



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, June 14, 2016 at 4:00 pm.

COMMITTEE MEMBERS PRESENT

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

STAFF MEMBERS PRESENT

Sunny Schiller	Committee Clerk
Adrian Kopystynski	Staff Liaison, Planner 2

REGRETS

1. Call To Order

Mr. Arbuthnot called the meeting to order at 4:13 pm. The Staff Liaison led the Chair and Vice-Chair election process.

2. 2016 Chair And Vice-Chair Elections

R/2016-004

It was moved and seconded

That Blair Arbuthnot be appointed Advisory Design Panel Chair.

CARRIED

R/2016-005

It was moved and seconded

That Mark Lesack be appointed Advisory Design Panel Vice-Chair.

CARRIED

3. Agenda Adoption

R/2016-006

It was moved and seconded

That the agenda dated June 14, 2016 be adopted.

CARRIED

4. Minutes Approval

R/2016-007

It was moved and seconded

That the Minutes of May 10, 2016 be approved.

CARRIED

5. Representative to Developer Public Art Steering Committee

The Staff Liaison reported that Mr. Lesack has volunteered to represent the Advisory Design Panel on the Developer Public Art Steering Committee.

6. Projects

6.1

Development Permit No:	2015-253-DP (New Submission)
Applicant:	James Iversen, Concorts Management Inc.
Project Architect:	Brian Shigetomi, Atelier Pacific Architecture
Project Landscape Architect:	David Jerke
Owners:	Quarry Rock Developments
Proposal:	43 unit townhouse development
Location:	23539 Gilker Hill Rd.
File Manager:	Michelle Baski

The Staff Liaison introduced the project. The applicants made a presentation regarding the application.

R/2016-008

It was moved and seconded

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

1. Consider removal of front entry exterior hall and enhance entry expression for each unit
2. Consider traffic calming and enhance hard scape elements along main roadway with particular attention to park frontage
3. Consider variation of facades on end units
4. Consider the balance of materials from front of building to back
5. Consider refinement of grading for play area
6. Provide further grading details for overall site plan, including retaining wall information
7. Consider accessibility around site, in particular around play area
8. Consider mailbox location in regards to car access
9. Consider more interest in rubber surface area of playground
10. Consider further detail in rain garden, incorporating lawn drains
11. Consider removal of the handicap stall to further enhance play area
12. Consider switching amenity areas 3 and 4 and increasing the number of garden plots
13. Provide lighting plan

CARRIED

6.2

Development Permit No:	2016-115-DP (Resubmission)
Applicant:	Falcon Village Joint Venture
Project Architect:	Wes Friesen, Points West Architecture
Project Landscape Architect:	Meredith Mitchell, M2 Landscaping
Owners:	City of Maple Ridge
Proposal:	Mixed Use Building
Location:	227 Street and 119 Avenue
File Manager:	Amelia Bowden

The applicants addressed the concerns raised at the previous Advisory Design Panel meeting.

R/2016-009

It was moved and seconded

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

1. Consider glazing for amenity area towards parking area
2. Consider signage banding for retail
3. Consider lighting alternatives in lieu of painting walls and ceilings white for CPTED compliance in parking areas
4. Consider adequate warning signage for underground storage off of access ramp to lower level of parking
5. Consider angling wall in lobby entry from parking area for further visual enhancement of main entry
6. Consider stronger façade articulation on south façade
7. Consider further security measures for lobby entry
8. Consider addition of wood trellis above the ramp for underground parking

CARRIED

7. REQUEST FOR PRELIMINARY COMMENTS ON APPLICATION RECEIVED - Nil

8. CORRESPONDENCE

9. ADJOURNMENT

It was moved and seconded

That the meeting be adjourned at 6:01 p.m.

Chair

/ss