



NEW WESTMINSTER DESIGN PANEL

April 25, 2017 at 3:00 p.m.
Council Chambers, City Hall

MINUTES

MEMBERS PRESENT:

- | | |
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| Chris Block | - Chair, Architectural Institute of BC Representative |
| Meredith Mitchell | - Vice Chair, BC Society of Landscape Architects |
| Marantha Coulas | - Architectural Institute of BC Representative |
| David Roppell | - Development Industry Representative |
| Craig West | - Architectural Institute of BC Representative |
| Maria Fish | - BC Society of Landscape Architects |

REGRETS:

- | | |
|-------------|--|
| Rodney Maas | - Architectural Institute of BC Representative |
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GUESTS:

- | | |
|--------------------|--|
| Helen Besharat | - Besharat, Friars Architects (Item 4.1) |
| Karla Castellanos | - KCC Architecture and Design (Item 4.2) |
| Eric de Santis | - BAP Acoustics (Item 4.1) |
| Andrew Emmerson | - GBL Architects (Item 4.3) |
| Caelan Griffiths | - PMG Landscape Architects (Item 4.1) |
| Richard Whittstock | - Domus Homes Group (Item 4.3) |
| Elaine Yilin Zeng | - Enns Gauthier Landscape Architects Inc. (Item 4.3) |

STAFF:

- | | |
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| Jim Hurst | - Development Planner |
| Carrie Peacock | - Recording Secretary, Raincoast Ventures Ltd. |

The meeting was called to order at 3:00 p.m.

1.0 AGENDA

1.1 MOVED and SECONDED

THAT the revised agenda be approved.

CARRIED.

All members of the Panel present voted in favour of the motion.

2.0 ADOPTION OF MINUTES

2.1 MOVED and SECONDED

THAT the minutes of the March 28, 2017 meeting be adopted as presented.

CARRIED.

All members of the Panel present voted in favour of the motion.

3.0 REPORTS AND INFORMATION

No items.

4.0 DESIGN REVIEWS

4.1 1005 Ewan Avenue

Jim Hurst, Development Planner, explained that, although the Panel previously discussed the project, additional information was needed particularly relative to the project's adjacency to the fire hall.

Helen Besharat, Project Architect, Besharat Friars Architects, Caelan Griffiths, PMG Landscape Architects, and Eric de Santis, BAP Acoustics Ltd., acknowledged the Panel's previous comments regarding the project.

Ms. Besharat offered clarifications related to:

- Material to be used in the project:
 - The material to be used in the corner retail building has a “wood grain look”, but is not wood and is not combustible;
 - The project documentation referred to “long board”; another metal material may be considered, with a similarly coloured coating;
- The patio and slope:
 - Depending on the grading, there are up to four steps leading up to the sidewalk;
- The gateway at Howes Street and Ewan Avenue:
 - The façades on the corner building will be treated the same; all façades will be transparent; there is transparency at the corners;
- Adjacency to the fire hall:
 - Over time, the vegetation on the wall by the fire hall will create a green wall;
 - Some of the windows facing the fire hall have been eliminated from the plan;
 - The “acoustical treatment” relates to the envelope of the town homes and glazing;
 - There are different glazing specifications for the units facing the fire hall;
- Relocating the garbage and recycling area:
 - The garbage area cannot be relocated to the commercial area; and
 - The fire department prefers the garbage areas not impact the designated fire lanes.

Mr. Griffiths added comments regarding:

- Expanding the urban edge onto Ewan Avenue:
 - There is an expansion of the hardscape, turning the corner to the commercial plaza;
 - The pathway exiting the building is the width of a standard gauge railway track, which mirrors the history of the site;
- Bicycle parking is situated adjacent to the visitor's parking area;
- Details are pending regarding the infrastructure being provided at the adjacent bus stop location;
- Both pedestrian pathways from Howes Street meet at the centre (kids play area);
- Ends of the drive aisles:
 - A number of conifers mark the end of the drives aisles;
 - Illustrations of the conifer hedge were displayed; a small deciduous, broad-leafed evergreen species creates a layered screening;
 - Berms near the wall could push plants upwards to create a liveable space; and
 - There will be three rows of deciduous canopy; a column of trees may be included in the boulevard between Howes Street and the sidewalk.

Mr. de Santis, provided additional comments regarding:

- Inclusion of enhanced laminated double-glazed windows for the first level of townhouses, adjacent to the fire hall;
- The three-metre tall noise barrier:
 - The wall intends to provide shielding between the fire hall training activity and the development;
 - An upgraded exterior wall has been recommended for the bedrooms facing the fire hall; enhanced laminated double-glazed windows have been recommended for all bedrooms facing the fire hall;
 - Noise measurements carried out during training exercises held in the summer of the previous year formed the basis of BAP Acoustics' recommendations; and
 - The barrier shields the town homes from fire hall noises including air horns, sirens, and a water cannon used during training exercises.

