

NEW WESTMINSTER DESIGN PANEL

Tuesday, February 28th, 2017 3:00p.m.

Council Chamber

MINUTES

MEMBERS PRESENT:

| | |
|-------------------|---|
| Chris Block | - Chair, Architectural Institute of BC Representative |
| Rodney Maas | - Architectural Institute of BC Representative |
| Meredith Mitchell | - Vice Chair, BC Society of Landscape Architects |
| David Roppel | - Development Industry Representative |
| Craig West | - Architectural Institute of BC Representative |

REGRETS:

| | |
|------------------|--|
| Maranatha Coulas | - Architectural Institute of BC Representative |
| Maria Fish | - BC Society of Landscape Architects |

GUESTS:

| | |
|----------------------|---|
| Helen Avini Besharat | - Besharat Friars Architects |
| Caelen Griffiths | - PMG Landscape Architects |
| Donald Luxton | - Donald Luxton and Associates |
| David Wootton | - ZGF Cotter Architects |
| Lorrie Wasyliw | - Executive Director, WINGS Fellowship Ministries |

STAFF:

| | |
|--------------|-----------------------|
| Jim Hurst | - Development Planner |
| Lauren Blake | - Committee Clerk |

The meeting was called to order at 3:01 p.m.

HOUSEKEEPING

Lauren Blake, Committee Clerk, provided a committee orientation. Members were reminded to advise staff whether or not they will be attending each meeting, in order to achieve quorum.

Ms. Blake requested volunteers to serve as the Chair and Vice-Chair for the 2017 term.

MOVED and SECONDED

THAT Chris Block serve as Chair for the 2017 New Westminster Design Panel term.

CARRIED.

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

MOVED and SECONDED

THAT Meredith Mitchell serve as Vice-Chair for the 2017 New Westminster Design Panel term.

CARRIED.

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

1.0 ADDITIONS TO AGENDA

There were no additions.

2.0 ADOPTION OF MINUTES

2.1 Adoption of the Minutes of January 24, 2017

MOVED and SECONDED

THAT January 24, 2017 New Westminster Design Panel minutes be amended to reflect that the preferred size for design plans is 22” by 34”; and,

THAT the minutes be adopted as amended.

CARRIED.

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

3.0 REPORTS AND INFORMATION

There were no items.

4.0 DESIGN REVIEWS

4.1 1005 Ewen Avenue

**REZ00114
DPQ000833**

Jim Hurst, Development Planner, summarized the report dated February 28, 2017, regarding an application that has been received to construct a mixed use project at 1005 Ewen Avenue with a commercial building at the corner of Howes Street and Ewen Avenue and 23 townhouse units.

In response to questions from the Panel, Mr. Hurst advised that the proposed height of the project is consistent for Queensborough. Mr. Hurst also advised that lighting impacts from the Fire Hall onto neighbouring properties would be addressed by the Light Intrusion Bylaw.

Helen Besharat, Besharat Friars Architects, and Caelen Griffiths, PMG Landscape Architects, provided an on-table PowerPoint presentation summarizing details of the proposal as outlined in the report dated February 28, 2017.

In response to questions from the Panel, Ms. Besharat and Mr. Griffiths provided the following information:

- The vertical support for the canopy was designed to mimic a railway track in order to incorporate the history of railways in the area;
- The front of the building facing Howe Street will be corrugated metal, and it is anticipated that the colour would be more vibrant in that material. The colored hardi-panels will repeat at the rear of each unit;
- The entrance lane would incorporate a side walk and rolled curb, in the event that two cars come in from opposite directions at the same time;
- The parking provided is meets the Parking Bylaw requirements;
- An elevator is not required for the mezzanine as per the BC Building Code; and,
- The applicant considered residential units above the commercial space; however, there would have been additional requirements, potential noise issues and the architecture could have been compromised.

In response to the four design considerations as outlined in the report, the Panel provided the following comments:

1. Comments regarding the adjacency issues with the Fire Hall and the measures taken to address them in the plan.

While the reorientation of the project has assisted with potential issues regarding the Fire Hall, the adjacency issues with the Fire Hall have not been properly addressed.

2. Comments regarding the density of the development, the siting of the buildings and the private and common open spaces provided.
 - The density appears appropriate for the location;
 - The siting of the buildings appears appropriate;
 - The project provides many common areas;

- The garbage and recycling area could be relocated so that it is more central for residents;
 - The plaza requires additional resolution;
 - The residential front patios could be loud and urban; and,
 - The project could provide an amenity for the adjacent bus stop, such as garbage cans or landscape features
3. Comments regarding the interface with the townhouses and Howes Street and how the commercial building addresses the intersection of Howes Street and Ewen Avenue.
- There is opportunity to develop the corner of Howe Street and Ewen Avenue further;
 - The commercial building does not sufficiently address Ewen Avenue, and requires a stronger presence;
 - The durability of the materials used for the corner of the commercial building should be considered;
 - It was suggested that the vertical element supporting the canopy may not read as a railway feature with signage; and,
 - Additional evergreen trees could be planted at the hammerhead roads for screening purposes.
4. Comments regarding the conformance of the project to the Development Permit Area Designation.

