



NEW WESTMINSTER DESIGN PANEL

Tuesday, May 23rd, 2017 3:00p.m.

Council Chamber

MINUTES

MEMBERS PRESENT:

Chris Block	- Chair, Architectural Institute of BC Representative
Maria Fish	- BC Society of Landscape Architects
Rodney Maas	- Architectural Institute of BC Representative
David Roppel	- Development Industry Representative
Craig West	- Architectural Institute of BC Representative

REGRETS:

Maranatha Coulas	- Architectural Institute of BC Representative
Meredith Mitchell	- Vice Chair, BC Society of Landscape Architects

GUESTS:

Andrea Backman Galasso	- Key West Ford (Item 4.2)
Brock Croome	- Brock Croome Architects (Item 4.2)
Larry Kerr	- UrbanWest Projects Inc. (Item 4.1)
Jonathan Losee	- Jonathan Losee Ltd. Landscape Architecture (Item 4.2)
Stu Lyon	- GBL Architects (Item 4.1)
Jason Wegman	- PWL Landscape Architects (Item 4.1)

STAFF:

Mike Watson	- Planner
Nick Hardy	- Planning Assistant
Heather Corbett	- Committee Clerk

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

1.0 ADDITIONS TO AGENDA

There were no additions.

2.0 ADOPTION OF MINUTES

2.1 Adoption of the Minutes of April 25th, 2017

MOVED and SECONDED

THAT the minutes of the April 25, 2017 New Westminster Design Panel meeting be amended as follows:

- *On Page 10, bullet 10; remove “or a running track that goes around it”;*
- *The motion on Page 10 be amended to read “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.”; 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

4.1 618 Carnarvon Street

**REZ00116
SDP00204**

Mike Watson, Planner, summarized the report dated May 23, 2017, regarding a Rezoning and Special Development Permit Application for a proposed 33 storey mixed use high-rise development at 618 Carnarvon Street, with an accompanying pocket park and encapsulation of the SkyTrain guideway.

Mr. Watson further explained that the developers had initially presented to the New Westminster Design Panel in March 2017 and had returned to this meeting with revised drawings and information addressing the panel’s previous comments.

Larry Kerr, Project proponent, addressed the Panel and discussed the design process that had been undertaken thus far and clarified decisions and concessions made to date, as follows:

- The developers had re-planned the site to incorporate the SkyTrain guideway;
- Relocated tower to improve views;
- Enclosed tracks to mitigate noise;
- Provision of a privately owned publically accessible pocket park;
- Made changes to contrast the historical rather than mimic it; and
- Engaged community.

Stu Lyon, GBL Architecture, provided a presentation (with material samples) summarizing details of the amendments made to the base of the building in response to the Panel's previous comments, as outlined in the addendum package dated May 23, 2017.

Jason Wegman, PWL Landscape Architects, provided a presentation summarizing the amendments made to the landscaping at the building, as outlined in the addendum package date May 23, 2017.

In response to questions from the Panel, Mr. Lyon and Mr. Wegman provided the following information:

- The parkade wall has been pulled back to the East side of the stair tower to allow sun light in the pocket park;
- The North elevation of the tower and its entrance remain unchanged. The entrance will be made of metal panelling;
- The proposed decorative steel truss will not be structural. The intention is for it to be a decorative application of steel on concrete;
- Three trees that are shown in the landscaping plan will be located within the property line behind the adjacent Federal Fisheries building. The trees would sit within the structure of the parking building, and will be raised slightly;
- The metal panels on the townhouses will be given a steel look through detailing ;
- The window wall at Sixth and Carnarvon has been improved by adding some drama in the form of skewed glass, reminiscent of the tower;
- The Panel's comment that refers to the building not being iconic enough for its height was not addressed because the architect believes that the tower accomplishes its objectives of being elegant and light in nature, with the bevelling of the tower giving it a reflecting quality;
- There will be amenities for dog water and clean up in the landscaped area with dog relief;
- The coloured glass along the parking level will be lit up by interior parking lights and daylight, which will animate the panels;
- The canopy on Sixth Street comes out from the building at seven foot high;
- Metal panels at the base of tower will be covered by the dark metal colour, higher levels will be lighter shade;

Discussion ensued and the Panel noted the following comments:

