

NEW WESTMINSTER DESIGN PANEL

Tuesday May 28, 2013 3:00 p.m.

Committee Room No. 2

MINUTES

VOTING MEMBERS PRESENT:

Tom Morton	- Chair, Development Industry Representative (UDI)
Ken Falk	- AIBC Representative
Jay Hiscox	- AIBC Representative joined meeting at 3:50 p.m.
Keith Ross	- BC Society of Landscape Architects
Richard Vallee	- AIBC Representative
Steve Wong	- BC Society of Landscape Architects

REGRETS:

Jacob Weber	- Development Industry Representative
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STAFF:

Jim Hurst	- Development Planner
Donna Martin	- Committee Clerk

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

1.0 ADDITIONS TO AGENDA

1.1 Under Adoption of Minutes add Item 2.2 – Special Closed Meeting Minutes of March 26, 2013.

2.0 ADOPTION OF MINUTES

2.1 **Adoption of the Minutes of April 26, 2013**

MOVED and SECONDED

THAT the minutes of the New Westminster Design Panel meeting held on April 26, 2013 be received and adopted.

CARRIED.

All members of the Committee voted in favour of the motion.

2.2 Adoption of the Minutes of Special Closed Meeting on March 26, 2013-05-27

MOVED and SECONDED

THAT the minutes of the New Westminster Design Panel Special Closed meeting held on March 26, 2013 be received and adopted.

CARRIED.

All members of the Committee voted in favour of the motion.

3.0 DESIGN REVIEWS

3:05pm

3.1 843 Ewen Avenue

**REZ00071
DPQ00054**

Applications have been received for a Development Permit and to rezone the property at 843 Ewen Avenue from Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) and Townhouse Districts (RT-2) to Queensborough Townhouse Districts (RT-3A).

Keith Ross stepped down to participate as the landscape architect for this application.

Jim Hurst, Development Planner, reported on the site context noting this is development is in the floodplain and there are restrictions on the buildings (no habitable space at grade level). The issues for consideration by the Panel are as follows:

- Suitability of location and relationship of buildings on the site;
- Suitability of space between buildings 4 and 5;
- Suitability of rear yards for the two units impacted by visitor parking spaces 12 and 13;
- Suitability of response to noise environment within the site;
- Proposals general conformance with the development permit area guidelines.

Joe Larano, DF Architecture, reviewed site access, outdoor amenity area, mail area, recycling and garbage area, setbacks and unit sizes. Various features articulated in the form and the character of the townhouse development was noted, as well as, materials palette and colour schemes.

Keith Ross, K.R. Ross and Associates, commented on the streetscape and entry area. The outdoor amenity area will have a play area for small children (4 and under), picnic tables and some hedges separating it from the units. The main street meanders to slow traffic and incorporates paving for pedestrian circulation. Units will have private outdoor space with lawn areas and flexible space for residents to use as gardens and play areas with perimeter fencing. With respect to the units that are close together, an arbor will be constructed to enhance the units' privacy. Trees will be planted along the sound wall along with shrubs and vines

Jay Hiscox joined the meeting at 3:50 p.m.

In ensuing discussion, the following issues were raised:

- Strategy for patio areas;
- Utility kiosk so close to outdoor amenity space;
- Height of fences – consider open fence for visibility;
- Lining up streets for vehicle and pedestrian connectivity;
- Mitigating sound on upper level;
- Street trees;
- Explore right of ways;
- CPTED issues with Type E building;
- Location of outdoor amenity – need something more engaging for children;
- Pattern asphalt – consider quality pavers;
- Improve intrusion of two parking spots between buildings 2 and 3;
- Fruit trees are difficult to maintain, suggest another variety be used.
- Gaps in walls should be treated differently;
- Expand space between buildings 4 and 5 if possible;
- Comfortable with variances;
- Colour scheme acceptable;
- Site plan very tight – top of density;
- Entry between building 1 and main entry too tight;
- Missing opportunity to have site plan that does not see Hydro property as a benefit.

Members of the Panel found the applicant's submission was unacceptable and requested future submissions address the issues put forth by the Development Service Department.

MOVED and SECONDED

THAT the New Westminster Design Panel requires a resubmission of the 68 unit townhouse project proposed for 843 Ewen Avenue for further consideration with respect to the following issues:

- *Provision of a more detailed site plan, drawn at a more appropriate scale for review by the Panel;*
- *Reconsideration of the separations between all buildings on the site with specific consideration of the separations between the east end of building 4 and the end wall of building 5;*
- *Reconsideration of the location of the parking spaces at the rear of the type A units at the west end of buildings 2 and 3;*
- *Reconsider the gaps left in the rear elevation by the type E units;*
- *Reconsideration of the architectural elements of the buildings that emphasize verticality; and*
- *Consider simplification of the roof lines.*

CARRIED.

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

The Chair called a recess at 4:05 p.m. The meeting reconvened at 4:12 p.m.

An application has been received to issue a Development Permit application to allow upgrading of the Queens Hotel at 1110 Ewen Avenue.

Jim Hurst reviewed the site context for the Queens Hotel noting an application will be coming forward at a later date for a rezoning of the property at 240 Jardine Street to allow a townhouse development.

Doug Ramsey, Ramsay Worden Architects, informed the Panel the owner wants to reclad the building and renovate the inside east wing which houses the pub and liquor store. The intent is to increase the square footage of the liquor store and reduce the pub area and add an garden restaurant in front of the pub. Both the liquor store and the pub will have floor to ceiling glazing to give more exposure. A traffic study verifies there are enough parking spaces even if the hotel is at capacity. Reconfiguring the roof and using a specific materials palette will bring back the 1950s character.

The landscape architect reviewed the plan noting street trees are as recommended by the City, native adaptive species will be used, landscape areas will serve to infiltrate storm water, a bioswales on the east side of the building will act as a natural system to infiltrate and treat runoff from the parking lot and other paved surfaces.

In ensuing discussion, the following comments were made:

- Consider some landscaping on hotel side;
- Like material proposed for existing buildings;
- Glazing on pub and liquor store provide eyes on street;
- Good selection of plant material;
- Suggest thinning edge of signage to create a better facia profile;
- Use signage to make hotel a landmark;
- Enhance sidewalk at hotel edge if possible;
- Make Ewen Avenue edge more inviting;
- Enhance pedestrian access;
- Facia need articulation;
- Create a pedestrian walkway with paving or sidewalk at driveway;
- Provide lighting to CPTED standards for side yard bioswales.

MOVED and SECONDED

THAT the New Westminster Design Panel supports the application to allow upgrading of the Queens Hotel at 1110 Ewen Avenue and encourages the following:

- *enhanced pedestrian access from Ewen Avenue;*
- *more attention to development of facia;*
- *hotel signage to be playful;*
- *Considering a signage package as the application goes forward for subsequent review; and*
- *enhanced lighting in bioswale area.*

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

June 25, 2013 at 3:00pm in Committee Room No. 2 as required.

9.0 ADJOURNMENT

4:30 pm

ON MOTION, the meeting adjourned at 5:53 p.m.

REC. [Signature]

**Tom Morton
Chair**

[Signature]

**Donna Martin
Committee Clerk**