



**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, September 13, 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, Acting Manager of Developmental and Environmental Services

REGRETS

1. Call To Order

The Chair called the meeting to order at 4:09 pm.

2. Agenda Adoption

R/2016-015

It was moved and seconded

That the agenda dated September 13, 2016 be adopted.

CARRIED

3. Minutes Approval

R/2016-016

It was moved and seconded

That the Minutes of July 12, 2016 be approved.

CARRIED

It was decided the order of the presentations would be switched.

4. Projects

4.1

Development Permit No:	2015-309-DP
Applicant:	Bissky Architecture and Urban Design Inc.
Project Architect:	Wayne Bissky
Project Landscape Architect:	Paul Whitehead
Owners:	Pagliacci Holdings Ltd.
Proposal:	Commercial
Location:	21773, 21787, 21795 Lougheed Highway
File Manager:	Adam Rieu

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

R/2016-017

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 roof materials and design for additional LEED points.**
- 2. Consider adding short parapet to ensure proper roof drainage.**
- 3. Consider further refinement of vehicular entry to reduce conflict between vehicle and pedestrian access to main entry. Consider further detailing of hard surface to reduce asphalt with alternative materials. Consider additional traffic calming throughout parking area.**
- 4. Consider additional enhancements to the two main entry columns with additional artistic / cultural elements.**
- 5. Ensure building exits comply with fire and building codes.**
- 6. Consider lowering the glazing on the north side of the building for the first floor to increase surveillance to parking lot.**
- 7. Consider screening finishes for roof mechanical and elevator equipment.**
- 8. Consider relocating the handicap stalls to reduce conflict with parking to main entry. Consider relocation to either side of undercover building area.**
- 9. Provide additional detailing for signage mounting.**
- 10. Provide additional let downs for building pathways. Provide wider walkways around building.**

CARRIED

R/2016-018

It was moved and seconded

That the following concern be addressed and digital versions of revised drawings and memo be submitted to Planning staff; and further that Planning staff forward this on to the Advisory Design Panel for information:

- 1. Provide additional information on design for storm water infrastructure (three tiered) on east buffer and provide to ADP for review (via email). Provide details for curbing in parking lot.**

CARRIED

4.2

Development Permit No:	2016-095-DP
Applicant:	Bissky Architecture and Urban Design Inc.
Project Architect:	Wayne Bissky
Project Landscape Architect:	Paul Whitehead
Owners:	Halostar Development Corp.
Proposal:	Mixed Use - Commercial and Apartment Residential
Location:	22335 McIntosh Avenue
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/2016-019

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. Confirm wheelchair ramp complies with requirements for slope and handrails.**
- 2. Provide further details and resolution on separating commercial and residential lobby access.**
- 3. Consider further resolution to bike racks on McIntosh to ensure no conflicts with pedestrian access.**
- 4. Ensure growing medium depth on second floor is accurate and reconciled against the parapet height.**
- 5. Consider better definition of planters on McIntosh frontage with raising planters to pedestal height and substituting plant material with evergreen species.**
- 6. Consider increasing the lobby size off of McIntosh.**
- 7. Provide further details on at grade planting pockets for vines on rear lane to ensure longevity of plant material.**
- 8. Provide additional quantity of vines for green screen on rear lane to ensure maximum coverage in short time frame.**
- 9. Provide further details on elevator shaft and roof access and reflect on building elevations.**
- 10. Provide further signage details.**

CARRIED

Landscape plans should be updated to reflect three tiered storm water management measures to the extent possible.

5. REQUEST FOR PRELIMINARY COMMENTS ON APPLICATION RECEIVED

5.1 Comments on Proposed Hammond Area Development Permit Area Guidelines

The Panel requested additional background information about the form and character objectives that the Hammond Area Development Permit guidelines are intended to achieve. The Panel is prepared to provide additional comments if requested by Staff.

6. CORRESPONDENCE - Nil

7. ADJOURNMENT

It was moved and seconded

That the meeting be adjourned at 7:01 p.m.

Chair

/ss