- Appreciation was expressed for the revised drawings and explanations of the issues previously raised – the elevations now provide a better explanation of the streetscape;
- It appears that the cornice goes over the property line on Carnarvon, however it appears that the encroachment would be accommodated;
- Converting the walls to brick is well thought out and respects heritage;

- Appreciation was expressed for the choice of brick and its use in the streetscape;
- Appreciation was expressed for the ongoing improvements of the pocket park and its integration with the street, however it was noted that consideration could be given to making it wider at the expense of some parking stalls;
- It was suggested that *Taxus baccata* (English Yew) could be used in the planting along Clarkson Street as it would arch over and have an interesting effect;
- Concern was expressed for the empty wall at pedestrian level along Clarkson Street being a target for graffiti. It was suggested it could be used as a canvas for artwork to detract from this – perhaps a printed historical image on plexiglas to activate the space;
- The window wall at Sixth and Carnarvon may not add the sleek effect that is desired; and,
- Appreciation was also expressed for the considerable improvements to the design of the base of the building and incorporation with the listed building.

MOVED and SECONDED

THAT the Design Panel support the improvements to the base of the building proposed at 618 Carnarvon Street, with consideration given to the comments made.

CARRIED.

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

4.2 302 Twelfth Street – Key West Ford

DPT00024

Nick Hardy, Planning Assistant, summarized the report dated May 23, 2017, regarding a Development Permit Application that has been received for adding 7,558 square feet of office space to the existing building at 302 Twelfth Street, adding that the intention is for the Design Panel to make comments particularly on the lighting and landscaping plans and if they address a buffer for future neighbours.

Brock Croome, Brock Croome Architects and Jonathan Lossee, Jonathan Lossee Landscape Architecture, provided presentations summarizing details of the project, accompanied by poster boards and on-table drawings.

In response to questions from the Panel, Mr. Croome and Mr. Lossee, along with Ms. Andrea Backman Galasso of Key West Ford, provided the following information:

- The intended lighting units are adjustable and are planned to allow light to spill downward onto sidewalk for safety;

- The lighting analysis includes the property across street, which is the used car lot, because Key West Ford plans to include more energy efficient lighting for both lots and requested a quote as a whole package;
- The letters on the lighting plan indicate the types of lighting being used, as below:
 - A = On Stewardson Way, on light standard poles
 - B = Under Canopy lights
 - C = Under Canopy lights
 - D = At McPhaden Street
 - G = On Stewardson Way, on light standard poles
- The types of mixed perennials will be installed at front area and along Third Avenue, and will include colourful species of perennials;
- The height of the fence at the front of the property will be eight feet, which is a necessary height for car dealerships and will be a wrought iron style, in order that it matches the existing fence; and,
- The colour scheme planned for the building is composed of white panels, with silver window frames.

Discussion ensued, and the Panel noted the following comments:

- While there are branding guidelines to consider, overall the design of the building is very light, as it is white overall – consideration of some colour would complement the neighbourhood;
- Tinted glazing would be an opportunity to bring colour to the front elevation, for example, an argon filter;
- The lighting plan demonstrates that the lumens are low on the perimeter of the property and will allow minimal spillage outside the property line;
- Given that the lights are adjustable, the lighting plan appears reasonable and will have minimal impact on surrounding properties;
- The pocket of space between the left-hand exit stairs and the entrance to the building appears to be a somewhat awkward use of space;
- Consider removing the proposed eyebrow, as it is only attached to one façade and leaves a problematic junction on the Northeast corner;
- Consider looking at car dealerships in Vancouver, where green roof treatments have been installed. This would add some variation to the colour scheme and break up the view for future neighbours looking down on the property;
- Appreciation was given of the newer fence treatment on Stewardson; and,
- Comments on the planting selections included:
 - Be cautious about blue oak grass unless irrigated;
 - Spiraeas and azaleas are good choices for this space; and,
 - Tree selection will be appropriate.

MOVED and SECONDED

THAT the Design Panel support the Development Permit application for 302 Twelfth Street, with consideration given to the comments made.

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 June 27th, 2017 (in Council Chambers)

9.0 ADJOURNMENT

ON MOTION, the meeting was adjourned at 5:04 p.m.

Certified Correct,

ORIGINAL SIGNED

Chris Block
Chair

ORIGINAL SIGNED

Heather Corbett
Committee Clerk