

City of Maple Ridge
ADVISORY DESIGN PANEL
AGENDA

November 21, 2018, 4:00 pm
Blaney Room, Maple Ridge City Hall

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|------|------------------------------------|---|---------|
| 1. | CALL TO ORDER | | |
| 2. | APPROVAL OF THE AGENDA | | |
| 3. | ADOPTION OF MINUTES– July 18, 2018 | | |
| 4. | NEW & UNFINISHED BUSINESS | | |
| 4.1. | 2019 Meeting Schedule | | |
| 5. | PROJECTS | | |
| 5.1. | Development Permit No: | 2017-117-RZ | 4:15 PM |
| | Applicant: | Sarah Atkinson | |
| | Project Architect: | Douglas Johnson | |
| | Project Landscape Architect: | C. Kavolinas | |
| | Proposal: | 46 unit, 3 storey RM-1 Townhouse Complex | |
| | Location: | 11831, 11839 and 11865 232 Street | |
| | File Manager: | Chee Chan | |
| 5.2. | Development Permit No: | 2017-572-DP | 5:15 PM |
| | Applicant: | Trisha Firth, Atterra Development Group Ltd | |
| | Project Architect: | Brian Shigetomi | |
| | Project Landscape Architect: | PMG Landscape Architect | |
| | Proposal: | 57 unit Apartment – 5 Storey with FSR of 1.43 | |
| | Location: | 11701 - 11739 Fraser Street | |
| | File Manager: | Wendy Cooper | |
| 6. | CORRESPONDENCE | | |
| 7. | QUESTION PERIOD | | |
| 8. | ADJOURNMENT | | |

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QUESTION PERIOD

Question Period provides the public with the opportunity to ask questions or make comments on subjects that are of concern to them. Each person will be given 2 minutes to speak. Up to ten minutes in total is allotted for Question Period.



**City of Maple Ridge
ADVISORY DESIGN PANEL**

The Minutes of the Regular Meeting of the Maple Ridge Advisory Design Panel held in the Blaney Room at Maple Ridge Municipal Hall, 11995 Haney Place, Maple Ridge, British Columbia, on Wednesday, July 18, 2018 at 4:03 pm.

PANEL MEMBERS PRESENT

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

ABSENT

Shan Tennyson, Vice Chair	Landscape Architect
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STAFF MEMBERS PRESENT

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

1. CALL TO ORDER

Note: The Chair advised that Shan Tennyson was unable to join the meeting. Ms. Tennyson provided comments for each application that the Chair will read into the record.

2. APPROVAL OF THE AGENDA

R/2018-030

It was moved and seconded

That the agenda for the July 18, 2018 Advisory Design Panel meeting be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

R/2018-031

It was moved and seconded

That the minutes of the Maple Ridge Advisory Design Panel meeting dated June 20, 2018 be adopted.

CARRIED

4. PROJECTS

- 4.1 **Development Permit No:** 2017-061-DP
Applicant: Iredale Architecture
Project Architect: Peter Hildebrand, Iredale Architecture
Project Landscape Architect: Jennifer Stamp
Proposal: a) 7 phase comprehensive mixed use conceptual plan
b) mixed use commercial/multi family development
Location: 22255 Dewdney Trunk Road
File Manager: Adrian Kopystynski

The Staff liaison provided an overview of the comprehensive development proposal and explained staff is seeking comments on the proposed Supplementary Design Guidelines to guide this project over the next decade. The project team made a presentation of the 7 Phase conceptual plan. The Advisory Design Panel complemented the project and supported the overall concept.

It was recommended that the Supplementary Design Guidelines for the full 7 Phase development be circulated to ADP by staff for comment prior to being finalized.

The Staff liaison provided an overview of the first Phase being a mixed use commercial and multi family development. The project team gave a presentation of the project plans for Phase 1.

