



**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, September 18, 2019 at 4:13 pm.

PANEL MEMBERS PRESENT

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

STAFF MEMBERS PRESENT

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| Wendy Cooper | Staff Liaison, Planner |
| Amanda Allen | Acting Committee Clerk |

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

R/2019-031
It was moved and seconded

That the agenda for the September 18, 2019 Advisory Design Panel meeting be approved as circulated.

CARRIED

3. **ADOPTION OF MINUTES - Nil**
4. **NEW AND UNFINISHED BUSINESS - Nil**
5. **PROJECTS**

Note: Meredith Mitchell joined the meeting at 4:18pm

- 5.1. **Development Permit No: 2019-011-DP**

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| Applicant: | Lovick Scott Architects |
| Project Architect: | Lovick Scott Architects |
| Proposal: | Exterior and interior remodeling McDonald's |
| Location: | 22780 Lougheed Hwy |
| File Manager | Therese Melser |

Development Permit No: 2019-065-DP
Applicant: Lovick Scott Architects
Project Architect: Lovick Scott Architects
Proposal: Exterior and interior remodeling McDonald's
Location: 20390 Dewdney Trunk Road
File Manager: Therese Melser

The staff liaison provided an overview of the rebranding project of the McDonald's buildings at 22780 Lougheed Hwy and 20390 Dewdney Trunk Road. The project team gave a presentation of the project plans.

R/2019-032

It was moved and seconded

That application 2019-011-DP be supported as presented and the applicant proceed to Council for approval.

Landscape Comments:

1. Consider providing additional exterior bike racks for clients and staff;
2. Ensure existing vegetation is retained and protected.

Architectural Comments:

1. Provide additional CPTED provisions along South elevation ie: include CCTV, lighting, material transitions, etc;
2. Consider providing additional interior colour and pattern highlights (playfulness);
3. Consider wrapping South elevation with lower stone element.

CARRIED

R/2019-033

It was moved and seconded

That application 2019-065-DP be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Landscape Comments:

1. Ensure existing vegetation is retained and protected;
2. Ensure pedestrian safety with pedestrian oriented circulation from East side of building to West side of building along North elevation;
3. Consider adding bollards on North elevation for vehicular protection;
4. Consider providing additional exterior bike racks for clients and staff.

Architectural Comments:

1. Consider providing additional material upgrades to South elevation;
2. Consider providing additional interior colour and pattern highlights (playfulness);
3. Consider creating articulation at transitions between building materials;
4. Provide additional CPTED provisions along South elevation ie: include CCTV, lighting, material transitions, etc.

CARRIED

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|------------|-------------------------------|---|
| 5.2 | Development Permit No. | 2018-508-DP |
| | Applicant: | Gordon Hume |
| | Project Architect: | Ionic Architecture |
| | Project Landscape: | M.K. Lascelle Landscaping Consultation & Design |
| | Proposal: | Brewery and Lounge |
| | Location: | 23840 River Road |
| | File Manager: | Adam Rieu |

The staff liaison provided an overview of the proposal to be sited on the same parcel as the Kingfisher Bar and Grill. The project team gave a presentation of the microbrewery project plans. Based on the landscape information provided with the application, the Advisory Design Panel's Landscape Architects were unable to adequately provide comment on the landscape form and character of the project.

R/2019-034

It was moved and seconded

That the following concerns be addressed regarding application 2018-508-DP and that digital versions of revised drawings and memo be submitted to Planning staff; and further that Planning staff forward this on to the Advisory Design Panel for comment:

Landscape Comments based on the Architectural plans:

- 1. Provide landscape lighting and materials to enhance the corridor between the two buildings and be more pedestrian friendly;**
- 2. Demarcate pathways through paving materials or patterns to eliminate pedestrian and vehicular conflict – consider reflective material or alternatives for nighttime safety;**
- 3. Based on the importance of the site, it is recommended that a professional Landscape Architect be retained as part of the design.**

Architectural Comments:

- 1. Provide enhanced form and character considering the adjacent building;**
- 2. Consider revising building massing to address form and character and CPTED pedestrian access issues;**
- 3. Provide enhanced pedestrian entrances, visibility and exits for safe circulation;**
- 4. Consider shifting building mass to the North to reduce shadows cast on existing patios;**
- 5. Consider access to roof for potential future entertaining use and provisions for exits.**

CARRIED

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| 5.3 Development Permit No: | 2018-319-DP |
| Applicant: | M. Charkhchi |
| Project Architect: | Amir Farbehi, Inspired Architecture |
| Project Landscape Architect: | Patricia Campbell, PMG Landscape Architects Ltd. |
| Proposal: | 13 storey apartment building, with 13 townhouse units, and 4 apartments units on the bottom two floors; 4 penthouse units on the top two floors; and 72 apartment units on the 3 rd to 11 th floors, for a total of 93 units (one of which is a guest suite) |
| Location: | 11920 228 Street |
| File Manager: | Michelle Baski |

The staff liaison provided an overview of the 13 storey apartment building proposal and requested variances. The project team gave a presentation of the project plans. The Panel noted its support for individual access from townhomes at ground level to the street.

R/2019-035

It was moved and seconded

That application 2018-319-DP be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Landscape Comments:

- 1. Ensure PMT has access to street for maintenance;**
- 2. Consider green separation between patios;**
- 3. Provide more planting buffer between private patios and public areas ie: bike rack area, guest suite, amenity area, exit walkways;**
- 4. Review trellis and screen detail to ensure patios are enclosed;**
- 5. Coordinate soil and fall surfacing depths on slab with Landscape Architect and Engineer;**
- 6. Review installation detail of step posts and play equipment over slab;**
- 7. Consider continuing semi-public walkway around East side of building to ensure onsite access to amenity from southern ground floor units;**
- 8. Consider reviewing landscape design to provide Tier 3 stormwater management;**
- 9. Provide softening of 1st floor North elevation through architectural features, landscaping and programming (reduction of exposed concrete, adding raised planting beds or landscape features).**

Architectural Comments:

- 1. Consider simplification of the architectural language through architectural features, materials and colours;**
- 2. Consideration for sustainable features beyond code minimums;**
- 3. Provide softening of 1st floor North elevation through architectural features, landscaping and programming (reduction of exposed concrete, adding raised planting beds or landscape features);**
- 4. Consider emphasis on tower entry features to clearly delineate activity;**
- 5. Planning Department to confirm that the Public Art component is substantiated through regulations and is located within the public realm;**
- 6. Review and confirm material consistency through colours and use ie: trellis and wood features.**

CARRIED

6. **CORRESPONDENCE** – Nil
7. **QUESTION PERIOD** – Nil
8. **ADJOURNMENT** – 8:18 pm.

“original signed by S. Bartok”

S. Bartok, Chair

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