



**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, July 12, 2016 at 4:00 pm.

COMMITTEE MEMBERS PRESENT

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

STAFF MEMBERS PRESENT

Sunny Schiller	Committee Clerk
Adrian Kopystynski	Staff Liaison, Acting Manager of Developmental and Environmental Services

REGRETS

Kyoung Bae Park	Landscape Architect
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Note: Mark Lesack was absent at the beginning of the meeting as he is employed by Ankenman Associates Architects, the project architect for Item 4.1.

1. Call To Order

The Chair called the meeting to order at 4:07 pm.

2. Agenda Adoption

R/2016-010

It was moved and seconded

That the agenda dated July 12, 2016 be adopted.

CARRIED

3. Minutes Approval

R/2016-011

It was moved and seconded

That the Minutes of June 14, 2016 be approved.

CARRIED

4. Projects

4.1

Development Permit No: 2016-129-DP
Applicant: Emily Kearns, Ankenman Associates Architects Inc.
Project Architect: Ankenman Associates Architects Inc.
Landscape Architect: M2 Landscape Architecture
Owners: 0784903 BC Ltd.
Proposal: Mixed Use Commercial / Rental Apartment Building
Location: 11225 240 Street
File Manager: Adrian Kopystynski

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

R/2016-012

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 stronger corner element feature for greater street presence on 240th and Kanaka**
- 2. Consider the signage at the corner to be brought forward from building façade and bring additional interest to remaining signage for the exterior facing frontages with perpendicular treatments**
- 3. Consider stronger presence for the breeze way entry façade with additional detailing**
- 4. Consider additional glazing for north and south staircase facades**
- 5. Consider alternate treatments for venting with gable ends**
- 6. Support retaining wall detailing to the catch in place concrete with architectural finish**
- 7. Confirm adjacent trail connections are aligned**

CARRIED

Note: Mark Lesack joined the meeting at 4:50 pm.

4.2

Development Permit No: 2016-222-DP
Applicant: Harry Evans, Z.E.I. Project Management
Project Architect: Donald Nicolson
Landscape Architect: Meredith Mitchell (M2)
Owners: Bucci Investment Corporation
Proposal: Façade Improvement and Landscaping Updates
Location: 22709 Lougheed Highway
File Manager: Amelia Bowden

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

R/2016-013

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 increasing the column base height for entry signage
2. Provide further information on all facades and ensure consistency of treatments and materials
3. Consider additional accent within concrete finishing areas with coloured concrete
4. Confirm suitable pedestrian circulation on frontage sidewalk with column placement to ensure no pinch points to pedestrian flows
5. Consider providing additional on site trees within frontage area
6. Consider table and chairs that are not fixed

CARRIED

4.3

Development Permit No:	2016-142-DP
Applicant:	Fariba Gharaei, Architect AIBC
Project Architect:	Urban Design Group
Landscape Architect:	M2 Landscape Architecture
Owners:	Dynasty Property Corp
Proposal:	Exterior Renovation for conversion of existing A&W drive through restaurant to Carl's Jr. drive through restaurant.
Location:	20468 Lougheed Highway, Maple Ridge
File Manager:	Diana Hall

R/2016-014

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. Provide a pedestrian connection from the sidewalk into site
2. Consider a top cap of stone on frontage pilaster creating an inverted U shaped façade treatment
3. Consider shade louvres on windows
4. Consider west façade treatment with varying the stone finish height
5. Provide further information on new signage and ensure it is reflective of proposed materials. A monument type sign is supported.
6. Confirm all existing trees are retained

CARRIED

5. REQUEST FOR PRELIMINARY COMMENTS ON APPLICATION RECEIVED - Nil
6. CORRESPONDENCE - Nil
7. ADJOURNMENT

It was moved and seconded

That the meeting be adjourned at 6:17 p.m.

Chair

/ss