R/2018-032

It was moved and seconded

That File No. 2017-061-DP be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Landscape Comments:

1. Increase the width of the exit path into the elevator core on the North side of the South building to add prominence to the pedestrian entrance;
2. Add a curb on the outside edges of the street facing patios to delineate the edges and avoid tripping or falling from patio;
3. Consider extending the accessible path to some of the interior residences facing the Ground Oriented Apartments shared amenity, and provide a consistent surface at the entrance to the shared amenity;
4. Consider adding a shelter over the outdoor kitchen areas;
5. Provide adequate waste receptacles in the amenity spaces and along the promenade;
6. If possible, combine the two exit pathways flanking the parkade entrance to allow for additional planting buffer between the patio units on the South of the North building and the ramp; clarify where the vines grow for the trellis;
7. Consider adding gas heaters or fire pits to the Level 2 garden in the South building;
8. Consider adding a more direct pedestrian connection between North building and the South amenity areas;
9. Add benches along the promenade and at the amenity area;
10. Provide amenity spaces for older children/teens/tweens;
11. Show the required planting depth for the trees over the parkade roof;
12. Irrigation of landscape areas to be included in the project;
13. Ensure landscape lighting follows CPTED principles;
14. Consider informal seating, amphitheater style, nearby the amenity space;

15. Add a Gateway feature on the South- West corner of the site at the intersection of Plaza Street and Dewdney Trunk Road;
16. Confirm areas where slab is dropped to provide soil volume for trees over the slab;
17. Evaluate the durability of landscape treatment between Dewdney Trunk Road and the commercial units;

Architectural Comments:

1. Apply playful architectural language of shifting planes to unify the buildings and create a continuity throughout; apply the design concepts of the Northern building and the Ground Oriented Apartments to the South buildings;
2. Consider using the elevators to create a chimney effect;
3. Review the structural layout of the Level 5, three bedroom unit in the South building to confirm if an interior wall can be deleted;
4. Re-evaluate the elevations of the Ground Oriented Apartments that face the green spine;
5. Re-evaluate the wayfinding of the main entrance of the South building;
6. Consider adding a continuous canopy along the commercial units fronting Dewdney Trunk Road;
7. Re-evaluate the East elevation of the North building;
8. Provide information for treatment of commercial signage;
9. Locations of pedestrian circulation crosswalks to be confirmed with the Engineering Department.

CARRIED

4.2 **Development Permit No:** **2017-461-RZ**
Applicant: Wayne Bissky, Bissky Architecture
Project Architect: Wayne Bissky
Project Landscape Architect: Paul Whitehead, Greenway Landscape Architecture
Proposal: Two low rise medium density apartment buildings
Location: 11641 227 Street
File Manager: Wendy Cooper

The Staff liaison provided an overview of the two low rise apartment project. The project team gave a presentation of the project applications, context and plans. Staff clarified that BC Building Code section 3.8.5 Adaptable Dwelling Units and not SAFERhome Standards apply to the adaptive units proposed in the project. It was recommended that a Public Art component be incorporate into the proposal, borrowing the historical relationship of the community to the Fraser River as a potential theme.

R/2018-033

It was moved and seconded

That File No. 2017-461-RZ be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Landscape Comments:

1. Add tree plantings near the walkway on the West side and more benches to the South end;

2. Consider enhancing the vehicle emergency access with movable features to supplement the amenity space;
3. Enhance the surface treatment to define the pedestrian connection between building entrances and the amenity space;
4. Incorporate public art into the site;
5. If possible, add foundation planting at site along 227 Street;
6. Provide site sections with landscape detail to demonstrate treatment between buildings and property lines and rain gardens;
7. Widen the path or reduce the number of risers to eliminate the pinch point at the South stairway onto the perimeter path;
8. Consider adding amphitheater seating to site;
9. Add waste receptacles at the outdoor benches;
10. Consider lighting along the meandering path.

Architectural Comments:

1. Re-evaluate and apply rationalization of material placement on facades;
2. Re-evaluate the architectural expression of the entry through colour or massing;
3. Relocate the elevators to be more central in building 2;
4. Provide articulation of material transitions;
5. Rationalize the details of the other elevations to the blank wall to the North elevation of building 2.

CARRIED

4.3 **Development Permit No:** **2018-201-DP**
Applicant: Trisha Firth
Project Architect: Brian Shigetomi
Project Landscape Architect: Rebecca Colter Krebs, PMG Landscape Architects Ltd.
Proposal: To build a five storey multi-family building with 2 levels of underground parking
Location: 11718 224 Street
File Manager: Wendy Cooper

The Staff liaison provided an overview of the project. The project team gave a presentation of the project applications and plans.

