

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, May 14, 2013 at 4:00 pm.

COMMITTEE MEMBERS PRESENT

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

COMMITTEE MEMBERS ABSENT

STAFF MEMBERS PRESENT

Rasika Acharya	Planner II
Joanne Georgelin	Committee Clerk

1. Call to Order and Introduction s

The meeting was called to order at 4:09 pm.

2. Agenda Approval

RESOLUTION:

That the May 14, 2013 agenda be approved.

CARRIED

3. Approval of the Minutes - February 12, 2013

RESOLUTION:

That the Minutes of the meeting of February 12, 2013 be approved.

CARRIED

4. New Business

- 4.1 2013 ADP Membership Update
Rasika Acharya introduced a new panel member, Colleen Dixon to the Panel as the new Architect, joining the Advisory Design Panel for a term (two years, up to December 2014).

5. Projects

- 5.1 Development Permit: 2013-019-DP
Applicant: J. Kristianson
Project Architect: J. Kristianson
Landscape Architect: Jonathan Losee Ltd.
Proposal: Replace existing Kal Tire service facility with a new facility and a CRU building
Location: 20803 Lougheed Highway
Planning Technician & File Manager: Adrian

The following applicants were present at the meeting;

- John E. Kristianson, Architect
- Johnathan Losee, Landscape Architect
- David Penner, Kal Tire

Rasika Acharya reviewed the Advisory Design Panel Memo dated May 14, 2013 attached to the agenda, with respect to the location, context, surrounding uses, OCP designation, site access, proposed design, form, building materials, on-site landscaping, off-site upgrades and comments/concerns from other internal departments.

John Kristianson, Architect, presented the proposed design details to the Panel.

Note: Colleen Dixon entered the meeting at 4:20 pm.

Johnathan Losee, Landscape Architect, presented the proposed details of the on-site landscaping to the Panel.

RESOLUTION:

The following concerns be addressed and digital version 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 architectural treatment on south elevation of the Kal Tire building**
- **Provide details of garbage and recycling area and ensure they conform with waste management for both buildings .**
- **Consider the security issues with the rear access.**
- **Clarify the landscape treatment on 119th Avenue.**

- Provide an arborist report .
- Provide details of the hedge replacement and screening of the storage area.
- Consider returning the hedge along the west property line to the rear of the building .
- Provide a pedestrian connection from both buildings to Lougheed highway and possibly 119th Avenue.
- Consider the use of porous paving in areas of the parking area .
- Consider low planting in between the second bank of car stalls .
- Consider traffic calming features in the parking area .
- Consider addressing the street with the design of the southernmost retail unit.
- Consider extension of low planting between parking lots, along Lougheed highway and 119th Avenue.

CARRIED

5.2 Development Permit: 2013-037-DP
Applicant: Spire Development Corporation
Project Architect: Hugh Cochlin
Landscape Architect: Al Tanzer
Proposal: Internal and external renovations to existing building (Former Roger's Video Store).
Location: 11965 Fraser Highway
Planning Technician & File Manager: Adrian

The following applicants were present at the meeting;

- Al Tanzar, Landscape Architect
- Hugh Cochlin, Architect
- Pete Rackow, Spire Development Corporation
- Shauna Johnson, Spire Development Corporation
- Mike Salter, Spire Development Corporation

Rasika Acharya reviewed the Advisory Design Panel Memo dated May 14, 2013 attached to the agenda, with respect to the location, context, surrounding uses, OCP designation, site access, existing building and uses, proposed building façade changes, on-site landscaping, and comments/concerns from other internal departments.

Hugh Cochlin, Architect, presented the proposed design details to the Panel.

Al Tanzar, Landscape Architect, presented the proposed landscaping to the Panel.

RESOLUTION:

The following concerns be addressed and digital version 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 green wall treatment at the wall beside the stair
- Consider replacing all existing shrub planting with proposed materials in order to give a consistent landscape treatment with updated architecture.
- Consider the use of structural soil for the new trees along McIntosh Avenue.
- Consider landscape containers on the upper level parking.
- Consider improving the sense of entry to the main lobby to access upper level.

CARRIED

6. PRESENTATIONS

7. CORRESPONDENCE

8. **Next Meeting :** Tuesday, June 11, 2013
Agenda deadline: Tuesday, May 28, 2013

Adjournment: 6:04 pm

/jg