



**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, May 16, 2018 at 4:04 pm.

---

**PANEL MEMBERS PRESENT**

Craig Mitchell, Chair	Architect
Shan Tennyson, Vice Chair	Landscape Architect
Shida Neshat-Behzadi	Architect
Stephen Heller	Landscape Architect
Steven Bartok	Architect

**STAFF MEMBERS PRESENT**

Adrian Kopystynski	Staff Liaison, Acting Manager of Development and Environmental Services
Amanda Allen	Committee Clerk

---

**1. CALL TO ORDER**

**2. APPROVAL OF THE AGENDA**

R/2018-018

It was moved and seconded

That the agenda for the May 16, 2018 Advisory Design Panel meeting be approved as circulated.

CARRIED

**3. ADOPTION OF MINUTES**

R/2018-019

It was moved and seconded

That the minutes of the Maple Ridge Advisory Design Panel meeting dated April 18, 2018 be adopted as circulated.

CARRIED

Note: Shan Tennyson joined the meeting at 4:05 pm

**4. NEW AND UNFINISHED BUSINESS**

**4.1 Architects Act and Projects Prepared by Designers**

Memo dated May 16, 2018 from the ADP Staff Liaison providing clarity on projects prepared and presented by Designers.

**5. PROJECTS**

**5.1 2017-031-DP**

Applicant:	Kevin Urbas
Project Architect:	Kevin Urbas, Above Grade Consulting
Project Landscape Architect:	Meredith Mitchell, M2 Landscape Architecture
Proposal:	Courtyard Housing (RT-2) 4 units
Location:	21333 River Road
File manager:	Adam Rieu

The Staff liaison provided an overview of the proposed courtyard development project. The project team made a presentation of the project plans. Discussion was held on the placement of the buildings and the use of pavers supporting the creation of a pedestrian friendly courtyard environment and discussed additional supportive measures.

R/2018-020

It was moved and seconded

**That File No. 2017-031-DP be supported as presented and the applicant proceed to Council for approval.**

**Landscape Comments:**

1. Consider changing the unit pavers to another level play surface at the Basketball hoop courtyard and relocate the catch basin;
2. Consider utilizing private courtyard for Units 4 and 2 as amenity space;
3. North perimeter of property consider adding slats to open chain link fence; add taller plant material and vines in front of the chain link fence;
4. Reduce the variety of paving treatments used in central driveway area to two types;
5. Expand and continue the decorative treatment through the central driveway area;
6. Consider using a fence that would bring unity/link to property;

**Architectural Comments:**

1. Use the front yard elevations palette on the remainder of the elevations;
2. ADP has consistently requested that vinyl materials not be applied;
3. To integrate a lighting plan both on buildings and in landscaping;
4. Establish uniform datum heights for fenestration;
5. Indicate location of Fire Department directional signage.

CARRIED

5.2     **Development Permit No:**     **2015-373-RZ**  
Applicant:     Don Schmidt  
Project Designer:     Kevin Urbas, Above Grade Consulting  
Project Landscape Architect:     PMG Landscape Architects  
Proposal:     16 Townhouses (RM-1)  
Location:     23616 132 Avenue  
File Manager:     Adrian Kopystynski

The Staff liaison provided an overview of the proposed 16 townhouse project and reviewed the variances requested with the development. The project team made a presentation of the project plans.

R/2018-021

It was moved and seconded

**That File No. 2015-373-RZ be supported as presented and the applicant proceed to Council for approval.**

**Landscape Comments:**

1. Utilize different surfacing material for the parking spaces in front of Unit 5;
2. Consider additional CPTED measures given the reduced visibility into the Amenity space;
3. Consider accommodating terraced seating in the amenity space, preferably combined with the ramp;
4. Move the planting strip to the East side of the ramp adjacent to Unit 6.
5. Consider different style or material type of picket fence to reflect the modern style of the building.

**Architectural Comments:**

1. Consider increasing the width of bathroom windows;
2. Consideration for Hardie reveals with window frames;
3. Consider framing transitions at material changes to articulate the massing;
4. Provide details for mailbox kiosk;
5. Provide building, landscape, and amenity lighting plans;
6. Confirm with the Fire Department that emergency vehicles can turnaround requirements are satisfied;
7. Indicate location of Fire Department directional signage.

CARRIED

**5.3 Development Permit No: 2016-176-DP**  
Applicant: Jim Isherwood, Brookside Properties  
Project Architect: Atelier Pacific Architecture Inc.  
Project Landscape Architect: David Jerke, Van Der Zalm & Associates  
Proposal: 16 Townhouses (RM-1)  
Location: 23711 132 Avenue  
File Manager: Adam Rieu

Note: Stephen Heller excused himself from discussion of Item 5.3 at 6:01pm as he is employed at Van Der Zalm and Associates.

