



**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 Wednesday, July 19, 2017 at 4:00 pm.

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**COMMITTEE MEMBERS PRESENT**

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

**STAFF MEMBERS PRESENT**

Adrian Kopystynski	Staff Liaison
Sunny Schiller	Committee Clerk

**REGRETS**

Shan Tennyson	Landscape Architect
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**1. CALL TO ORDER**

The Chair called the meeting to order at 4:10 pm.

**2. AGENDA ADOPTION**

R/17-029

It was moved and seconded

**That the agenda dated July 19, 2017 be adopted.**

CARRIED

**3. MINUTE ADOPTION**

R/17-030

It was moved and seconded

**That the minutes dated June 13, 2017 be approved.**

CARRIED

#### 4. PROJECTS

##### 4.1

**Development Permit No:** 2017-243-DP  
**Applicant:** Peter Uy  
**Project Architect:** Joseph Park  
**Project Landscape Architect:** Patrica Cambell -PMG  
**Owners:** Currently- Norman and Maureen Owen  
**Proposal:** To Build a Gold's Gym with associated parking  
**Location:** 21710 and 21728 Lougheed Hwy  
**File manager:** Wendy Cooper

R/17-031

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:

**Landscape:**

1. Enhance pedestrian pathway from rain garden to building using different materials, border lights, and raised crosswalk if possible.
2. Consider different texture at parking stalls abutting the building.
3. Introduce patterns and colours to the pathway around the building.
4. Pedestrian crossing along Lougheed Highway to be demarcated with alternate paving materials across the drive aisle.
5. Consider saving neighbouring trees at northwest corner near crosswalk if feasible.
6. Consider variety of plant materials at the bioswale location.
7. Light fixture on south side to be located to the north side.
8. Provide outdoor benches.
9. Consider providing additional bike racks.
10. Provide rain water management plan for after lane construction.
11. Provide preliminary site grading and drainage plan.

**Architectural:**

1. Consider wrapping the east wall with elements of the north façade.
2. Provide some articulation and graphic signage (or public art) on the east wall with sports theme.
3. Consider more glazing on the north side facing Lougheed.
4. Articulate better sense of entry.
5. Consider providing skylights.
6. Consider adding more corner glazing elements.
7. The jog in elevations should be more pronounced at grid line 5 and E and at grid lines C 10 and 1.
8. Mechanical units should be screened both on the roof and at grade from street.

CARRIED

#### 4.2

<b>Development Permit No:</b>	<b>2016-145-DP</b>
<b>Applicant:</b>	Rob Delves (Quantum Properties)
<b>Project Architect:</b>	Wes Friesen (Points West Architecture)
<b>Project Landscape Architect:</b>	
<b>Owners:</b>	Quantum Properties Sienna Inc.
<b>Proposal:</b>	Rental Apartment Building
<b>Location:</b>	11749/61 Burnett Street
<b>File manager:</b>	A Kopystynski

R/17-032

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:**

**Architecture:**

1. Provide protection over exit stairs on west side.
2. Show through wall flashings on building elevation.
3. Show operable windows on elevation.
4. Review slope of entrance canopy
5. Show where rain water leader are located on all elevations.
6. Demonstrate that the elevator meets emergency requirements.

**Landscaping:**

1. Landscape plan and site are not coordinated and need to be reviewed by both consultants.
2. Provide details discussed, including the following:
  - a section showing transition from grass to planting bed.
  - a hardscape schedule for paving materials.
  - the guard rail.
  - the fence.
  - the garbage enclosure in regards to materials, finishes and green roof over garbage enclosure.
3. Storm water management to be coordinated with the landscape plan.
4. Provide vertical landscape structure in outdoor amenity area.
5. Remove grass strip between amenity space and private unit.
6. Provide arborist report including protection methodology for the tree to be retained.

**Site and Other:**

1. Elaborate on the public art.
2. Enhance the entrance to the underground parkade. Coordinate with the entrance canopy.
3. Review ramp slope elevation and transition from the main street.
4. Raise walkway along ramp while maintain the required ramp width.
5. Provide building identification signage.
6. Consider outdoor visitor bike rack.

CARRIED

**5. PRELIMINARY REVIEW**

- 5.1 Development Permit No: 2017-230-RZ**  
Deferred to September meeting.

**6. UNFINISHED BUSINESS**

- 6.1 Cladding Materials Discussion**  
Review of guidelines used by other municipalities in regards to cladding materials. Further comments should be forwarded to the Staff Liaison.

**7. CORRESPONDENCE - Nil**

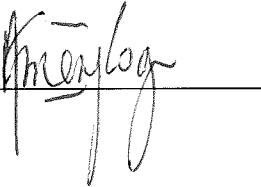
**8. ADJOURNMENT**

It was moved and seconded

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

Chair

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A handwritten signature in black ink, appearing to read "K. Maylog", is written over a horizontal line. The signature is cursive and stylized.