



**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, March 14, 2017 at 4:00 pm.

COMMITTEE MEMBERS PRESENT

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

STAFF MEMBERS PRESENT

Sunny Schiller	Committee Clerk
Adrian Kopystynski	Staff Liaison

REGRETS

1. CALL TO ORDER

The Vice-Chair called the meeting to order at 4:19 pm.

2. AGENDA ADOPTION

R/17-013

It was moved and seconded

That the agenda dated March 14, 2017 be amended to defer Item 7.1 Developer Public Art Strategy update and be adopted as amended.

CARRIED

3. MINUTE APPROVAL

R/17-014

It was moved and seconded

That the minutes dated February 14 and February 15, 2017 be approved.

CARRIED

4. PRELIMINARY REVIEW

4.1 12150 Meadow Gardens Way – Vehicle Dealership
File Manager: A. Kopystynski

The Staff Liaison outlined the project. The Panel reviewed the drawings provided.

R/17-015

It was moved and seconded

That Staff forward the following comments from the Advisory Design Panel to the City of Pitt Meadows and to the applicant.

- 1. Provide a stepped retaining wall system with landscaping that will both climb and descend to mitigate exposure of the retaining wall from the residential area.**
- 2. Provide soil volumes (minimum 18 inch depth) sufficient for vines and planting material.**
- 3. Provide a decorative architectural guard rail, with colour.**
- 4. Provide a six foot high fence at the property line.**

CARRIED

Note: Roger Amenogbe entered at 4:29 pm and took over chairing the meeting.

5. PROJECTS

5.1

Development Permit No:	2016-352-DP
Applicant:	B. Chadwick
Project Architect:	Barrie Chadwick, AIBC
Project Landscape Architect:	Meredith Mitchell, MBCSLA
Owners:	
Proposal:	Medical centre with two rental units
Location:	23004 Dewdney Trunk Road
File Manager:	M. Baski

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

R/17-016

It was moved and seconded

That the following concerns 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 a locked garbage enclosure, coordinate appropriately with the architecture of the building. Cannot be a shared space with visitor parking.
2. Enhance the walkway from the parkade to the residential entrance.
3. Direct water to the bioswale from parking lot, walk ways and from the roof.
4. Provide site furniture or landscape structure for seating.
5. Use landscape elements to define pedestrian entrance to the site.
6. Provide large trees to complement the magnolia trees.
7. Provide bike rack.
8. Clarify the locations of the underground tank for grey water from the clinic and retention tank for the site.
9. Provide architectural feature and public art to enhance the truncated corner of the building.
10. Provide a way finding element for pedestrians in the surface treatment and landscaping edges on the site.
11. Provide canopies at the main entrances to the clinic and the pharmacy.
12. Recess the pharmacy doors on Dewdney Trunk.
13. Provide access door from garage to the stairs.
14. Express the residential entrances more clearly.
15. Provide skylight above the residential stairwell.
16. Locate skylight at the 90 degree corner at residential level. Minimum 2 feet from the wall.
17. Provide canopies for the residential entrances.
18. Gas meter location to be identified and properly screened.
19. Provide canopy over outdoor patio or terrace. Enhance and provide details of screen and canopy at residential terrace.
20. Provide lighting design for the site and the exterior of the building.

CARRIED

5.2

Development Permit No:	2016-052-DP
Applicant:	Ciccozzi Architecture
Project Architect:	Shannon Seefeldt
Project Landscape Architect:	
Owners:	Viam Holdings
Proposal:	Multi-family rental housing
Location:	22260 & 22292 122 nd Avenue, 12159 & 12167 Street
File Manager:	D. Hall

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

R/17-017

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. Include accessible pieces of playground equipment in the playgrounds.
2. Ensure security fence for courtyard access.
3. Delete second row of trees between the exercise room and the residences.
4. Add a landscape planting in front of the ramp parkade. Add trellis element over a portion of the ramp parkade to address over look.
5. Provide enhanced informal seating at planters.
6. Provide synthetic turf with infill of high quality and longevity. Indicate the details in the landscape plan.
7. Consider skylight above the stairwells.
8. Review exit through lobby to the courtyards. Incorporate stair exits with lobby.
9. Accentuate the corner units by increasing the roof height.
10. Consider cross ventilation into the units by having operable windows opposite the door entries.
11. Consider variety of colours of unit pavers in courtyard and amenity area.
12. Explore the opportunity with the City to create a drop off zone on 223rd Street.

CARRIED

6. UNFINISHED BUSINESS

- 6.1 Developer Public Art Strategy
Deferred.

7. CORRESPONDENCE

8. ADJOURNMENT

It was moved and seconded

That the meeting be adjourned at 7:21 p.m.

Chair

/ss