



**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, June 13, 2017 at 4:00 pm.

COMMITTEE MEMBERS PRESENT

Craig Mitchell	Architect
Andrew Igel	Architect
Roger Amenyogbe, Chair	Architect
Shan Tennyson	Landscape Architect

STAFF MEMBERS PRESENT

Sunny Schiller	Committee Clerk
Adrian Kopystynski	Staff Liaison

REGRETS

Kyoung Bae Park, Vice-Chair	Landscape Architect
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1. CALL TO ORDER

Andrew Igel called the meeting to order at 4:25 pm.

4. PROJECTS

4.1

Development Permit No:	2015-297-DP
Applicant:	Polygon Development 309 Ltd
Project Architect:	Ciccozzi Architecture
Project Landscape Architect:	TBA
Owners:	BC Transportation Financing Authority
Proposal:	1) Multi-phased Townhouse Commercial Development Concept Plan 2) First Phase 107 Townhouse units
Location:	TBC
File Manager:	Adrian Kopystynski

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

Note: Roger Amenyogbe entered at 4:38 pm and took over Chairing after the Item 4.1 presentation.

R/17-024

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 where necessary transitional elements for connection between stepped units.**

CARRIED

4.2

Development Permit No: 2016-191-DP
Applicant: Platform Properties (Maple Ridge) Ltd.
Project Architect: Randy Knill – Architect AIBC
Project Landscape Architect: Mary Chan - PMG
Owners:
Proposal: Commercial Development
Location: 11939 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/17-025

It was moved and seconded

That the 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 planting islands to break up the parking strips.
2. Provide pavement treatment (such as stamped concrete or coloured asphalt) at entrances off of 240th.
3. Provide speed bumps before and after main pedestrian crossing to Building 2000.
4. Parking stalls along Buildings 1000 and 2000 to be done in alternative paving materials.
5. Provide outdoor seating in front of both buildings by reducing two stalls into “small car” stalls.
6. Provide screening for roof top units on both buildings and provide a detail on the architectural plans.
7. Accentuate the north east corner element of Building 1000 facing 240th Street.
8. Provide a second bracket at both corners of Building 1000 to balance elevation.
9. Indicate on landscaping plans that structural soil for trees in parking medians will be provided.
10. Consider providing additional bicycle racks.

CARRIED

4.3

Development Permit No: 2016-336-DP
Applicant: Cipe Homes Inc.
Project Architect: Jim Bussey – Formwerks Architectural
Project Landscape Architect: Alexa Gonzalez – Durante Kreuk Ltd.
Owners:
Proposal: Single family homes and a townhouse development
Location: 11250 & 11300 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/17-026

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 reducing the use of vinyl, particularly at ground level.
2. Provide postal kiosk details, including garbage and recycling amenities.
Provide a parking space close to mail box that does not require backing out.
Connect directly to kiosk with paving.
3. Provide alternate road surface, especially at internal intersections.
4. Provide accessible connectivity to and from handicap parking stalls.
5. Substitute a few of the Maple species with other species.
6. Provide a thematic gateway element at the entrance to the development.

CARRIED

2. AGENDA ADOPTION

R/17-027

It was moved and seconded

That the agenda dated June 13, 2017 be adopted.

CARRIED

3. MINUTE APPROVAL

R/17-028

It was moved and seconded

That the name of the Staff Liaison be corrected in the minutes dated May 9, 2017 and that the minutes be adopted as corrected.

CARRIED

5. UNFINISHED BUSINESS - Nil

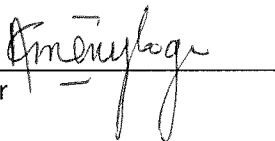
6. CORRESPONDENCE

7. ADJOURNMENT

It was moved and seconded

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

Chair



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