

## **NEW WESTMINSTER DESIGN PANEL**

**Tuesday May 25, 2010 3:00 p.m.**  
**Committee Room No. 2**

### **MINUTES**

#### **VOTING MEMBERS PRESENT:**

Tracey Mactavish	- AIBC Representative
Eric Pattison	- AIBC Representative
David Roppel	- UDI Representative
Marilea Schultz	- Community Representative
Mark Vance	- AIBC Representative

#### **VOTING MEMBER REGRETS:**

Chris Block, Chair	- AIBC Representative
Doug Shearer	- BCSLA Representative
Jennifer Stamp	- BCSLA Representative
Alla Titenko	- Community Representative

#### **STAFF:**

Bruce Ballingall	- Police Services
Bev Grieve	- Manager, Development Services
Michael Watson	- Planning Assistant
Donna Martin	- Committee Clerk

The meeting was called to order at 3:07 p.m.

#### **1.0 ADDITIONS TO AGENDA**

In the absence of the Chair and Vice-Chair, Panel members nominated Tracey Mactavish to be the Acting Chair.

#### **MOVED and SECONDED**

*THAT Tracey Mactavish serve as Acting Chair for the May 25, 2010 meeting.*

**CARRIED.**

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

## 2.0 ADOPTION OF MINUTES

### 2.1 Adoption of the Minutes of March 23, 2010

#### **MOVED and SECONDED**

*THAT the minutes of the New Westminster Design Panel meeting held on April 27, 2010 be received and adopted.*

**CARRIED.**

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

## 3.0 DESIGN APPROVALS

### 3.1 21 – 27 Eighth Avenue

**File: REZ 033**

An application has been received to rezone 21 and 27 Eighth Avenue to a Comprehensive Development District. The applicant proposes to construct a four storey, 133,000 sq. ft. mixed use building. The applicant is proposing about 150 residential units (townhouse and apartment) and about 10,000 sq ft. of commercial space.

Tom Bell, GBL Architects and Sanga Lindsay, landscape architect addressed the comments made by the Design Panel at the meeting held on April 27, 2010.

- Are there requirements to be setback from manoeuvring aisles or lanes? *Not to the knowledge of staff. Staff will re-review the Zoning Bylaw.*
- Are the zero to the lane setbacks modeled after something in an existing zone? *The setbacks are not modeled after existing setbacks in the Zoning Bylaw. The First Street townhouse setbacks are modeled after existing successful development in other municipalities such as Vancouver and Burnaby. Across the lane from the to zero to the lane setback, the existing multi-unit residential development is separated by about 35 feet from the proposed building. Additionally, the developer has undertaken a window study to ensure windows are staggered to provide maximum privacy.*

#### **Comments from the Commission:**

- Well composed building, addressed issues raised at last meeting;
- Concern about the liveability of units adjacent to the lane with zero setbacks;
- Like the improved project design;
- City to review the context of setbacks.

#### **MOVED and SECONDED**

*THAT the application to rezone 21 and 27 Eighth Avenue to a Comprehensive Development District be supported.*

**CARRIED.**

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

Eric Pattison stepped down from his duties as Panel member to make a presentation on Item 3.2

The meeting was recessed at 3:40 p.m. to contact members not present.

Due to a lack of quorum the meeting was adjourned at 3:50 p.m.

**4.0 DOWNTOWN DESIGN APPROVALS**

**5.0 INFORMATION PRESENTATIONS**

**6.0 NEW BUSINESS**

**7.0 REPORTS AND INFORMATION**

**8.0 CORRESPONDENCE**

**9.0 NEXT MEETING**

**June 22, 2010 at 3:00pm in Committee Room No. 2**

**10.0 ADJOURNMENT**

The meeting adjourned at 3:50 p.m.

  
**Tracey Mactavish**  
**ACTING CHAIR**

  
**DONNA MARTIN**  
**COMMITTEE CLERK**