MOVED and SECONDED

THAT the Panel support the Rezoning for 1005 Ewen Avenue, subject to:

- *Clarification for the materiality and colors that will be used;*
- *Investigation for the durability of the material to be used;*
- *Clarification regarding the prominence and landscaping section by the patios and slope on Howe Street;*
- *Investigate how to bring attention to the “gateway” nature on Howe Street and Ewen Avenue;*
- *Investigate methods of addressing noise from the Fire Hall; and,*
- *Investigate relocating the garbage and recycling area to a more central location.*

CARRIED.

David Roppel and Craig West voted in opposition to the motion.

Jim Hurst, Development Planner, summarized the report dated February 28, 2017, regarding an application that has been received to allow the construction of a five unit residential building at 630 Ewen Avenue. The property owner is the City of New Westminster and the property is being leased by the applicant, Women in Need Gaining Strength (WINGS). The applicant is proposing to develop and manage independent family housing that will be affordable and designed for single mothers and their children.

In response to questions from the Panel, Mr. Hurst advised that the covered play area would be a concrete pad that is non-habitable, as per the City's mandate. Mr. Hurst further noted that the land would be owned by the City, and the building would be owned by the applicant. The lease would be renewable after 60 years.

David Wootton, ZGF Cotter Architects, provided an on-table PowerPoint presentation summarizing details of the proposal as outlined in the report dated February 28, 2017.

In response to questions from the Panel, Lorrie Wasyliw, Executive Director, WINGS Fellowship Ministries, provided the following information:

- Residents may stay at the property as long as they are eligible for rent control. It is anticipated that tenants would stay for one to three years. Tenant contracts may include a one year tenancy clause that could be reviewed annually;
- No individual front or rear yards have been provided so that residents would be more likely to congregate together, and build a sense of community;
- Additional windows or glazing could be considered for the kitchen design; and,
- It is anticipated that the majority of tenants would not have the financial means to own a car.

In response to the four design considerations as outlined in the report, the Panel provided the following comments:

1. Comments regarding the appropriateness of the site design to accommodate children.
 - An acoustical treatment for the playground area could be beneficial;
 - Concerns were expressed regarding potential safety issues in the covered play area, as there are many hidden corners;

- The materiality for the playground area should be durable;
 - Tree species with additional canopy could be implemented rather than the Oregon grape shrub and the Berberis hedge, as those plants can be thorny and dangerous to children;
 - Support was expressed for the natural play area;
 - The sand pit in the play area should be designed to deter animals from using it; and,
 - The interior layout could be manipulated to allow for more efficient furniture organization, such as beds placement along a wall.
2. Comments regarding the location of the building on the site.
- The rear site design is good;
 - The south facing wall could be better utilized;
 - The project appears tight on the west site of the site. It was suggested that the project could be pulled back to Boyne Street, or the space could be better addressed.
3. Comments regarding the conformance of the project to the proposed Development Permit Area Designation.

The Panel noted that the project design could extend around the corners of the site.

In addition, the Panel provided the following general comments:

- A semi-private social area could be implemented at the northeastern corner of the site;
- Individual benches may not be conducive for social meetings and conversation;
- Individual entrances from the street could contribute to a feeling of ownership;
- A central stoop could be implemented; and,
- Concerns were expressed regarding the lack of access from the rear of the building to the units.

MOVED and SECONDED

THAT the Panel support the proposed Official Community Plan Amendment and Rezoning for 630 Ewen Avenue, subject to:

- *Review of opportunities for more engaging entrances from Ewen Avenue with path design and landscaping;*

- *Review of the landscaping on the west side of the building, including the thorny hedge and trees;*
- *Review the pedestrian sequence from Ewen Avenue to the rear of the project, and ensure there is adequate surveillance;*
- *Investigate opportunities for additional interior glazing;*
- *Addressing the interior bedroom units; and,*
- *Investigate architectural articulation of Ewen Avenue and Boyne Street to better address the corner of the site.*

CARRIED.

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

5.0 NEW BUSINESS

There were no items.

6.0 UNFINISHED BUSINESS

There were no items.

7.0 CORRESPONDENCE

There were no items.

8.0 NEXT MEETING

8.1 Tuesday March 28th, 2016 (in Committee Room #2)

9.0 ADJOURNMENT

ON MOTION, the meeting was adjourned at 5:46 p.m.

Certified Correct,

Chris Block
Chair

Lauren Blake
Committee Clerk