



**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, March 20, 2019 at 4:11 pm.

PANEL MEMBERS PRESENT

Steven Bartok, Chair	Architect
Narjes Miri	Architect
Shida Neshat-Behzadi	Architect
Stephen Heller, Vice Chair	Landscape Architect

ABSENT

Meredith Mitchell	Landscape Architect
-------------------	---------------------

STAFF MEMBERS PRESENT

Adrian Kopystynski	Staff Liaison, Planner
Amanda Allen	Committee Clerk

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

R/2019-008
It was moved and seconded

That the agenda for the March 20, 2019 Advisory Design Panel meeting be approved as circulated.

CARRIED

- 3. ADOPTION OF MINUTES**

R/2019-009
It was moved and seconded

That the minutes of the Maple Ridge Advisory Design Panel meeting dated January 16, 2019 be adopted.

CARRIED

4. **NEW AND UNFINISHED BUSINESS**

4.1. **Resolution of 2014-069-RZ**

The staff liaison provided an update on the project application.

5. **PROJECTS**

- 5.1. **Development Permit No: 2016-031-DP**
Applicant: Florwest, Dan Floritto
Project Architect: WG Architecture
Project Landscape Architect: Viewpoint Landscape Architects
Proposal: 17 unit townhouse
Location: 13227 236 Street
File Manager: Adam Rieu

The Staff liaison provided an overview of the 17 unit townhouse development. The project team gave a presentation of the project plans.

R/2019-010

It was moved and seconded

That File No. 2016-031-DP be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Landscape Comments:

1. Add a gateway element to ensure prominent entry to the site;
2. Improve the design of the north-west amenity space. Consider using the grade change, more play equipment, natural play features or social gathering elements;
3. Add an additional row of ground cover to improve layering on south property line;
4. Relocate visitor stall adjacent to Unit 11 to a more functional location;
5. Provide a wider variety of surfacing materials to differentiate driveways, pedestrian walkways, and unit / garage entrances to better define pedestrian usage;
6. Add decorative paving to enhance drive aisle and provide a sense of arrival at the front entry;
7. Introduce alternative treatments to reduce the expanse of asphalt at the three-way intersection;
8. Add wayfinding signage, etc;
9. Consider multiple bike rack locations;
10. Ensure landscape plans are coordinated with architectural site plan;
11. Clarify tree retention possibilities in front of Unit 4. Landscape plans do not show trees being retained; however, the architectural plan appears to have shifted Unit 4 back from the street to allow for tree retention.

Architectural Comments:

1. Reduce the building step of Unit 4 if existing trees are not retained;
2. Exposed elevations to the site entry at Building 1 and Building 2 should be articulated to provide a sense of place and arrival;

3. Review and consider revisions to interior layouts including:
 - Building 3: proportion of ensuite to closet in level 3;
 - Building 1: consider increasing the width (square out the room) / relocate the closet to create better access to bedroom #3;
4. Consider strengthening the singular roof overhang triangles;
5. Add windows and lighting to interior facing elevations between buildings to address potential CPTED concerns, safety, and liveability conditions;
6. Encourage consistent colour continuity throughout the buildings, specifically for Building 1.

CARRIED

6. **CORRESPONDENCE**

Invitation from the Maple Ridge Agricultural Advisory Committee to the “Let’s Get Farming” event on April 4, 2019.

Invitation from the City of Maple Ridge to the Lougheed Transit Corridor Open House on April 10, 2019.

7. **QUESTION PERIOD** – Nil

8. **ADJOURNMENT** – 5:59 pm.

“Original signed by Steven Bartok”

S. Bartok, Chair

/aa