



City of 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, May 10, 2016 at 4:00 pm.

COMMITTEE MEMBERS PRESENT

Blair Arbuthnot	Landscape Architect
Roger Amenyogbe	Architect
Andrew Igel	Architect
Mark Lesack	Architect
Kyoung Bae Park	Landscape Architect

STAFF MEMBERS PRESENT

Sunny Schiller	Committee Clerk
Adrian Kopystynski	Staff Liaison, Planner 2

REGRETS

1. CALL TO ORDER

The Chair called the meeting to order at 4:12 pm.

2. AGENDA ADOPTION

R/2016-001

It was moved and seconded

That the agenda be amended to defer Item 2 - 2016 Chair and Vice-Chair Elections until the next ADP meeting and be adopted as amended.

CARRIED

3. MINUTES APPROVAL

R/2016-002

It was moved and seconded

That the Minutes of October 13, 2015 be approved.

CARRIED

4. PROJECTS

4.1		4:30 PM
Development Permit No:	2016-115-DP	
Applicant	Falcon Village Joint Venture	
Project Architect:	Wes Friesen, Points West Architects	
Project Landscape Architect:	Meredith Mitchell, M2 Landscape Architects	
Owners:	City of Maple Ridge	
Proposal:	Construction of a 5 storey apartment building with 44 residential units and 8 commercial units	
Location:	11889 – 11909 227 th Street	
File Manager:	Amelia Bowden	

The Staff Liaison provided an overview of the proposed project. The applicants made a presentation of the project plans.

R/2016-003

It was moved and seconded

That the proposal be re-submitted, with a completed Data Sheet and dimensions shown for aisles and parking spaces, and presented at a future Advisory Design Panel meeting with the following concerns addressed:

1. Consider CEPTED for the first floor and after hour safety, including the covered parking area;
2. Consider relocating or adjusting the storage area on the parkade level for safer egress;
3. Consider how the second floor privacy screens are laid out for safety and security;
4. Show CRU signage style and locations, placement on façade, hung under canopy and/or incorporated into storefront;
5. Consider a variety of brick patterns or colour on the frontage for added visual interest;
6. Consider Courtyard access through to the lobby, with suitable surface treatment through the parking area;
7. Require further information on the first floor finishes and open space design;
8. Consider a corner building element similar to lobby entrance to be located at the corner of the building;
9. Consider material for parking area with higher visual interest and snow removal from parking areas;
10. Consider reducing the parapet height on the second floor to allow for better sightlines from units while seated;
11. Consider occupancy limits for rooftop patio;
12. Consider wider breezeway connections in future phases
13. Consider additional breezeway in Phase 1 between the parking area and CRU front entrances;
14. Show overhead security gates/door in parkade and commercial loading;
15. Consider addition landscaping finishes on 119 Avenue and 227 Street and a corner plaza;
16. Consider additional variety for landscape finishes on the exterior frontages;
17. Consider less smaller and more larger planters on the rooftop patio;

18. Consider architectural precast concrete planter on roof top for large tree
19. Support the Courtyard and associated amenities as a pedestrian focus and no through traffic;
20. Submit further details for completing the landscaping components; and
21. Provide additional details for sections and façade treatment on lane.

CARRIED

5. REQUEST FOR PRELIMINARY COMMENTS ON APPLICATION RECEIVED

A preliminary application was provided for the Panel's review and comments.

6. CORRESPONDENCE - Nil

7. ADJOURNMENT

/ss