



## **NEW WESTMINSTER DESIGN PANEL**

**Tuesday, November 26, 2013 3:00 p.m.  
Committee Room No. 2**

### **MINUTES**

#### **MEMBERS PRESENT:**

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

#### **REGRETS:**

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

#### **GUESTS:**

#### **STAFF:**

James Hurst	- Planner
Julie Shueck	- Community Heritage Planner
Barry Waitt	- Planner
Lauren Blake	- Committee Clerk

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

#### **1.0 ADDITIONS TO AGENDA**

No additions to the agenda.

#### **2.0 ADOPTION OF MINUTES**

##### **2.1 Adoption of the Minutes of October 22, 2013**

#### **MOVED and SECONDED**

*THAT the minutes of the October 22, 2013 New Westminister Design Panel 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 Street and 1308 Fifth Avenue

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 55 residential units. **Andrew Cheung Architect**

Mike Watson, Planning Technician, introduced the project and noted that this project was reviewed by the Panel in August 2012. Mr. Watson noted that the significant site slope and the adjacency to the building on the south side of the site are important consideration in the review of the proposal.

Francis Yan, Architect, reviewed changes that have been made to address the Panel's concerns. The following information was provided:

- The roof has been revised to address its bulkiness by dropping half of its current mass. The architect noted that the sloped roof forms will remain to help the building look residential. On the southern portion of the site, there is an opportunity to flatten the roof further to reduce its mass, as well as create an outdoor patio area with views to the river.
- The elevator mechanical penthouse has been removed, as the height of the roof can accommodate the over-chute.
- One townhouse unit was reduced to a two storey unit, providing an expanded outdoor space.

Jenifer Stamp, Landscape Architect, addressed changes that have been made to the landscaping. By reducing one townhouse unit into two-stories, additional light has been created in the courtyard. The children's play area has also expanded, and will include an area for adults to congregate while children play.

Discussion ensued and the Panel provided the following comments:

- The architect has addressed most of the Panel's previous comments.
- Appreciation for the changes made to the roof.
- The elevation of the townhouses has improved.
- The relationship to the adjacent apartment building has improved.
- Consider natural ground cover in the interior common courtyard
- Access at the north east corner around the bike racks is tight and widening and/or repositioning of the bike rack should be considered.
- CPTED issues relating to the courtyard entry stairs on the Cariboo St side should be considered.
- The Panel was pleased with the streetscape, however, it was noted that large concrete planter wall may look harsh, especially along Fifth Avenue. An architectural treatment should be considered.

- The entrance on Cariboo Street was considered weak and steep. The Panel noted that it could be made more welcoming yet remain secure.

While the Panel appreciated that the architect reduced the mass of the building, it was noted that it still feels massive, and another tone could be introduced to the palette to break up the mass of the building.

**MOVED and SECONDED**

*THAT the Panel support the design of the project and recommend that the applicant would with Development Services Department Staff and consider the following items:*

- *improving the Cariboo Street entry;*
- *consideration of a more natural treatment for the common interior courtyard;*
- *widen the entry walkway access at Thirteenth Street; and*
- *consider introducing another tone to the building palette to break up the mass of the building.*

**CARRIED.**

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

**Procedural note:** Jay Hiscox arrived at 3:35 p.m.

**3.2 400 Eighth Street**

**HER00486**

A Heritage Revitalization Agreement application have been received for 402, 404, 408 Eighth Street and 809 Fourth Avenue in order to allow the retention of 3 heritage houses and the development of 64 residential units in a new 6 storey building. **Jordan Kutev Architect**

Ms. Julie Schueck, Heritage and Community Planner, introduced the project. Ms. Schueck noted that this project was reviewed by the Community Heritage Commission at their November 6, 2013 meeting. The project will retain three historic houses that are located on the project site. The houses will be moved forward on the site, and a six storey, 64 unit condominium building will be built at the back of the site. There will be underground parking, and the houses will be lifted on stilts during the construction of the underground parking structure. The houses will be restored, and it was noted that Sandra Moore, Birmingham & Wood Architects and Planners, is working on the project as a heritage professional. Ms. Schueck advised that the Advisory Planning Commission unanimously supported the project, the Community Heritage Commission was pleased that the houses were being retained, and would like to see a connection to design through colour or massing.