R/2018-034

It was moved and seconded

That the following concerns regarding File No. 2018-201-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. Add more trees on the North side of the building and balance the tree spacing on the North end; align trees similar to other planting area on site;
2. Add lighting and wayfinding to the North East exit from the parkade;
3. Provide a program that will activate the amenity spaces transparent to the front yard along 224 Street.

Architectural Comments:

1. Provide three dimensional renderings
2. Consider following the property line for the South façade to provide opportunities to add Eastern side windows in the living rooms;
3. Public Art to be provided in a manner that will serve both Phase 1 and 2 with details provided to the Advisory Design Panel as part of the Phase 2 Development Permit submission;
4. Provide matching through wall flashing to adjacent material colour;
5. Reduce the depth of the East suite balconies to enhance access to natural light;
6. Create a more identifiable front entry;
7. Re-evaluate the location of the sliding patio doors in Unit 501 ;
8. Provide canopy over parkade man-doors;
9. Describe anticipated amenities that will be provided in Phase 2, such as child play areas;
10. Re-evaluate the climb-ability of patio railings with respect to safety;
11. Re-evaluate the materials and colours on the South West corner.

CARRIED

Note: Stephen Heller excused himself from discussion of Item 4.4 at 7:39 pm as he is employed at van der Zalm and Associates, and did not return to the meeting.

4.4 **Development Permit No:** **2017-390-DP**
Applicant: Conconst Management Inc
Project Architect: Carl Humphrey, Wensley Architecture Ltd.
Project Landscape Architect: David Jerke, van der Zalm and Associates
Proposal: 32 unit townhouse development
Location: 23084 and 23100 Lougheed Hwy
File Manager: Adrian Kopystynski

The Staff liaison provided an overview of the project and site characteristics. The project team gave a presentation of the project plans.

R/2018-035

It was moved and seconded

That the following concerns regarding File No. 2017-390-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. Consider adding more trees North of the community garden along the path;
2. Consider adding more buffering with plants from the community garden to the adjacent residence on the West side;
3. Consider making the central circle garden in the community garden a space for gardening complete with a seating wall;
4. Consider changing the shape of the circular paving in the central community garden adjacent to the fence so as to meet the fence more squarely. Also consider including a trellis to support vertical plant growth;
5. Provide detail for garden shed;
6. Coordinate the planting along the Western portion of the site with the native species required within the environmental area;

7. Provide an entrance feature at the main driveway;
8. Reflect City of Maple Ridge requirements on the site and landscaping plans for the turn restricted driveway entrance;
9. Provide pedestrian connectivity from the public sidewalk to the gathering area;
10. Provide waste and recycling receptacle in the gathering area;
11. Consider extending or reshaping the crossing area of special paving so it covers the desire line from the mailboxes to the other end of the path on the East side of the building to improve safety. Also review the desire line from the community garden into the development where the path ends at the main driveway entrance;
12. Redefine the special paving to be spaced and used to slow down vehicular traffic entering the development; consider radial landscape geometry that is currently in place.

Architectural Comments:

1. Consider softening end units through articulation and materials and/or the addition of windows, particularly in units visible from Lougheed Hwy;
2. Re-evaluate locations of glazing on end units the near roof peak;
3. Coordinate material transitions on facades;
4. Provide three dimensional renderings.

CARRIED

5. NEW AND UNFINISHED BUSINESS

Staff advised on the status of the Developer Public Art Policy to be considered by Council and future staff follow-up on Advisory Design Panel input concerning the guidelines for infill triplex, four-plex and courtyard infill projects.

6. **CORRESPONDENCE** - Nil
7. **QUESTION PERIOD** - Nil
8. **ADJOURNMENT** – 8:49 pm.

C. Mitchell, Chair

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CITY OF MAPLE RIDGE
ADVISORY DESIGN PANEL

2019 Meeting Schedule

January 16, 2019

February 20, 2019

March 20, 2019

April 17, 2019

May 15, 2019

June 19, 2019

July 17, 2019

September 18, 2019

October 16, 2019

November 20, 2019

* No meetings in August or December