The staff liaison provided an overview of the proposed townhouse development, the parking requirements and variances requested. The project team made a presentation of the project plans.

R/2018-022

It was moved and seconded

That File No. 2016-176-DP application be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

**Landscape Comments:**

1. Make a connection from the proposed south pathway to the central drive aisle;
2. Provide building, landscape and amenity lighting plans;

**Architectural Comments:**

1. Introduce alternative colour palettes and contrast for the buildings;
2. Consider adding accent colours or features to enliven the facades;
3. Consider the addition of master bedroom patios;
4. ADP has consistently requested that vinyl materials not be applied;
5. Architecturally improve the end elevations of the buildings.

CARRIED

Note: Stephen Heller returned to the meeting at 6:40pm

- 5.4     **Development Permit No:**     **2014-069-RZ**  
Applicant:                                  Pivotal Development Consultants, Wayne Jackson  
Project Architect:                        Geoff Lawlor  
Project Landscape Architect:        JHL Design Group  
Proposal:                                    Rezone from RS-1 and Conservation into CS-1 and  
   Conservation  
Location:                                    20894 Loughheed Hwy  
File Manager:                              Therese Melser

The staff liaison provided an overview of the proposed commercial project. The project team made a presentation of the project plans.

R/2018-023

It was moved and seconded

That the following concerns regarding File No. 2014-069-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 review and further evaluation.

**Landscape Comments:**

1. Respecting trees and landscaping:
  - a. Incorporate the tree management requirements from an updated arborist report to include all trees on site ie: trees contained in Environmental area not shown on current landscape plan;
  - b. Add tree protection fencing to the drawings and notes for monitoring during construction;
  - c. Incorporate permanent landscaping on rooftop deck for screening;
  - d. Confirm that landscape at South perimeter is meeting screening and buffer requirements of the Zoning bylaw (General Requirements) between residential and commercial zones.
  - e. Add coniferous trees to improve screening in South landscape buffer.
2. Respecting the pedestrian environment and safety:
  - a. Add benches, trash receptacles and other site furnishing to enhance the commercial space.
  - b. Clarify locations of guard rails at retaining walls;
  - c. Provide a pedestrian connection from Loughheed Hwy to the building
3. Respecting landscaping plan details:
  - a. On landscape drawing provide details for reference such as for site furnishings, paving, fencing, walls, guard rails, railings, etc.
  - b. Include sections for critical landscape areas such as retained trees and areas near accessible space that have change in grade
4. Confirm if the existing grade is being maintained around the existing significant tree, follow the recommendations of the arborist;

**Architectural Comments:**

1. Respecting form and character:
  - a. Improve architectural character to the building;
  - b. Consider using alternate materials and an alternate colour palette;
  - c. Consider adding contrasting colours to the facades to break the mass;
  - d. Add articulation to the facades facing the street;

- e. De-emphasize the horizontal nature of the building by adding more vertical elements;
- f. Consider increasing fenestration to allow more light completed with sun shade on the southern and western facades;
- 2. Respecting the residential element:
  - a. Improve the delineation between entrances for commercial and residential uses.
  - b. Provide wayfinding signage to the residence and commercial unit 5;
  - c. Distinguish character of entrance for residential entry such as a recess;
- 3. Respecting roof or roof top matters:
  - a. Delete mansard roof and match residential roof to commercial roof;
  - b. Rooftop units must be screened or demonstrate that they are not visible from the other side of Loughheed Hwy;
  - c. If rooftop units are visible from Loughheed Highway, provide suitable rooftop screening;
  - d. Confirm locations of rooftop units for commercial units 4 and 5;
- 4. Respecting the site and site plan:
  - a. Add pylon signage at Loughheed frontage coordinated with the building architecture;
  - b. Match garbage kiosk with architecture of project;
  - c. Provide landscape lighting and building lighting layout;
  - d. Verify parking calculations for the range of anticipated uses, such as restaurants and offices;
  - e. Identify the required loading space and demonstrate how loading vehicle can manoeuver on the site and have adequate clearance (respect to tree canopy);
- 5. Other items:
  - a. Demonstrate that the project conforms with CPTED principles;
  - b. Consider taking advantage of the North view for the residential unit.

CARRIED

Stephen Bartok and Craig Mitchell - OPPOSED

- 6. CORRESPONDENCE - Nil
- 7. QUESTION PERIOD - Nil
- 8. ADJOURNMENT – 8:05 pm.

  
C. Mitchell, Chair

/aa