

NEW WESTMINSTER DESIGN PANEL

**Tuesday, December 10, 2013 3:00 p.m.
Committee Room No. 2**

Minutes

MEMBERS PRESENT:

Tom Morton	- Chair, Development Industry Representative (UDI)
Ken Falk	- AIBC Representative
Keith Ross	- BC Society of Landscape Architects
Richard Vallee	- AIBC Representative
Steve Wong	- BC Society of Landscape Architects

REGRETS:

Cheryl Fu	- AIBC Representative
Jay Hiscox	- Vice Chair, AIBC Representative

GUESTS:

STAFF:

Bev Grieve	- Director of Development Services
James Hurst	- Planner
Barry Waitt	- Planner
Lauren Blake	- Committee Clerk

The meeting was called to order at 3:05 p.m.

1.0 ADDITIONS TO AGENDA

No additions.

2.0 ADOPTION OF MINUTES

2.1 Adoption of the Minutes of November 26, 2013 (ON-TABLE)

MOVED and SECONDED

THAT the minutes of the November 26, 2013 New Westminster Design Panel be adopted.

CARRIED.

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

3.0 DESIGN REVIEWS

3.1 97 Braid Street

OCP00007

An application has been received to amend the Official Community Plan (OCP) to allow for a complete, mixed use, sustainable and transit-oriented master planned community at 97 Braid Street. The redevelopment of the subject site will require an amendment of OCP in order to change the land use designation and to create a new Development Permit Area and design guidelines. **Musson Cattell Mackey Partnership**

Bev Grieve, Director of Development, introduced the project and provided a history and overview of the site. Ms. Grieve reported that this project has had substantial community involvement. The community has noted that transportation and traffic are major concerns for the area. Environmental concerns have also been discussed, due to the location of the Brunette River next to the site. Ms. Grieve noted that community and social issues pertaining to the project will be discussed at a later point in the process of development.

Ms. Grieve spoke to the economic development objectives of the City, and noted that this area will be key for economic growth, particularly employment growth, for the City. Ms. Grieve noted that the City would like for high-tech and clean business to operate in this area. The Sapperton Green site is seen as the best opportunity for large floor plate office employment, with the opportunity to be connected to a potential City fibre network.

Mark Thompson, Musson Cattell Mackey Partnership, provided an introduction to the team that is working on this project. Mr. Thompson noted that Bentall Kennedy is the development manager for this project and provided an overview of projects that Bentall Kennedy has worked on in Vancouver. Mr. Thompson reported the following information:

- The site is unique in terms of its history, location and the surrounding ecology. The architects would like to recognize and celebrate the history of the site as the location of a former distillery.
- Transportation and traffic concerns were issues that came forward during the community consultation. Mr. Thompson reported that City staff, Translink and the Ministry of Transportation have all been involved in creating solutions to transportation and traffic issues in the area.
- NewPort Village and the and the Brewery District were cited as inspirations for this project.
- Mr. Thompson reviewed the community input for the project, including geographic examples of how the community would like the site to look. Examples included using the office space as a buffer for Skytrain noise.
- The site has been designed to be public transit oriented to reduce the amount of traffic in the area.

Mr. Thompson reviewed the next steps in the process, which will include additional community engagement, initiating the master planning process and creating area guidelines to provide direction to the project.

Discussion ensued and the Panel provided the following comments:

- The Panel was pleased with the amount of community engagement and feedback for the project.
- Regarding the surrounding ecology, the Panel noted that building too high on the northern edge of the site may shade the Brunette River, hindering what is able to grow there.
- Pedestrian access will be an important aspect of the project.
- The site was described as a gateway to New Westminster, and the Panel suggested that the architect consider incorporating an architecturally iconic element into the project.
- The Panel suggested that the project connect with the green space surrounding the site, as well as provide a community gathering place in the centre of the residential section of the site.
- The Panel appreciated the flexibility that the architect has included in the plans, as this will allow the project to adapt to issues that may arise during construction. Furthermore, it was noted that flexibility will be important for the long-term development of the area.

