

NEW WESTMINSTER DESIGN PANEL

**Tuesday October 25, 2011 3:00 p.m.
Committee Room No. 2**

MINUTES

MEMBERS PRESENT:

Paul Goodwin	- AIBC Representative
Tom Morton	- Development Industry Representative (UDI)
Mark Vance	- AIBC Representative
Steve Wong	- BC Society of Landscape Architects

MEMBERS REGRETS:

Chris Block	- AIBC Representative
Eric Pattison, Chair	- Chair, AIBC Representative
Keith Ross	- BC Society of Landscape Architects

STAFF PRESENT:

Jim Hurst	- Development Planner
Donna Martin	- Committee Clerk

In the absence of the Chair and Vice Chair, by consensus Mark Vance chaired the meeting.
The meeting was called to order at 3:08 p.m.

1.0 ADDITIONS TO AGENDA

There were no additions to the agenda.

2.0 NEW BUSINESS

3.0 ADOPTION OF MINUTES

3.1 Adoption of the Minutes of September 27, 2011

Item 6.1 – 414 – 422 Royal Avenue, add “no amenities” to the Comments from the Panel.

MOVED and SECONDED

THAT the minutes of the New Westminster Design Panel held on September 27, 2011 be received and adopted as amended.

CARRIED.

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

4.0 INFORMATION PRESENTATIONS

4.1 702 Salter Street

File: REZ00063

An application has been received to rezone the property at 702 Salter Street to allow a multiple unit residential development consisting of 63 townhouse units. (Cotter Architects)

Jim Hurst reported on the site context, heritage considerations and design review.

Taichi Azegami, Project Manager, Cotter Architects presented context photos, development data and the site plan noting the need to determine Wood Street road alignment. The possibility of retaining the heritage home is being discussed. Mr. Azegami reviewed the typical elevation showing how some of the heritage elements will be incorporated.

Mary Chan-Yip reviewed the landscape plan with play area. There will be some decorative paving inside the development and at entries. No trees will be retained but many trees will be incorporated into the plan. Patios will be divided with a 6 foot privacy fence.

Questions from the Panel: *(Response in italics)*

- What is the dedication on Wood Street? *The dedication is 3.5 metres for 42 South Dyke Road.*
- What is the current location of the Emery House? *It is on the southeast corner of the property.*
- What is the treatment along Wood Street? *There is no grass along Wood Street, but an outdoor patio space with a shrub buffer from the street. There will be a variety of tree heights. The treatment along Salter Street will be similar.*
- Is this project on piles? *A geotechnical report has not been done yet.*
- Is there need for two accesses? *There must be two access points.*

Comments from the Panel:

- Expect resistance with respect to height from neighbours;
- Good amount of outdoor amenity space;
- Heritage house will lose its effect if moved from current location;
- Consider bringing roof line down to the second storey;
- Access to development seems excessive;
- Explore designing more yards;
- Great opportunity to incorporate historic home into the amenity space for residents to use;
- Does not seem right to use heritage house as mail kiosk, etc. ;
- Scale back tall trees in amenity space to allow more light.

MOVED and SECONDED

THAT the October 25, 2011 report from the Development Planner regarding the application to rezone the property at 702 Salter Street be received for information.

CARRIED.

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

4.2 1110 Ewen Avenue

File: REZ00058

An application has been received to rezone a portion of the property addressed as 1110 Ewen Avenue and all of 240 Jardine Street to allow a 35 unit townhouse development. Information is also included regarding a future Development Permit application for the remainder of the 1110 Ewen Avenue site. (**Cotter Architects**)

Jim Hurst, Development Planner reviewed the site context, Official Community Plan considerations, heritage considerations and design considerations.

Thomas Palmer, Cotter Architects, noted this is a combination development. Revitalization of the Queens Hotel will create a new commercial heart for the neighbourhood. The construction of 35 townhouses will acknowledge heritage elements of the surrounding sites as well as add affordable housing to this area.

Mr. Palmer indicated the heritage home on the property is in very poor condition. The intent is demolish the house and offer characteristics such as hip roofs, red brick chimneys and a simple building form in the townhouses.

Jim Hurst added, in order to maintain the heritage house an Heritage Revitalization Agreement would be required to vary the flood plain regulations.

Questions from the Panel: *(Response in italics)*

- What is the heritage quality of this home compared to the Salter Street house? *The house is in rough shape and does not have the same heritage elements as the Salter Street. The house would need to be reconstructed.*
- Describe the uses of the commercial portion. *The beer and wine store, beer parlour, barber shop and nail salon are operational. The second floor of the hotel is functioning reasonably well. All the rooms have been refurbished. There will be a neighbourhood pub.*
- Will the liquor license continue? *It will continue.*
- How does the parking relate to the pub and the hotel? *The parking is two spaces short for the hotel.*

Comments from the Panel:

- Like the detail of this project;
- The windows look squat on the elevations;
- Concerned about the proximity of the townhouses to the commercial area;
- Suggest using a berm for separation;

- Consider using architecture of townhouses to create a connection to the commercial area;
- Appreciate the revitalization of an existing building;
- Encourage parking next to townhouses be allocated for hotel parking;
- Consider screening parking in the back with trellises;
- Suggest fencing the parking area for the hotel and using room key for entry;
- Like the use of heavy timber along Ewen Street;
- Potential conflict with townhouses over parking lot, suggest solid planting of trees;
- Noise may be issue on patio, consider glass screening;
- May not want walkway through the two developments;
- Carrying form from hotel to townhouses a good idea.

MOVED and SECONDED

THAT the October 25, 2011 report from the Development Planner regarding the application to rezone a portion of the property addressed as 1110 Ewen Avenue and all of 240 Jardine Street be received for information.

CARRIED.

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

5.0 DESIGN APPROVALS

6.0 DOWNTOWN INFORMATION PRESENTATIONS

7.0 DOWNTOWN DESIGN APPROVALS

8.0 REPORTS AND INFORMATION

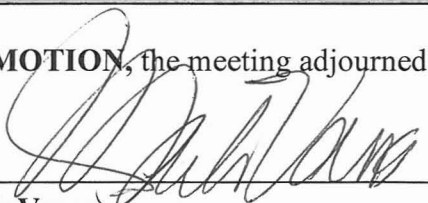
9.0 CORRESPONDENCE

10.0 NEXT MEETING

Tuesday, November 22, 2011 at 3:00pm in Committee Room No. 2 as required.

11.0 ADJOURNMENT

ON MOTION, the meeting adjourned at 5:15 p.m.



Mark Vance
Acting Chair



Donna Martin
Committee Clerk