



NEW WESTMINSTER DESIGN PANEL

**Tuesday August 27, 2013 3:00 p.m.
Committee Room No. 2**

MINUTES

VOTING MEMBERS PRESENT:

Jay Hiscox	- Vice Chair, AIBC Representative
Ken Falk	- AIBC Representative
Keith Ross	- BC Society of Landscape Architects
Richard Vallee	- AIBC Representative

REGRETS:

Jacob Weber	- Development Industry Representative
Tom Morton	- Chair, Development Industry Representative (UDI)
Steve Wong	- BC Society of Landscape Architects

GUESTS:

Andrew Cheung
Francis Yan
Dan Preston
Jennifer Stamp
Rod Maruyama
Vlad Vukojevic

STAFF:

Mike Watson	- Development Planner
Donna Martin	- Committee Clerk
Alison Worsfold	- Committee Clerk

The meeting was called to order at 3:09 p.m.

1.0 ADDITIONS TO AGENDA

There were no additions to the agenda.

2.0 ADOPTION OF MINUTES

2.1 Adoption of the Minutes of May 28, 2013

Staff provided an amended copy of the May 28, 2013 on table minutes and highlighted the revisions to the Panel.

MOVED and SECONDED

THAT the On-Table minutes of the New Westminster Design Panel meeting held May 28, 2013 be adopted.

CARRIED.

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

3.0 DESIGN REVIEWS

**3.1 428 and 432 Thirteenth Street, 1305 Cariboo St and
1308 Fifth Ave**

**REZ00082
DPT00012**

Development Permit and Rezoning applications have been received for 428 and 432 Thirteenth Street, 1305 Cariboo Street and 1308 Fifth Avenue in order to allow the development of 54 residential units.

Mike Watson, Development Planner, reported that the application consists of 50 apartment units and 5 townhouse units, with a total of 55 units. Mr. Watson noted that the proposal responds to the significant site slope.

Andrew Cheung, Architect, provided details regarding the application and advised that the slope maintains a 40 feet difference from the highest to lowest point in the development area. Mr. Cheung noted that Fifth Avenue faces three different streets as the layout for the development is in the shape of an 'L'. The development will consist of an apartment building and townhouses. Mr. Cheung informed that the goal for the Fifth Avenue and the Thirteenth Street sides of the proposed development site are to step the building down from high to low, especially with the townhouses on the Fifth Avenue side, which will ultimately meet the same height as the two storey neighbours.

Further, it was noted that each townhouse will have an external stairway that leads up to a roof terrace, and between the two separate buildings there will be a private amenity space. Mr. Cheung advised that both the townhouses and apartment building will be built with brick, Hardi planks and panels.

Mr Cheung noted the stairs to the roof top decks were converted from interior to exterior stairs to reduce the building massing. This alteration was completed last minute and did not show up on all the drawings provided.

Jennifer Stamp, Landscape Architect, reported on the landscaping of the proposal, and noted the following:

- New street trees will be planted on the boulevard along the streets;
- On the corner of Fifth Avenue and Thirteenth Street, there will be a sidewalk extension which could be used as a community gathering area and lobby and will possess the characteristics of a butterfly garden;
- Project uses drought tolerant plantings;

- An outdoor bocce/soccer court and barbeque area will be constructed within the private interior courtyard;
- Propose to use artificial turf on the Bocce/soccer court.

Discussion ensued and Mr. Cheung provided the following information in response to the Panel's questions:

- The townhouses were not extended along the full length of Fifth Ave as the most logical location for vehicle entrance to serve two levels of structured parking;
- Retaining walls will be about 4 feet in height and cast in place architectural concrete;
- Plantings will extend onto Civic property;
- Townhouse units have direct access to parking.

The Panel provided the following comments:

- Generally like the townhouse rhythm;
- Consider dropping the roof sooner so the building follows the slope of the site. This would also allow the opportunity to add additional south facing decks space;
- Building feels bulky and perhaps is over density, especially on the Fifth Avenue side
- Roof forms amplify the building bulk;
- Mechanical "tower" feels high and adds bulk;
- Courtyard feels claustrophobic and solar exposure may be an issue;
- The project effectively utilizes the site;
- Issues with the "L-shape" of the building as it creates awkward interfaces between units on the corner and also has an impact on the interior courtyard.
- It was suggested that more brick incorporated into the townhouses and apartment building;
- Appreciated the approach to the Thirteenth Street and Cariboo Street corner;
- General lack of outdoor space for residents;
- Panel would like to see studies in terms of renderings of the interior courtyard.