3.2 Royal Avenue Pump Station

Procedural note: Ken Falk excused himself from discussion due to a conflict of interest.

Barry Waitt, Planner, introduced the project, as well as provided background and context to the site. Mr. Waitt reported that Metro Vancouver owns the pump station and that the pump station requires modernization.

The Panel was asked to review the compatibility of the addition to the existing structure and the adequacy of the landscaping.

Steven Hart, Architect, provided background regarding the pump station, and reported that it was originally designed in the 1980s by architect Arie Smits. Mr. Hart noted that the existing building has enjoyed acceptance in the community and that the architecture is compatible with buildings in the neighbourhood.

Regarding the architecture of the addition, Mr. Hart reported the following information:

- The addition has been designed to match the existing architecture, and was described as quiet and residential.
- Only the west and north elevations of the existing building will be affected.

- The architect has matched the gables of the existing structure. However, Mr. Hart noted that the roof of the addition must be higher due to geometry.
- There is a hip that will retreat along the northern side of the addition that will help reduce the massing.
- A gabled dormer has been added for visual interest.
- Planters have been removed as plants were not successful in growing. Additional landscaping will be added to compensate for the lost planters.

Lena Chorobik, Landscape Architect, spoke to the landscaping of the project. Ms. Chorobik noted the following information with regards to the landscaping:

- An oak tree on site will have to be removed, as it interferes with the location of the addition.
- A cedar hedge will be added along the west property line.
- Additional street trees will be introduced to frame the entrance and provide a screen for the neighbouring site.
- A new planter will be introduced at the entrance of the site.
- The magnolias that are on the site will be transferred to another location.

The Panel was pleased with the architecture of the project, and supported the architect in matching the existing architecture. The addition was noted as being properly scaled with respect to the existing structure. However, the Panel noted that there is a blunt connection where the building meets the ground, and a treatment could be added to alleviate the harshness of the edge.

The Panel was also pleased with the landscaping of the project. However, it was noted that it may be difficult to grow and maintain landscaping around the perimeter of the site due to the overhang. The Panel suggested using a rock or gravel treatment in this area.

MOVED and SECONDED

THAT the Panel support the project.

CARRIED.

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

3.3 314 Agnes Street

**REZ00083
SDP00192**

Development Permit and Rezoning applications have been in order to allow the development of 153 residential units. **Creekside Architecture.**

Procedural note: Ken Falk excused himself from discussion due to a conflict of interest.

The Panel members briefly reviewed the discussion that occurred at the November 26 Design Panel meeting regarding this project. The Panel members that were present for the discussion at the November meeting reiterated that they were pleased with the changes the architect has made. Mr. Waitt reported that he will discuss the lid, or u-shape, of the design with the architect, as the Panel noted this item still requires work.

MOVED and SECONDED

THAT the Panel support the project on the condition that the architect review with the Planning Department the concerns raised at the November 26 New Westminster Design Panel meeting, including:

- A revision of the lid, or u shape, of the building and
- The streetscape on Agnes Street.

CARRIED.

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

3.4 129 Tenth Street

**REZ00085
DPB00019**

Development Permit and Rezoning applications have been received in order to allow the development of eight residential units. **Jordan Kutev Architect Inc**

As the architect was not present at the meeting, this project was not reviewed.

The Panel noted that this project did not provide sufficient information regarding the landscaping. The Panel would like to see additional landscape information for this project.

4.0 REPORTS AND INFORMATION

5.0 NEW BUSINESS

6.0 UNFINISHED BUSINESS

7.0 CORRESPONDENCE

8.0 NEXT MEETING

January 28, 2013 (in Committee Room No. 2)

9.0 ADJOURNMENT

ON MOTION, the meeting was adjourned at 4:59 p.m.

Certified Correct,



Tom Morton
Chair



Lauren Blake
Committee Clerk