

## **NEW WESTMINSTER DESIGN PANEL**

**Tuesday, May 24, 2016 3:00 p.m.**  
**Committee Room No. 2**

### **NOTES**

#### **MEMBERS PRESENT:**

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

#### **REGRETS:**

Donald Andrew - AIBC Representative  
David Roppel - Vice Chair, Development Industry Representative (UDI)  
Robert Duke - AIBC Representative  
Maria Fish - BC Society of Landscape Architects  
Rodney Maas - Architectural Institute of BC

#### **GUESTS:**

Daniel Johnson - Daniel Johnson Architect Inc.  
Kingsley Williams - KBV Projects Inc.  
Craig Birston - KBV Projects Inc.

#### **STAFF:**

Mike Watson - Senior Planning Analyst  
Debbie Johnstone - Committee Clerk

The meeting was called to order at 3:04 p.m.

### **1.0 ADDITIONS TO AGENDA**

There were no additions.

### **2.0 ADOPTION OF MINUTES**

#### **2.1 Adoption of the Minutes of April 26, 2016**

**Procedural Note:** Due to a lack of quorum, the April 16, 2016 minutes were not adopted.

### **3.0 REPORTS AND INFORMATION**

There were no items.

### **4.0 DESIGN REVIEWS**

#### **4.1 737 Carnarvon St**

Michael Watson, Senior Planning Analyst summarized the report dated May 24, 2016 and provided a PowerPoint presentation regarding an application that has been received for a Special Development Permit to allow changes to the exterior of the existing mixed use building at 737 Carnarvon Street.

Following questions from the Panel, Mr. Watson clarified that the building would have retail units on the bottom floor, with rental residential units above.

Daniel Johnson, Daniel Johnson Architect Inc., provided a PowerPoint presentation and summarized the scope of work for the proposed project.

In response to questions from the Panel, Mr. Johnson, Kingsley Williams, KBV Projects Inc., and Craig Birston, KBV Projects Inc., provided the following information:

- The soffit for the building would be refinished and painted white;
- Metal panels would be added as enhancements to the façade of the building. If budget issues arise, only the three centre panels would be metal, while the two side pieces could be painted;
- Modest planting would be implemented in the front planters, with additional protective fencing;
- Outdoor lighting would be replaced to be more efficient; and,
- Sensor lights could be implemented to address concerns expressed by the City with respect to Crime Prevention through Environmental Design (CEPTD).

Discussion ensued, and the Panel provided the following comments:

- The proposed exterior alteration could be a positive change for the neighbourhood;
- If possible, reducing the slab height for the underground parking and the concrete walls of the planting boxes could provide a more friendly pedestrian streetscape;
- Providing connectivity to the street was suggested;

- Implementing a softer colour palette with metal accent panels could be an improvement for the building; however, providing a bit more interest to the site (through a more bold accent colour, or contrast planting) was recommended;
- The proposed colour variation for the tower portion of the building could be further emphasized through utilizing a more prominent accent colour;
- Porcelain tiles on the building entrance could provide an enriched experience for those residing at the building, and for the streetscape;
- With regard to CEPTD concerns, it was suggested that a combination of ambient lighting and sensor lighting be implemented to help deter loitering and mischief;
- Ensuring that soffit lighting is bright enough to provide light reflection throughout the building was suggested;
- The current planting in this location is in poor condition, and could use a revitalization;
- Implementing a natural planting plan with built in irrigation and a maintenance schedule was suggested;
- Planting evergreens, or carpet roses with greenery planted behind them could be visually appealing;
- The edge of the planters could be softened, and could act as a delineation between the transition of public and private space, which may assist with CPTED concerns. It was further suggested that implementing planting that permits visual penetration could also address CPTED; and,
- Drawing attention to the lobby entrance through a variation in planting could be considered.

As there was no quorum, the Panel was unable to provide a motion of support for this project; however, it was noted that no major concerns had been expressed through their discussion of the project.

## **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**

**June 28, 2016 (in Committee Room No. 2)**

**9.0 ADJOURNMENT**

**ON MOTION**, the meeting was adjourned at 3:42 p.m.

Certified Correct,

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**Meredith Mitchell**  
**Chair**

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**Debbie Johnstone**  
**Committee Clerk**