



**City of Maple Ridge
ADVISORY DESIGN PANEL**

The Minutes of the Regular Meeting of the Maple Ridge Advisory Design Panel held in the Coho Room at Maple Ridge Municipal Hall, 11995 Haney Place, Maple Ridge, British Columbia, on Tuesday, May 9, 2017 at 4:00 pm.

COMMITTEE MEMBERS PRESENT

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
Michelle Baski	Acting Staff Liaison / Planner 1

REGRETS

Andrew Igel	Architect
-------------	-----------

-
- 1. CALL TO ORDER**
The Chair called the meeting to order at 4:08 pm.

2. AGENDA ADOPTION

R/17-021

It was moved and seconded

That the agenda dated May 9, 2017 be amended to add Item 5.1 Administrative Update and be adopted as amended.

CARRIED

3. MINUTE APPROVAL

R/17-022

It was moved and seconded

That the minutes dated April 11, 2017 be approved.

CARRIED

4. PROJECTS

4.1

Development Permit No: 2017-012-DP & 2017-027-DP
Applicant: Streetside Developments
Project Architect: John Bingham, Bingham Hill Architects
Project Landscape Architect: Mary Chan-Yip, PMG Landscape Architects
Proposal: Commercial and townhouse residential
Location: 11080, 11154, 11184 240 Street
File Manager: Diana Hall

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

R/17-023

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:

COMMERCIAL

- C1. Provide a fully developed rain garden with a greater variety of planting, river rock bed, more organic and varied shape.
- C2. Provide landscape and proper landing and access to middle staircase from parking lot.
- C3. Introduce planting in parking island – shrubs and perennials rather than grass.
- C4. Develop strong pedestrian connection between commercial and residential area by providing decorative paving at the crossing.
- C5. Provide details for the garbage enclosure and consider different location for the door.
- C6. Relocate a parking space to beside the garbage enclosure to increase landscape opportunity at the pedestrian path from the residential area.
- C7. Provide detail of green roof.
- C8. Provide the hardscape schedule – including concrete finish, stamped concrete and asphalt or unit pavers.
- C9. Provide continuation of metal rail at west side to next column.
- C10. Consider double row trees at the north of the commercial development along 112th Avenue.
- C11. Provide permeable pavers instead of stamped concrete in parking spaces.
- C12. Show handicap ramps and let downs.
- C13. Consider adding benches and bollards.
- C14. Align curves of islands to parking spaces.
- C15. Investigate the requirement of an elevator to the residential floor.
- C16. Show where operable windows are.
- C17. Provide more durable materials in combination in place of vinyl.
- C18. Accentuate the entrance from 240th Street leading to the pedestrian pathway.
- C19. Change the door swings for units CRU 101 and 102.
- C20. Provide consistent roof slopes.

RESIDENTIAL

- R1. Provide continuous access from 240th Street to amenity area and to future park area.
- R2. Provide pedestrian connection along bioswale where possible.
- R3. Provide cover over and detail for mailbox, including provisions for garbage and recycling.
- R4. Amenity areas to be developed further, with benches, landscape lighting, special paving treatment, additional play structure to be inclusive for all age groups.
- R5. Develop further detail of outdoor amenity space.
- R6. Provide permeable paving in visitor parking area.

- R7. Provide outdoor bike rack for amenity space.
- R8. Provide special paving treatment on roads at intersections and to link pedestrian connections.
- R9. Provide section details of retaining wall.
- R10. Provide outdoor lighting scheme at pedestrian level, especially at amenity area.
- R11. Provide more durable materials in combination in place of vinyl.
- R12. Consider other options for enhancing residential entrance, rather than a shed roof, for possibility of more daylight into the stairwell.
- R13. Consider the transition of the shed roof above the main roof of townhouses.
- R14. Consider switching the walk in closet location with the master ensuite at the end units.
- R15. Label the setback lines on drawings.
- R16. Provide consistent roof slopes.

CARRIED

5. UNFINISHED BUSINESS

5.1 Administrative Update

The Committee Clerk notified the Panel the ADP meeting schedule will need to be adjusted to avoid conflicts with the new Council meeting schedule. Alternate times will be proposed to the group via email. After discussion it was agreed paper copies of architectural drawings will continue to be distributed to the Panel for review.

6. CORRESPONDENCE

6.1 Response from 2016-352-DP applicant re: March 14, 2017 ADP Resolution

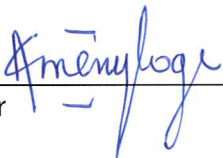
A response from the applicant has been distributed electronically to the Panel.

7. ADJOURNMENT

It was moved and seconded

That the meeting be adjourned at 7:24 p.m.

Chair



/ss