The following comments were offered by members of the project team, in response to the Panel's questions:

- The windows of all bedrooms facing the fire hall have been upgraded;
- As shown in revised drawing #A404, three windows have been deleted from the side of the development facing the fire hall (stairway, high bedroom and bathroom windows);
- All units are fully air conditioned (HRVs);

- The fence will meet weight requirements and may include concrete panels (other options may still be considered);
- The street trees will be two to three metres tall; the renderings indicate their height expectancy at five to ten years;
- The fence colour will likely be “greige”, in keeping with the building’s palette;
- The acoustic fencing proposed has worked well at a similar site in Surrey; several colour options are available;
- The garbage enclosure should remain in its current location; having it centrally located is useful, but it should be away from the children’s play area or community garden area;
- The enclosure around the garbage area will be at least six feet high; the containers will not be visible;
- A yew hedge separating the patios and the street front is not sufficient to hold back children or dogs;
- As required, the existing well-grown hedge will be retained; and
- Between the commercial building and the first row of residences, there is a canopied area; all sides of the building have overhangs.

Panel members noted the following:

- Sound attenuation fence:
 - Consider the durability of the fence, as it should be able to withstand impacts from the water cannon used at the adjacent fire hall;
 - Consider patterned or other aesthetically pleasing options for the wall;
 - The wall will have the greatest benefit for units on the first level;
- The acoustic report is helpful and confirms steps taken to address noise issues;
- Removing the windows from the wall facing the fire hall is sensible;
- The “long board” proposed for the commercial building lacks the tactile feel of wood; on the Ewan Avenue side, gestures could have been made to open it up more (such as a minor roof slope);
- Interface at Howes Street and Ewan Avenue includes a nice seating area; consider including an awning to protect people from rain;
- Play area’s central location is good;
- Location of the garbage area:
 - Garbage area is unfortunately near the main entry point;
 - A treatment around the garbage structure is needed to enhance the entry to the development;
- Landscaping:
 - Berming up the plantings as high as possible is a good idea;
 - There is a nice layering of landscaping on Howes Street with a generous setback;
 - Consider adding landscaping on the Ewan Avenue frontage, particularly by the commercial building;

- There could be a greater variation in colours on the Howes Street elevation;
- The commercial and residential components struggle to relate to one another; some warmer elements could provide more variety and tie the uses together;
- There is glazing at the corners of the commercial building; the only areas not glazed are the utilitarian areas; and
- The updated #401 drawings indicate enhancements to the colour scheme, which make the corner building stand out more; the sign will be visible but will not dominate.

MOVED and SECONDED

THAT the Design Panel supports the project with the changes presented, and requests the applicant further consider the following:

- *The durability, pattern and colour of the project’s acoustic fence; and*
- *An enhanced treatment for the garbage area facing Ewan Avenue, with landscaping or otherwise.*

CARRIED.

David Roppell voted in opposition.

Mr. Roppell recused himself from consideration of Item 4.2 – 220 Carnarvon Street, stating that he did not receive pertinent materials related the project, to review in advance of the meeting.

4.2 220 Carnarvon Street

Mr. Hurst acknowledged the application to rezone the site, to allow an addition to the existing church, consisting of a new community room and residential unit for a caretaker. Positive comments from the Heritage Advisory Committee were referenced.

Karla Castellanos, KCC Architecture and Design, reviewed the information provided and the proposed rezoning to institutional use, and offered comments regarding:

- Location of the site:
 - The Skytrain Station is situated to the south of the property;
 - Neighbouring sites are residential of various densities;
- Current size of the building:
 - The building is two floors and a total of 5,000 square feet;
- Reasons for the proposed addition to the south end of the church:
 - The church wants to be able to accommodate its growing community;
 - Providing space for a caretaker will assist the facility;
- Parking requirements:
 - The original church did not meet the City’s current parking requirements;
 - Proposed changes will incorporate four parking spaces on Clarkson Way and another four tandem spaces;

- Details of the proposed changes:
 - The addition provides a total of 2,800 square feet in two levels;
 - Sloped roofs bring light into the space;
 - The altar in the church faces south; the south window will continue to bring light to the altar;
 - There is a requirement to be able to walk around the church;
 - Efforts have been made to retain the gothic windows; and
 - The addition is simple and does not take away from the existing structure.

A representative from PMG Landscape Architects, offered comments regarding:

- Landscape illustrations:
 - Existing landscaping is cared for by the church;
 - There are no landscape changes towards Carnarvon Street;
- Landscape in relation to the addition:
 - Plants will screen the parking area from the street;
 - A laurel hedge proposed with a layering of white flowering plants; this will impede the views of cars from the street;
 - There are stairs in the walkway around the church;
 - There is a hedge along-side the street and neighbouring property; and
 - Low climbing euonymus vines will soften the stairwell on Merivale Street.

