



NEW WESTMINSTER DESIGN PANEL

Tuesday, January 26th, 2016 3:00 p.m.
Committee Room No. 2

MINUTES

MEMBERS PRESENT:

Donald Andrew	- Acting Chair, AIBC Representative
Meredith Mitchell	- BC Society of Landscape Architects
Maria Fish	- BC Society of Landscape Architects
Jay Hiscox	- AIBC Representative

REGRETS:

Doug Hamming	- Chair, AIBC Representative
David Roppel	- Development Industry Representative (UDI)
Robert Duke	- AIBC Representative

GUESTS:

Jessie Arora	- DF Architecture Inc.
Caelan Griffiths	- PMG Landscape Architecture

STAFF:

Jim Hurst	- Development Planner
Debbie Johnstone	- Committee Clerk

The meeting was called to order at 3:06 p.m.

Procedural Note: Donald Andrew assumed the role of Acting Chair

1.0 ADDITIONS TO AGENDA

There were no additions.

2.0 ADOPTION OF MINUTES

2.1 Adoption of the Minutes of November 24th, 2015

MOVED and SECONDED

THAT the minutes of the November 24th, 2015 New Westminster Design Panel be adopted.

CARRIED.

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

2.2 Adoption of the Minutes of December 8th, 2015

MOVED and SECONDED

THAT the minutes of the December 8th, 2015 New Westminster Design Panel be adopted.

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

4.1 602, 620 Ewen and 257 Boyne

Jim Hurst, Development Planner, summarized a report dated January 26, 2016, regarding a revised submission for an application to rezone 602 and 620 Ewen Avenue and 257 Boyne Street in order to construct a 16 unit townhouse development.

Jessie Aurora, DF Architecture Inc., provided a PowerPoint presentation with regard to the revised development proposal at 602 and 620 Ewen Avenue and 257 Boyne Street.

In response to the issues previously expressed by the Panel at the November 24, 2015 meeting, Mr. Aurora provided the following information:

- Units fronting Ewen Street would be rotated to have the entrances towards Ewen Street, rather than the interior lane;
- Units on Pembina Street would be re-oriented to have their front door facing Pembina Street;
- The main entrance to the complex would be provided from the rear lane;
- Reducing the internal lane width could provide larger greenspace areas and landscaping opportunities;

- Pedestrian pathways would provide access from the rear lane into the development, and onto Ewen Avenue and Pembina Street;
- Parking spaces would be relocated to open up the development and increase space between units;
- Four different colour schemes would be implemented to enrich the streetscape;
- Garage doors would maintain the same colour scheme of the units, and would be aluminum;
- Additional windows would be implemented on the main floor and the sides of the homes, which could increase natural light into the units;
- Eliminating the brick siding on the units could reduce the narrow appearance of the townhomes;
- Steeper roof elevations would be implemented and gables would be reoriented to face the street;
- Side yards in the development have been reduced to 5 ½ feet on both sides in order to open up the green space between units; and,
- Picket fencing would remain at the lot line to provide units with additional space and a greater sense of privacy.

Caeilin Griffiths, PMG Landscape Architects, spoke to the landscape plans for the development and provided the following information:

- Outward facing connections to Ewen Street, Boyne Street and Pembina Street would be identified with flowering magnolia trees;
- Screen planting at the entrance of the development would consist of a short line of hedging together with a short fence and shrub lines on either side;
- Taxus would be planted around the perimeter of the development;
- Frontage planting would be the responsibility of the City;
- Reducing the size of the internal lane could provide additional room for an outdoor activity space;
- Hardscape patios would be implemented to provide space for outdoor barbeques; and,
- The lower portion of the fence for the complex would be made of solid wood for privacy reason, while the upper portion would be semi-permeable to provide a visually engaging streetscape.

Discussion ensued, and the Panel expressed support for the amendments to the proposal, noting the following comments:

- The rendering drawings did not illustrate gate entries and walkways out onto the sidewalk;
- Access for service vehicles for the end units in the development could be problematic;
- It was suggested that the cross paths be rotated to create integrated access to Ewen Avenue;
- Signage could be provided to indicate the location of the homes off the laneway;
- The hard surface play area could serve as a hammerhead to assist with tighter parking stalls;
- Extending and wrapping the siding around the townhomes was suggested;
- The garage doors are undifferentiated and may require additional consideration;
- It was suggested that a magnolia tree be planted on the municipal side of the development to attract additional attention to the entryway;
- Stepping stones could be added to the greenery between the units to provide a more 'walkable' experience;
- It was suggested that rather than taxus, a plant allowing for more light, such as a deciduous shrub be considered along Ewan Avenue; and,
- Moving taxus back to the corner of the entrance way could provide increased visibility for both cars and pedestrians.

MOVED and SECONDED

THAT the Panel supports the development with consideration of the following:

- *The cross pathway be reoriented to create integrated access onto Ewen Avenue;*
- *A review of the colour scheme and cladding;*
- *Planting be implemented in a more visual way throughout the development;*
- *Landscaping around the entrance of the development be moved back to provide increased visibility for pedestrians and drivers;*
- *Magnolia tree's be planted on both the laneways and the Ewen Avenue pedestrian entrance;*
- *Stepping stones be implemented for resident access to the side yards;*
- *Signage be implemented at Ewen Avenue to indicate the location of the townhomes off the laneway; and,*
- *Developer to reconsider possible issues with backing up from the single parking stalls.*

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

February 23, 2016 (in Committee Room No. 2)

9.0 ADJOURNMENT

ON MOTION, the meeting was adjourned at 4:03 p.m.

Certified Correct,

Donald Andrew
Acting Chair

Debbie Johnstone
Committee Clerk