



**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, April 17, 2019 at 4:01 pm.

PANEL MEMBERS PRESENT

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

STAFF MEMBERS PRESENT

Wendy Cooper	Staff Liaison, Planner
Amanda Allen	Committee Clerk

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

R/2019-011
It was moved and seconded

That the agenda for the April 17, 2019 Advisory Design Panel meeting be approved as circulated.

CARRIED

- 3. ADOPTION OF MINUTES**

R/2019-012
It was moved and seconded

That the minutes of the Maple Ridge Advisory Design Panel meeting dated March 20, 2019 be adopted.

CARRIED

4. NEW AND UNFINISHED BUSINESS

Note: Item 4.1 was dealt with after Item 5.2

4.1. Landscape Buffers / Designations for Greenbelts - Discussion

There was discussion on the policies and guidelines of other municipalities, specifically the Township of Langley, City of Surrey and Vancouver. The information discussed will be shared with staff in the Community Planning section.

5. PROJECTS

- 5.1. **Development Permit No:** 2016-246-DP
Applicant: M. Cheng
Project Architect: Matthew Cheng Architect Inc.
Project Landscape Architect: PMG Landscape Architects
Proposal: 10 unit townhouse development
Location: 12111 and 12119 203 Street
File Manager: Michelle Baski

The staff liaison provided an overview of the 10 unit townhouse development. The project team gave a presentation of the project plans. There was discussion on the interpretation of the Key Guideline Concepts, particularly with respect to encouraging creativity of design while still respecting the general character of the area.

Note: Meredith Mitchell joined the meeting at 4:13 pm

R/2019-013

It was moved and seconded

That File No. 2016-246-DP be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Landscape Comments:

1. Consider replacing community garden boxes with additional seating;
2. Consider incorporating a unit paver detail to the North side concrete walkway for consistency along the path;
3. Consider detailing landscape perimeter fencing to relate to architectural detailing and character;
4. Consider detailing the removable bollards at the 203 Street driveway to be high visibility but still aesthetically pleasing;
5. Consider alternative materials such as grass rings or grass paving material to make emergency service vehicle entry off 203 Street more pedestrian oriented.

Architectural Comments:

1. Consider reviewing the architectural detailing for style;
2. Provide additional details to support architectural character;
3. Consider adding variation to dormer roof lines;
4. Provide accent colours and/or materiality at a human scale;
5. Emphasize the 203 Street façade through materials, articulation, etc.

CARRIED

5.2. **Development Permit No:** 2019-033-DP
Applicant: Corey Adams, Spire Development
Project Architect: Chip Barrett
Project Landscape Architect: Al Tanser
Proposal: Self storage industrial building
Location: 20288 113B Avenue
File Manager: Diana Hall

The staff liaison provided an overview of the self storage building in a phased development. The project team gave a presentation of the project plans. There was discussion about street lighting along 113B Avenue.

R/2019-014

It was moved and seconded

That File No. 2019-033-DP be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Landscape Comments:

1. If allowed, consider installing perimeter fencing at property line at the outside edge of the Statutory Right of Way;
2. Recommend a maintenance program for landscape within the Statutory Right of Way if located outside of perimeter fence; consider how the Statutory Right of Way will be accessed to maintain the proposed planting in Statutory Right of Way;
3. Provide all planting along the Statutory Right of Way at Phase 3 construction;
4. Ensure all lighting facing residential is dark skies compliant;
5. As the Tier A Stormwater management was not incorporated as part of the landscaping submission, staff are encouraged to review the conceptual Stormwater management plan for compliance;
6. Consider providing bike racks;
7. Consider adding marked pedestrian connection from sidewalk to office in Building 4.

Architectural Comments:

1. Consider sustainable components to the project to reduce heat island effects such as reflective roof materials and permeable paving materials;
2. Consider providing additional reveals and/or colour bands to reduce the scale of the building facing the residential neighbours.

CARRIED

6. **CORRESPONDENCE**

Lougheed Transit Corridor Study survey lougheedstudy.mapleridge.ca .

Lougheed Transit Corridor Study Sneak Peek: Co-Design Results, May 11, 2019 at Glenwood Elementary School from 3:30 – 5:00 pm.

7. **QUESTION PERIOD – Nil**

8. **ADJOURNMENT – 6:58 pm.**

“Original signed by Steven Bartok”

S. Bartok, Chair

/aa