The following comments were offered by members of the project team, in response to the Panel's questions:

- The existing church will not be altered; the addition will be completely separate;
- Groundcover on the east side will include helleborus in one of the layers;
- Between the planting bed and the parking lot, there will at least be a guard rail for crime prevention and to prevent falls;
- The existing south wall of the church will meet acoustic requirements for residential units and will be enhanced accordingly; the separation between the community space and the basement has not yet been confirmed;
- The addition's empty flat roof space will include a hatch access for maintenance;
- Stone introduced by the entrance door and at the columns on the parking side, intends to provide some contemporary grounding; there is minimal room to make the stone on the columns any larger, however they could be made to appear more substantial;
- Proposed finish for the addition is stucco, which will match the existing finish; and
- Area from the stairs to the parking is fenced off.

Panel members noted the following:

- Overall massing down the road and slope works well; consider the addition stepping

back to differentiate between the existing and the new;

- Proposed windows:
 - Do not exist elsewhere on the building; the windows should better mimic what already exists;
 - The full-height window in the shower and above the toilet, may not be feasible long-term;
 - The windows selected could be considered as a reinterpretation of the current windows;
- Acoustical separations should be considered:
 - Between the alter behind the caretaker's lodging;
 - Between the community centre and the caretaker's lodging;
- Canopy at the back appears too flat for the architecture; consider a sloped roof to create a canopy;
- Parking may be an issue long-term; lighting and security should be incorporated into the design of the parkade; motion-sensor lighting and a secure access gate could be beneficial;
- A good selection of plants has been integrated into the landscape plan;
- Consider the location of the kitchen and bedroom in relation to the Skytrain guideway;
- A barrier rail or perforated metal is needed to prevent falls; and
- The stone grounding on the columns adds texture, however is too small and may not achieve what the architect intended.

MOVED and SECONDED

THAT the Design Panel supports the project at 220 Carnarvon Street moving forward in the planning process, and requests that attention be given the following:

- *Reconsider the extent of the proposed stone configurations;*
- *Consider Crime Prevention Through Environmental Design options in the parkade; and*
- *Reconsider the fenestration as it reflects to the interior layout of the building.*

CARRIED.

All members of the Panel present voted in favour of the motion.

4.3 813 Carnarvon Street

Mr. Hurst explained that the rezoning application would permit construction of a mixed-use project with commercial at grade and non-market rental and market condominium residential uses above. The reported intended to provide preliminary information.

Andrew Emmerson, GBL Architects, offered comments regarding:

- Location of the site and its proximity to the Skytrain Station;

- Efforts made to maximize view opportunities and exposure to daylight;
- Intent to create a clear transition between residential and commercial;
- Objectives of the tower placement;
- The south corner maximizes opportunities to put in a sizeable landscaping element;
- Benefits of including an amenity space on the roof; an internal amenity space was also considered; these two spaces could potentially be “swapped”;
- Ability of the open plaza to support way-finding between the two spaces;
- Loading and parking accesses on the north side;
- The street slopes from west to east; two separate parking areas are created;
- Design’s intent to have components with their own unique character that complement each other;
- Intent to include 245 units residential units; and
- Proposed 40-foot separation between the tower and the non-market building.

Elaine Yilin Zeng, Landscape Designer, Enns Gauthier Landscape Architects Inc., offered comments regarding

- Intent of Carnarvon Garden to provide a high-street experience that contributes to the overall character of the surrounding neighbourhood; a interconnected network was proposed to provide linkages to the streets and the open space;
- Intent of the plaza at the southwest corner as a gathering space;
- A mural proposed for the side of the building facing Victoria Street to reinforce the theme of urban park space; potentially dedicated to the Chinese community;
- Landscaping plans for the fourth and seventh levels;
- A durable and vibrant palate of materials and custom elements; and
- Architecture and landscape intended to work together as an integrated whole.

Richard Whittstock, Domus Homes Group, offered comments regarding:

- Significant pedestrian traffic from transit, up to the dog park, through the dog park and to the residences beyond;
- Opportunities to enhance pedestrian connectivity;
- Potentially switching the currently proposed outdoor amenity space at the northeast corner of the market tower’s roof, with the indoor amenity space in the southwest corner of the market tower.

