



**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, June 19, 2019 at 4:05 pm.

PANEL MEMBERS PRESENT

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

ABSENT

Shida Neshat-Behzadi	Architect AIBC
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STAFF MEMBERS PRESENT

Wendy Cooper	Staff Liaison, Planner
Amanda Allen	Committee Clerk

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

R/2019-018
It was moved and seconded

That the agenda for the June 19, 2019 Advisory Design Panel meeting be approved as circulated.

CARRIED

- 3. ADOPTION OF MINUTES**

R/2019-019
It was moved and seconded

That the minutes of the Maple Ridge Advisory Design Panel meeting dated May 15, 2019 be adopted.

CARRIED

4. **NEW AND UNFINISHED BUSINESS** - Nil

Note: Stephen Heller joined the meeting at 4:20 pm.

5. **PROJECTS**

- 5.1. **Development Permit No:** 2017-471-RZ
Applicant: Don Schmidt
Project Architect: Kevin Urbas, Above Grade Consulting
Project Landscape Architect: M2 Landscape Architecture
Proposal: Fourplex
Location: 11384 207 Street
File Manager: Adam Rieu

Note: Meredith Mitchell excused herself from discussion of item 5.1 at 4:27pm due to conflict of interest as she is consulting on File No. 2017-471-RZ.

The staff liaison provided an overview of the fourplex development proposal. The project team gave a presentation of the project plans.

R/2019-020

It was moved and seconded

That File No. 2017-471-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 more diversity to the planting on the outside of the yards ie: taxus hedge;
2. Add foundation planting in the front yard;
3. Add a planting buffer between the sidewalk to Unit 4 and the driveway.

Architectural Comments:

1. Consider alternate location for the main floor powder room in Units 2, 3 and 4 due to adjacency of eating area;
2. Consider revising hierarchy of roof lines ie: upper roof pop up and sloped roof ridge line relationship;
3. Provide continuity of vertical exterior materials such as central flat roof pop up either by extending the roof or bringing down the hardie panel to the ground;
4. Use hardie shake and siding throughout all building elevations.

CARRIED

Note: Meredith Mitchell returned to the meeting at 5:07 pm

- 5.2. **Development Permit No. 2019-078-DP**
Applicant: Fresh Co (Safeway)
Project Architect: Scott Douglas
Proposal: Exterior improvements
Location: 20101 Lougheed Hwy
File Manager: Adrian Kopystynski

The staff liaison provided an overview of the modifications to the existing Safeway store. The project architect gave a presentation of the project rebranding plans.

R/2019-021

It was moved and seconded

That the File No. 2019-078-DP be supported as presented and the applicant proceed to Council for approval.

CARRIED

- 5.3. **Development Permit No. 2018-458-DP**
Applicant: Aquilini Development
Project Architect: Craig Taylor
Project Landscape Architect: KD Planning and Design
Proposal: Business Park Development
Location: 11310 Kingston Street
File Manager: Diana Hall

The staff liaison provided an overview of the business park development. The project team gave a presentation of the project plans.

R/2019-022

It was moved and seconded

That File No. 2018-458-DP be re-submitted and presented at a future Advisory Design Panel meeting with the following concerns addressed:

1. Please provide additional information:
 - a. Site cross sections, including residential context, and conceptual grading
 - b. Environmental consultant report
 - c. Stormwater management plan or report
 - d. Fully coordinated drawings:
 - i. Architecture
 - ii. Landscape
 - iii. Environmental
 - iv. Preliminary grading
2. City staff to provide environmental context map to Advisory Design Panel;
3. Provide and enhance the following details:
 - a. Acoustic fence
 - b. Trails
 - c. Amenity spaces
 - d. Pedestrian connections and transitions

- e. Retaining wall materials
 - f. Stormwater management details
 - g. Landscape detail of bioswale
 - h. Confirm adequate soil volume for all trees on site and provide tree clusters where possible
4. Explore the potential for amenity spaces away from the buildings;
 5. Consider enhancing pedestrian level landscape treatments at public pathways and street frontages, in particular shrub material;
 6. Consider providing more variability for tree and shrub material and large growing mature size trees;
 7. Provide additional articulation and consideration for residential adjacencies for massing and materiality;
 8. Provide shadow studies to adjacent residential;
 9. Provide a sense of identity to individual buildings;
 10. Provide colour palette options to reduce glare to adjacent residents and an enhanced sense of warmth to the buildings;
 11. Review elevations of buildings for consistency of glazed element integration;
 12. Provide articulation to the south elevation of Lot 7;
 13. Consider improvements for shading and the use of natural light into office interiors.

CARRIED

6. CORRESPONDENCE – Nil
7. QUESTION PERIOD – Nil
8. ADJOURNMENT – 9:05 pm.

“original signed by Steven Bartok”

S. Bartok, Chair

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