



**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, September 20, 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
Shan Tennyson	Landscape Architect

**STAFF MEMBERS PRESENT**

Adrian Kopystynski	Staff Liaison
Sunny Schiller	Committee Clerk

**REGRETS**

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**1. CALL TO ORDER**

The Chair called the meeting to order at 4:15 pm.

**2. AGENDA ADOPTION**

R/17-033

It was moved and seconded

That the agenda dated September 20, 2017 be adopted.

CARRIED

**3. MINUTE ADOPTION**

R/17-034

It was moved and seconded

That the minutes dated July 19, 2017 be approved.

CARRIED

#### 4. PROJECTS

##### 4.1

Development Permit No:	2014-039-DP
Applicant:	Lawlor Architects
Project Architect:	Geoff Lawlor
Project Landscape Architect:	JHL Design Group & Phoenix Environmental Services
Owners:	0793619 BC Ltd
Proposal:	Retail and office commercial building with two apartment dwellings
Location:	12040 240 Street
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/17-035

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:

##### Landscape Comments

1. Provide more trees at bioswale and a perimeter planting bed at south perimeter.
2. Provide details of the enclosed garbage enclosure, coordinate appropriately with the architecture of the building.
3. Confirm trees in medians will get 10 cubic meters of soil or be supplemented with structural soil.
4. Consider different paving material, especially at entry, and consider banding in other areas.
5. Resolve trellises in conflict with bioswale location.
6. Provide buffer between seating area and parking.
7. Provide wheel stops at parking to walk ways.
8. Emphasize pedestrian main entrance to the development with architectural elements.
9. Delete tree at the location of the proposed community art.
10. Provide guard rail for fence on retaining wall where wall height exceeds two feet.
11. Consider adding landscape island or drop-off area for loading close to the loading space.
12. Provide rain water leaders at the north and east side of the building.
13. Consider removing concrete retaining wall along front lot line if possible.
14. Differentiate the residential parking from the commercial parking through different surface treatment, landscaping, etc.

##### Architectural Comments:

15. Review garbage and recycling requirements.
15. Provide let down or access from loading area to store fronts.
16. Provide landscape or street furniture for paved area in front of day care.
17. Address the corner of the building on the community area (daycare) side to match the entry drive corner.

CARRIED

Panel comment:

If community area will be used for daycare then consider 8 foot high fence as an extension to the retaining wall and provide detailed design of the outdoor play area.

Note: Craig Mitchell entered at 5:24 pm. Craig Mitchell left the meeting at 5:45 pm.

**4.2**

<b>Development Permit No:</b>	<b>2016-145-RZ</b>
<b>Applicant:</b>	Quantum Properties
<b>Project Architect:</b>	Points West Architecture
<b>Project Landscape Architect:</b>	C Kavolinas & Associates
<b>Owners:</b>	Quantum Properties sienna Ltd
<b>Proposal:</b>	64 unit apartment building
<b>Location:</b>	11749 and 11761 Burnett Street
<b>File manager:</b>	Adrian Kopystynski

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

R/17-036

It was moved and seconded

**That the application be supported as presented and the applicant proceed to Council for approval.**

CARRIED

Note: Andy Igel left the meeting at 6:09 pm. Due to a conflict of interest with Item 4.3 Craig Mitchell left the meeting at 6:16 p.m.

**4.3**

<b>Development Permit Nos:</b>	<b>2017-027-DP (commercial) and 2017-012-DP (multi-family)</b>
<b>Applicant:</b>	Streetside Developments
<b>Project Architect:</b>	John Bingham, Bingham Hill Architects
<b>Project Landscape Architect:</b>	Mary Chan-Yip, PMG Landscape Architects
<b>Owners:</b>	Streetside Developments
<b>Proposal:</b>	Commercial and multi-family development
<b>Location:</b>	11080/ 11154/011184 240th Street
<b>File manager:</b>	Diana Hall
<b>Resubmission to ADP:</b>	Originally reviewed at May 9, 2017 Meeting

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

R/17-037

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:

**Residential Proposal**

1. Stone veneer wrap around should be consistent throughout the whole development.
2. The rain water leader at upper stairs landing entrances should be directed onto the lower roof.

CARRIED

Panel comment re: Commercial Proposal:

Commercial project 2016-119-DP across street has proposed horizontally installed cementitious siding and cementitious panels and not vinyl.

Note: Craig Mitchell re-entered the meeting at 7:11 p.m.

**4.4**

<b>Rezoning Permit No:</b>	<b>2017-230-RZ</b>
Applicant:	M. Dixon
Project Architect:	Bill Christie
Project Landscape Architect:	PMG Landscape Architects
Owners:	M. & M. Dixon
Proposal:	Licensed Community Care Facility for 13 elderly citizens
Location:	11814 220 St.
File manager:	Michelle Baski

The Staff Liaison provided an overview of the proposed project. The project team made a presentation of the plans. The proposal was received for information and the Panel provided suggestions to the applicants which are summarised in the Appendix to these minutes.

**5. NEW & UNFINISHED BUSINESS**

**5.1 Opportunity for Panel Commentary: Proposed Albion Community Centre**

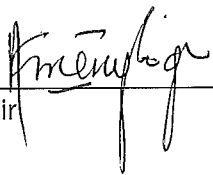
Panel has previously commented via email. No further comments were received.

**6. CORRESPONDENCE - Nil**

**7. ADJOURNMENT**

It was moved and seconded

That the meeting be adjourned at 8:09 p.m.

  
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Chair

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## Appendix

### 4.4

Rezoning Permit No: 2017-230-RZ

1. Nurses Station need view to the main entrance and Foyer.
2. Bottleneck between main lobby and elevator lobby. 1.689m is less than 6'-0"
3. Stairs width appear not to comply with stairs for Residential care facilities. Designer to review.
4. Window sizes appear too small for care facilities. Designer to check window to room ratio.
5. Revisit location of Dirty and Clean linen room to avoid cross contamination
6. Review how the resident lift is going to work through the door to the washroom.
7. Accessible grab bars for residents not shown.
8. Height of glass deck railing on second floor does not comply to residential care requirements. 6'-0" height required.
9. Advisable to move laundry to basement.
10. Fridge in dining room in conflict with window opening.
11. Add a planting bed beside the building on the south side where it is currently showing grass to have foundation planting
12. Add more variety of shrubs and perennials to make the area more interesting and to attract birds/butterflies etc.
13. Add planting in this area along the fence where grass is currently being shown.
14. Consider enhancing the planting where residents have window views to create interest for them. Consider adding bird bath/feeders
15. Consider adding some hardy flowering vines in the space between the fence and paving on the east side