The following comments were offered by members of the project team, in response to the Panel’s questions:

- Highly visible exterior restaurant wall, offers an opportunity to incorporate a public art or mural component and/or way-finding signage;
- The park currently used as a dog park, will remain a park;

- Non-market amenity space includes a rooftop area for gatherings and social use, etc.; there is additional indoor space available for fitness, hobbies, and gathering; exterior amenity space is also available for urban agriculture, passive viewing, and a barbeque area;
- Allocation of private space and space for the restaurant may be adjusted;
- There is a substantial amount of public open plaza included in the plan;
- Overlook from the market tower creates privacy concerns for the non-market housing;
- Weather protection is a consideration for the outdoor amenity space; residents may like to garden all year; covered areas could be coordinated with landscaping;
- Outdoor covered space is needed as some people like to sit in the shade;
- Parking is underground and below the water table (at a significant cost); parking required will be provided; the project is across from transit;
- There will likely be Juliet balconies on the non-market housing adjacent to the lane on the west side;
- The elevation for the east side of the non-market building had not been provided yet; a green wall may be considered to soften the edge;
- The edge of the stair will be open, but not industrial looking; this will provide daylight and fresh air to the open corridor;
- There are steps leading up to the raised sidewalk in front of the two commercial units on the east side;
- The elements wrapping around the building may require a steel truss system;
- Seating on the walls with the planters is proposed on Carnarvon Street; and
- The mural wall is intended to be on the east portion of the wall, above the parkade.

Panel members noted the following:

- It would be helpful to see a table summarizing how the 7.75 FSR was achieved;
- This building earns its density; it is a good contribution to the City;
- The highly visible face of the restaurant wall, appears to be a big blank space; this could be a “screen” for projecting movies or public art;
- Carnarvon Street is difficult for vehicular visibility and for pedestrians;
- The seasonably variable open space is commendable;
- Steps in front of the restaurant should be brought down to street level;
- Seniors will appreciate sun and wind protection; do not cover all landscaped areas;
- Provide weather protection over the walkways; the open stairs at the back of the non-market housing is important;
- Consider incorporating trees to buffer noise beside the townhouses;
- Family-friendly housing and onsite amenities are commendable; benches will be included near the children’s play area;
- More plants could be incorporated in front of the eastern units on Carnarvon Street;
- Consider incorporating lighting on Carnarvon Street to improve the public space;

- The outdoor spaces are well-defined but could be looser;
- The entry to the non-market space is good; consider additional informal seating;
- Overlapping handicapped stalls are not permitted in the City;
- Further consideration may be needed on the lobby of the market component;
- Canada Post has new requirements for mailboxes that will need to be accommodated;
- Greater detail at the top of the podium could be beneficial;
- It will be challenging to get plants to grow in the shade; consider flipping the inside an outside amenities as suggested;
- The “native garden” on the fourth level will be shaded by the non-market building; consider making this a shade garden instead;
- Consider incorporating a seating area in the non-market building lobby;
- Incorporate wood seating sections for comfort (sheltered and in the shade); seating on steps can be useful but not suitable for seniors;
- Consider incorporating a fix to prevent skateboarders from using the stairs and ramps;
- Consider providing a gym that looks onto the children’s playground area;
- Consider storage required around the planting areas for both buildings; irrigation systems in the garden beds may break; a garden hose may be a better approach;
- Consider rentable guest suites, for visiting families;
- Consider how the lane and Victoria Street could be used; there may be an opportunity to prioritize streets; a lane or pedestrian-oriented lane requires consideration;
- Garbage area is down a few steps which is not reasonable for elderly tenants; a more level access from the elevator would be more appropriate;
- Further consideration is needed on the residential entrance to the market housing;
- Consider the access to the single level seniors housing; having access from an interior corridor reduces pedestrian friendliness from the street;
- In future renderings, it will be helpful to see:
 - The relation of the project to adjacent buildings;
 - How the amenity areas work together;
 - Enlarged streetscape elevations of both sides of the building;
 - Possible public art options being considered;
 - More articulate and readable renderings and elevations in a larger size;
 - How the vertical ribbon elements of the development will interact with landscaping along the building;
 - Details of the project’s materials, including the vertical ribbon element; and
 - Detailed elevations and lobby entrances, showing differentiation from the commercial units.

MOVED and SECONDED

THAT the Design Panel supports the preliminary design of the project at 813 Carnarvon Street, as the preliminary design contributes to earning the density proposed.

CARRIED.

All members of the Panel present voted in favour of the motion.

5.0 NEW BUSINESS

No items.

6.0 UNFINISHED BUSINESS

No items.

7.0 CORRESPONDENCE

No items.

8.0 NEXT MEETING

The next Design Panel meeting is scheduled May 23, 2017.

9.0 ADJOURNMENT

ON MOTION, the meeting was adjourned at 6:20 p.m.

Certified correct,

Chris Block,
Chair

Carrie Peacock,
Recording Secretary,
Raincoast Ventures Ltd.