya

The following applicants were present at the meeting:

- Darren Cruickshanks, Project Designer
- Stephen Watt, Landscape Architect
- Steve Robinson, Owner

Rasika Acharya reviewed the Advisory Design Panel Memo dated June 18, 2013 attached to the agenda, with respect to the location, existing building, context, surrounding buildings, OCP designation, site access, proposed design and density, form, phases, landscaping, parking, off-site upgrades and building materials.

Darren Cruickshanks, Architect, presented the proposed design details to the Panel.

Stephen Watt, Landscape Architect, presented the proposed details of the on-site landscaping to the Panel.

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 opportunities of an elevator.
- Provide details for protection of existing street trees.
- Be mindful of door swing to allow access to picnic amenity.
- Consider alternative material to precast pavers along west building walkway.
- Consider expanding rain garden to capture 40-50% of roof area in order to meet intent of storing water collection filtration.
- Consider means to achieve visual expression of 2 story atrium.
- Provide paving detail for front entry plaza and picnic area.
- Consider providing curbside sidewalk along Steward Crescent and direct pedestrian access to front entry from that sidewalk.
- Consider ways to simplify and achieve a modern expression of a landscape at the main entrance and picnic amenity area.
- Consider alternate larger tree in triangular island.

CARRIED

6. PRESENTATIONS

7. CORRESPONDENCE

8. **Next Meeting :** **Tuesday , August 13 , 2013**
Agenda deadline: Monday, July 22, 2013

Adjournment: 7:24 pm

/jg