



**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, January 22, 2020 at 4:10 pm.

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**PANEL MEMBERS PRESENT**

Stephen Heller, Chair	Landscape Architect BCSLA
Meredith Mitchell, Vice-Chair	Landscape Architect BCSLA
Emily Kearns	Architect AIBC
Narjes Miri	Architect AIBC
Steven Bartok	Architect AIBC

**STAFF MEMBERS PRESENT**

Wendy Cooper	Staff Liaison, Planner
Erin Mark	Committee Clerk

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**Note: The staff liaison chaired the meeting until the new Chair was elected.**

1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**

R/2020-001

It was moved and seconded

**That the agenda for the January 22, 2020 Advisory Design Panel meeting be approved as circulated.**

CARRIED

3. **ADOPTION OF MINUTES**

R/2020-002

It was moved and seconded

**That the minutes for the October 16, 2019 Advisory Design Panel meeting be adopted as circulated.**

CARRIED

4. **QUESTION PERIOD - Nil**

5. **NEW AND UNFINISHED BUSINESS**

5.1. **Member Introductions**

Members of the Advisory Design Panel introduced themselves and welcomed new member Emily Kearns to the Panel.

5.2. **Chair and Vice Chair Selection**

The staff liaison opened the floor to nominations for Chair of the Advisory Design Panel for 2020.

R/2020-003

It was moved and seconded

**That Stephen Heller be elected as Chair of the Maple Ridge Advisory Design Panel for 2020.**

CARRIED

Note: Stephen Heller began chairing the meeting.

The Chair opened the floor to nominations for Vice-Chair.

R/2020-004

It was moved and seconded

**That Meredith Mitchell be elected as Vice-Chair of the Maple Ridge Advisory Design Panel for 2020.**

CARRIED

6. **PROJECTS**

6.1. **Development Permit No: 2018-004-RZ**

Applicant:	Maclean Homes
Project Architect:	Garcia Zunino Architects
Project Landscape Architect:	Viewpoint Landscape Architects
Proposal:	5 storey 48-unit apartment building
Location:	22567/77/83 Brown Avenue
File Manager:	A. Kopystynski

The staff liaison provided an overview of the 5 storey, 48 unit apartment building. The project team gave a presentation of the project plans and answered questions from the Advisory Design Panel members.

R/2020-005

It was moved and seconded

**That the application be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:**

**Landscape Comments:**

1. **Consider placing the Northside fence on the edge of the slab and reducing the height or eliminating the wall adjacent to the lane.**
2. **Review grading and lane interface in coordination with landscape and civil.**
3. **Provide plantings on the base of the wall adjacent to the lane.**
4. **Strongly encourage the use of an alternate material to wood for the planters at the units.**
5. **Provide adequate soil volume for proposed trees.**

6. Consider adding an element to the street frontage to create a more prominent entry at lobby.
7. Confirm requirements for bike racks.
8. Consider moving light bollards to the planters or providing step lights in the walls along the walkway to amenity.
9. Consider including passive seating in the amenity area – veggie garden vs. passive seating/bbq area.

**Architectural Comments:**

1. Provide more emphasis on the entry to the building.
2. Provide additional detailing around window trims; consider using a pre-cast trim.
3. Provide unique character to the building to distinguish from Edge 2 building including the entry, proportions and roof line.
4. The 3 bedroom unit plan has one bedroom that doesn't have an exterior window, is there a way to add a window?
5. Currently only the studios are adaptable, consider adding additional types of adaptable units.

CARRIED

**6.2. Development Permit No: 2018-464-RZ**

Applicant: Bissky Architecture and Urban Design  
Project Architect: Bissky Architecture and Urban Design  
Project Landscape Architect: Greenway Landscape Architects  
Proposal: 6 storey 51-unit apartment building  
Location: 11907 223 Street  
File Manager: A. Kopystynski

The staff liaison provided an overview of the proposed 6 storey, 51 unit apartment building. The project team gave a presentation of the project plans and answered questions from the Advisory Design Panel members.

R/2020-006

It was moved and seconded

**The application be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up.**

**Landscape Comments:**

1. Consider materials or additional plantings for the bike rack area to soften the main entrance.
2. Consider adding an element to the street frontage to create a more prominent entry at lobby.
3. Coordinate landscape and architectural drawings for unit entries on east side.
4. Review gate and column locations and scale in conjunction with architectural elevations and relationship to the street.
5. Consider adding a light or address plate to the residential entry columns.
6. Consider adding a vertical play element in the courtyard or additional activities to engage children.

**Architectural Comments:**

1. Consider providing stairs from the courtyard to the outside space to activate the area.
2. All elevations would benefit from pedestrian scale design elements.
3. Provide coverage for all exterior doors.

4. Provide more emphasis on the entry to the building.
5. Evaluate CPTED in the laneway.
6. Provide articulation for colour and/or material transitions.
7. Consider architectural elements for daylight control on the south and west elevation.
8. Consider using bird-friendly glazing.
9. Review rooflines and overhangs for consistency.

DEFEATED

Narjes Miri, Steven Bartok and Emily Kearns - OPPOSED

R/2020-007

It was moved and seconded

**That the following concerns 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 materials or additional plantings for the bike rack area to soften the main entrance.
2. Consider adding an element to the street frontage to create a more prominent entry at lobby.
3. Coordinate landscape and architectural drawings for unit entries on east side.
4. Review gate and column locations and scale in conjunction with architectural elevations and relationship to the street.
5. Consider adding a light or address plate to the residential entry columns.
6. Consider adding a vertical play element in the courtyard or additional activities to engage children.

**Architectural Comments:**

1. Consider providing stairs from the courtyard to the outside space to activate the area.
2. All elevations would benefit from pedestrian scale design elements.
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4. Provide more emphasis on the entry to the building.
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8. Consider using bird-friendly glazing.
9. Review rooflines and overhangs for consistency.

CARRIED

7. CORRESPONDENCE – Nil
8. QUESTION PERIOD – Nil
9. ADJOURNMENT – 7:00 pm.



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S. Heller, Chair

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