



**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 Wednesday, February 15, 2017 at 4:00 pm.

COMMITTEE MEMBERS PRESENT

Andrew Igel	Architect
Craig Mitchell	Architect
Kyoung Bae Park, Vice-Chair	Landscape Architect
Shan Tennyson	Landscape Architect

STAFF MEMBERS PRESENT

Sunny Schiller	Committee Clerk
Adrian Kopystynski	Staff Liaison

REGRETS

Roger Amenyogbe, Chair	Architect
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1. CALL TO ORDER

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

2. AGENDA ADOPTION

R/17-007

It was moved and seconded

That the agenda dated February 15, 2017 be amended to add Minutes Approval from the January 10, 2017 meeting and Resolutions from the February 14, 2017 meeting.

CARRIED

3. MINUTE APPROVAL

Resolution 2017-005 passed at the January ADP meeting respecting finishing materials for DP # 2016-008-RZ was reviewed by the Panel confirming use of hardie board in place of vinyl.

R/17-008

It was moved and seconded

That the minutes dated January 10, 2017 be approved.

CARRIED

4. NEW AND UNFINISHED BUSINESS

4.1 Resolutions from February 14, 2017 ADP Meeting

DP 2016-240-DP and DP 2016-455-DP were reviewed at the February 14, 2017 Advisory Design Panel meeting.

Development Permit No:	2016-240-DP
Applicant:	Falcon Homes Joint Venture
Project Architect:	Points West Architecture
Project Landscape Architect:	M2 Landscape Architects
Owners:	City of Maple Ridge
Proposal:	C-3 rezoning and mixed use development (3 buildings both 6 storeys)
Location:	22626, 22634, 22640, 22648 119 Ave 22615, 22625, 22633, 22639, 22647 Selkirk Ave
File Manager:	Amelia Bowden

R/17-009

It was moved and seconded

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

- 1. Use different colours of pavers.**
- 2. Consider using the same material to connect from 119th to Selkirk.**
- 3. Provide a landscape design in the detention ponds to accommodate programs for all seasons.**
- 4. Consider having amphitheater style seating into the detention ponds.**
- 5. Consider an active water feature for summer use.**
- 6. Eliminate bollards and introduce pedestrian scale decorative light columns.**
- 7. Coordinate with the City for the public art installation.**
- 8. Consider minimum 2 inches of pour in place rubber for and use a variety of colours for daycare play area.**
- 9. Improve accessibility to and circulation within patios where possible.**
- 10. Provide different laundry room layout.**
- 11. Accentuate each residential entrance with its distinct canopy or port cochere.**
- 12. Provide gateway or way finding at entrance to the courtyard.**
- 13. Consider varying silhouette at the roofline.**
- 14. Provide variation of hardie and brick colour to achieve a rhythm at the elevations.**
- 15. Provide indoor amenity area / multi-purpose space where possible, such as in the vicinity of the residential lobbies.**
- 16. Consider further details in regards to the operative details of windows and the partition between patios.**
- 17. Provide a side light to all elevator lobbies.**
- 18. Explore additional requirements for adaptive units to comply with SaferHOME Standards and Section 3.8.5 of BC Building Code (adaptable dwelling units).**

CARRIED

Development Permit No:	2016-455-DP
Applicant:	Bissky Architecture and Urban Design Inc.
Project Architect:	Bissky Architecture and Urban Design Inc.
Project Landscape Architect:	Greenway
Owners:	Medkinetic Health and Medical Supplies Limited
Proposal:	867 square metres 3 storey commercial /medical building
Location:	11770 Fraser Street
File Manager:	Diana Hall

R/17-010

It was moved and seconded

That the proposal be re-submitted and presented at a future Advisory Design Panel meeting with the following concerns addressed:

1. Consider reducing the length of stalls 6 and 7 to allow for a tree between both stalls. Architect to consult with City for variance.
2. Provide interlocking pavers at all parking stalls. To a minimum from stalls 1 to 5 and access route to entrance.
3. Provide pavers at Main and South - West Entrances.
4. Consider deleting the "eyebrow" extension of roofline over stone at East Elevation.
5. Provide a variation of brick pattern and color at the exterior face of the south firewall.
6. Exit door at NW entrance appears to be in conflict with double door from main floor. Architect to consider repositioning exit door or resize double doors to single door 3'-6" to main floor.
7. Excessive heat gain from the East and West sides of the building. Architect to investigate interior louvre systems to mitigate the issue.
8. Consider operable windows at locations within the glazing system.
9. Consider making exterior floor extensions on second and third floors accessible from inside. Railings to be frameless glass to maintain the architectural expression of the building.
10. Secondary entrance to the main floor from the corridor in SW corner does not comply with H.C. requirements

CARRIED

4.2 ArtWorks for Developers Update
Deferred to next meeting.

4.3 Submissions from Designers
After discussion the Panel agreed submissions would be accepted from designers provided an engineer would attend to assist with project presentation.

5. PROJECTS

5.1

Development Permit No:	2015-297-DP
Applicant:	Polygon Development 309 Ltd,
Project Architect:	Ciccozzi Architecture
Project Landscape Architect:	TBD
Owners:	BC Transportation Financing Authority
Proposal:	107 Townhouse Units
Location:	Portion of various parcels (See subject map)
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/17-011

It was moved and seconded

Given that the presentation materials differ from the submission made for ADP review, that the proposal be re-submitted and presented at a future Advisory Design Panel meeting with the following concerns addressed:

- 1. Provide dimensional material in lieu of vinyl.**
- 2. Provide further articulation on the rear elevation.**
- 3. Consider more uniform composition of glazing.**
- 4. Show more details and locations how the building responds to grade change.**
- 5. Provide details and sections of tiered retaining wall including landscape treatment.**
- 6. Provide details for acoustic and landscape treatment along Loughheed Highway. Consider acoustic fence.**
- 7. Provide landscape treatments and planting in detail.**
- 8. Provide legend or schedule of hard scape treatment.**
- 9. Use native trees and plants near the conservation area and forest edge.**
- 10. Show the overall layout of the park in relation to the building layout adjacent to Lot D.**
- 11. Provide more details regarding public art and place making.**

CARRIED

5.2

Development Permit No:	2016-320-DP
Applicant:	Ifran Sonawala
Project Architect:	John E. Kristianson, AIBC, AAA, SAA
Project Landscape Architect:	Jonathan Losee BCSLA
Owners:	Mayfair Properties and Chelsea Properties
Proposal:	To Build a 3 Storey Min-Warehouse
Location:	11295 and 11307 Maple Crescent
File Manager:	Wendy Cooper, MCIP RPP

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

R/17-012

It was moved and seconded

That the following concerns be addressed and digital versions of revised drawings and memos be submitted to Planning staff; and further that Planning staff forward this on to the Advisory Design Panel for comment and review.

1. Provide pedestrian crossing using a coloured and textured material across the driving entrance.
2. Provide a pedestrian connection between the two building entrances, with relocation of water feature if needed.
3. Provide details of the security fence and trellis.
4. Consider eliminating landscape islands under the building overhang and use or define parking spaces with different hardscape treatments.
5. Use three metre high conifer trees and use eight centimeter caliper oak trees.
6. Provide a landscape buffer to back of building in the form of trellis, lattice or green wall panel.
7. Clarify travel distance.
8. Vary parapet heights in combination with articulation of south west façade.
9. Provide details of architectural treatments for the back of the building.
10. A second presentation may be required depending on the review of the recirculated submission.

CARRIED

6. CORRESPONDENCE

7. ADJOURNMENT

It was moved and seconded

That the meeting be adjourned at 6:36 p.m.

Chair

/ss