



**City of Maple Ridge
ADVISORY DESIGN PANEL**

The Minutes of the Regular Meeting of the Maple Ridge Advisory Design Panel held in the Blaney at
Maple Ridge Municipal Hall, 11995 Haney Place, Maple Ridge, British Columbia, on Wednesday,
February 21, 2018 at 4:13 pm.

PANEL MEMBERS PRESENT

Craig Mitchell, Chair	Architect
Shida Neshat-Behzadi	Architect
Stephen Heller	Landscape Architect

PANEL MEMBERS ABSENT

Shan Tennyson, Vice Chair	Landscape Architect
Steven Bartok	Architect

STAFF MEMBERS PRESENT

Adrian Kopystynski	Staff Liaison
Amanda Allen	Committee Clerk

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

R/2018-008

It was moved and seconded

That the agenda for the February 21, 2018 Advisory Design Panel meeting be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

R/2018-009

It was moved and seconded

That the minutes of the Maple Ridge Advisory Design Panel meeting dated January 17, 2018 be adopted as circulated.

CARRIED

4. PROJECTS

4.1 2016-202-DP

Applicant:	Wayne Bissky
Project Architect:	Wayne Steven Bissky Architecture and Urban Design Inc.
Project Landscape Architect:	Paul Whitehead, Greenway Landscape Architecture
Proposal:	OCP and Rezoning to facilitate a mixed use residential approximately 148 units and commercial development including a banquet facility.
Location:	20542 and 20556 Dewdney Trunk Road
File manager:	Wendy Cooper

The project team made a presentation of the project plans, provided a 3-D model of the proposed development and presented a video of the mixed-use project. Panel members and the project team discussed the addition of public art on the City of Maple Ridge right of way fronting Dewdney Trunk Road. ADP will inform the Maple Ridge Public Art Steering Committee and Engineering Department of the development project and how its strategic location could lend well to a future public art installation that welcomes people into the City.

R/2018-010

It was moved and seconded

That the following concerns regarding File No. 2016-202-DP be addressed and digital versions of revised drawings & memo be submitted to Planning staff; and further that Planning staff forward this on to the Advisory Design Panel for information.

Landscape Comments:

1. Widen walkways and stairs to the upper level of both sites to improve pedestrian access;
2. Consider creating a main pedestrian entrance to Site B, such as shifting the ramp to the West and combining the two stairways;
3. Confirm ramp width on both sites are kept to minimum requirements to increase pedestrian friendliness and safety;
4. Indicate the slope of the vehicle ramps on both sites and, if possible, provide a secondary pedestrian walkway adjacent to the vehicle ramp for another direct access to the upper level;
5. Ensure street trees are provided along the Dewdney Trunk Road boulevard;
6. Consider providing commercial retail space in Building 2 facing the courtyard;
7. Relocate public art from the South side on 119 Avenue to the courtyard and add an additional public art piece to the North West corner of Building 1 on Site A;
8. Consider shifting the play area to a location with more sunshine;
9. Consider adding amphitheater style seating to the play area;
10. Consider adding program elements that appeal to older children, youth and teenagers;
11. Consider adding public art on Dewdney Trunk Road, preferably on the podium;
12. Consider enhancing the termination of the pathway on the East side of the site to provide a seating node, plaza, or public art feature;
13. Provide a landscape lighting plan for both sites that details lighting along pedestrian pathways.

Architectural Comments:

1. Consider the reflective finish for the application of white cladding to avoid glare;
2. Consider providing exterior sun shades on the Western exposures;

3. Consider the addition of red and yellow colours to enhance continuity between the buildings on sites A and B;
4. Consider increasing the solid elements on the North façades of Buildings 1, 2 and 3 on Site B to improve the balance between the solid and void elements;
5. Consider adding elements that will animate the main entrance of each residential building;
6. Provide more detailed information for Buildings 1 and 2 on site A concerning recycling and garbage and how the building is serviced;
7. Include a freestanding sign for banquet hall and/or retail spaces that incorporates an architectural element from the building design;
8. Coordinate the yellow cladding on Building 2 to match the treatment of the red cladding of Building 1 on Site A.

CARRIED

4.2 2017-377-DP

Applicant:	Geoff Lawlor Architects
Project Architect:	Geoff Lawlor
Project Landscape Architect:	Jenny Liu, JHL Design
Proposal:	11 unit townhouse development
Location:	23415 Cross Road
File manager:	Chee Chan

The Staff Liaison provided an overview of the proposed project. The project team made a presentation of the project plans. There was discussion on some of the units lending themselves to be designed as adaptive units on the first level.

R/2018-011

It was moved and seconded

That the following concerns regarding File No. 2017-377-DP be addressed and digital versions of revised drawings & memo be submitted to Planning staff; and further that Planning staff forward this on to the Advisory Design Panel for information:

Landscape Comments:

1. Provide additional grading information and landscape layering in the highlighted locations identified in the attached Appendix A inserted as details in the landscaping package;
2. Wherever possible include details for landscape materials in the landscape package, ie: site furnishing, fences, hardscape;
3. Ensure details for landscape elements are referenced and included within the landscape drawings;
4. Specify height and proposed material of all retaining walls.

Architectural Comments:

1. Consider changing the slope of the front entrance roof to slope away from the building;
2. Consider changing the antique light fixture at the front entrance to match the other modern light fixtures;
3. Consider deleting vinyl cladding from the project;
4. Consider introducing the morning sun (using high windows and skylights) with natural ventilation wherever possible into the units.

CARRIED

5. NEW AND UNFINISHED BUSINESS - Nil
6. CORRESPONDENCE - Nil
7. ADJOURNMENT – 8:12 pm.



C. Mitchell, Chair

/aa