MOVED and SECONDED

THAT the report be received for information;

AND THAT the applicant address the massing and scale of the development with particular attention to studies regarding livability of outdoor courtyard.

CARRIED.

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

3.2 1110 Ewen Ave and 240 Jardine St

REZ00058
DPQ00049

Applications have been received to rezoning of a portion of 1110 Ewen Ave and 240 Jardine St from Commercial Hotel Districts (C-7) and Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) to Queensborough Townhouse Districts (RT-3).

Mike Watson, Planning Technician, reviewed the site context and noted that the applicant would like to rezone the proposed area from RQ-1 and C-7 to a comprehensive development district to allow for thirty-four townhouse units. Currently, there is 36% site coverage which consists of both commercial property on Ewen Avenue and residential property on Jardine Street. Mr. Watson suggested the Panel consider the lack of space between buildings #3 and #4 in the application, and also noted that the pump station on site is currently at capacity and would be required to be upgraded and relocated to the south east corner of the site.

Vlad Vukojevic, Senior Project Manager at Ramsay Worden Architects, informed the Panel the application has been refined from previous applications, and that the most notable modification is that of proposing 32 3-storey units rather than 34. The proposal includes the rezoning of both commercial and residential property, and there is a hotel on one side of the lot in which the application needs to work around. Mr. Vukojevic outlined that there will be two meter walkways in the development, and that each unit will utilize solar energy to attain sustainable living. Further, each townhouse will have its own sheltered parking space and balcony, and can be accessed from an entrance on Jardine Street to ensure that privacy from the neighbouring hotel is maintained. Mr. Vukojevic acknowledged the existing pump station is at capacity; however, it will be upgraded and moved closer to Jardine Street where it will also be less noticeable.

Mr. Vukojevic provided information regarding the landscaping elements of the project, and noted that:

- The landscaping will act as a buffer between the parking spaces and the townhouse units;
- A gateway pavilion will be constructed at the entrance, which may ultimately include a courtyard, small kiosk, and community bulletin board;
- Parking will be available in the internal laneway outside of building #4;
- There are plans for a community gathering area and a kids play area in the middle of the lot;
- Beautiful architectural elements will be incorporated along the walkways and entrances surrounding the buildings; and,
- Low fencing will be incorporated in order to ensure that residents have a good view.

Discussion ensued, and the following points were notes:

- The project has been nicely presented and well thought out;
- The central lane is long and could be minimized to allow for more green space;
- Extra screening could be placed outside of building #5;
- The architectural plan for the front of the building could be refined;
- The walkways surrounding the south and west ends bare safety concerns;
- The garbage/recycling area appears rather small;
- The playground and lawn area in the middle of the lot needs more work;
- Building #4 could benefit from more exterior space;
- The first two visitor parking spaces at the entrance of the site are situated in an awkward location; and,
- The high contrast battens make the body of the building busy.

MOVED and SECONDED

THAT the New Westminster Design Panel supports the application as presented asking that the proponent consider the above comments with special consideration to the suggestions made by the Panel relating to the property line at building 4 and noting that the Panel does not see parking around buildings 2 and 4 as an impediment to the project.

CARRIED.

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

4.0 REPORTS AND INFORMATION

5.0 NEW BUSINESS

6.0 UNFINISHED BUSINESS

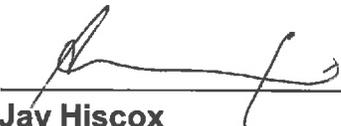
7.0 CORRESPONDENCE

8.0 NEXT MEETING

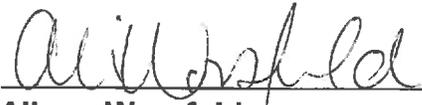
September 24, 2013 at 3:00pm in Committee Room No. 2

9.0 ADJOURNMENT

ON MOTION, the meeting was adjourned at 5:07 p.m.



Jay Hiscox
Vice Chair



Alison Worsfold
Committee Clerk