Jordan Kutev, Architect, provided a brief overview of the project. The house that is located on 809 will be flipped, so it will front onto Eighth Street, which will provide additional space in the courtyard. The main pedestrian access area to the project will be from Eighth Street, and will be handicapped and fire truck accessible. Mr. Kutev noted that negotiations are currently taking place with the fire department regarding the access

corridor. The condo building was designed to be simple, so the focus would remain on the heritage houses. However, the building will have yellow accents for visual interest.

Jenny Liu, Landscape Architect, reported on the landscaping of the project. Ms. Liu noted that the project was designed to have a plaza feel with sitting areas to encourage interaction. The landscaping was inspired by the Fraser River, and plants were carefully selected based on color and texture to create a riverside atmosphere. The heritage houses will have individual landscaping to create a residential feel. A plaque has been planned to communicate the historic nature of the three homes that are being retained.

In response to questions posed by the Panel, the architect provided the following information:

- As the houses are in good condition, the architect is not concerned about damage when lifting them to install the underground parking structure.
- A parking amendment was not sought for this project. The architect noted that there is extra parking in this project.
- A garden roof feature that was shown in a rendering was a last minute addition, and the architect noted that it was not discussed beforehand. However, the architect noted that it looks like a good feature to have and will consider implementing it.
- It was noted that the density of the condo building would have an impact on its relationship with the heritage houses.

Discussion ensued and the Panel provided the following comments:

- The Panel was pleased that the houses are going to be retained.
- Appreciation for the massing and balance of the project as a whole.
- The two stair towers on the front of the building could be differentiated through design.
- There was displeasure expressed with the entrance corridor. The Panel noted that although it must be fire truck accessible, it could be designed so it does not look like a fire lane. The vastness of the lane also isolates the corner house.
- Fourth Avenue was noted as being a busy street and the project could benefit from having an additional pedestrian entrance at that location.
- The Panel liked the idea of a rooftop garden. However, it was noted that a rooftop garden would have to be accessible to all residents of the building.
- Landscaping can be used to unite the project, although it was noted that there should be variety to keep the project from looking institutionalized.
- It was noted that the colour palette could also unite the project, especially to communicate the relationship between the condo building and three heritage homes.
- The Panel expressed concern regarding the plan to lift the houses to install the parking structure. It was noted that the Panel has experienced problems when attempting to do this in the past. The Panel suggested decreasing parking to one spot per unit, but acknowledged that this could cause some marketing issues.

***MOVED and SECONDED***

*THAT the Panel support the project with consideration that the comments raised are reviewed with Planning department staff.*

**CARRIED.**

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

**Procedural note:** Jay Hiscox left at 4:47 p.m.

**3.3 314 Agnes Street**

**REZ00083  
SDP00192**

Development Permit and Rezoning applications have been received for 314 Agnes Street in order to allow the development of 153 residential units. **Creekside Architecture**

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

Mr. Barry Waitt, Senior Planner, introduced the project. It was noted that the Design Panel reviewed this project at the October 22, 2013 meeting. In response to the Panel's suggestions, the architect has added solar shading to the southern facing units, included interior amenity rooms, added gates to provide definition for private amenity spaces, provided two outdoor amenity areas (a play area for children and a gathering space for adults) and added a connection between the new interior and existing exterior amenity spaces.

Don Andrews, Architect, discussed the changes that have been made based on the comments the Panel had provided. Mr. Andrews indicated that in order to provide an indoor amenity space, one bedroom unit has been deleted on the ground floor of each building. The architect has not specified what these spaces will be used for in the building (e.g. a fitness room, or meeting room) and will allow the strata to decide, once it is formed. The deletion of these units will also provide better interior access within the building. Roof overhangs have been added for building protection, principal windows have been given sun shading and the exterior color scheme has been toned down. The three access points along Agnes Street, Dickenson Street and Merivale Street have been gated to provide more privacy to the site.

Meredith Matthews, Landscape Architect, spoke to landscaping concerns that were raised at the previous presentation of this project. Ms. Matthews noted that the outdoor space has been better defined, and includes a children's area and an open meeting point with benches and pathways that is designed for adults. Regarding the tree that is to be saved on site, Ms. Matthews noted that it will have mulch underneath it, as well as pathways and benches. The access points around the site have been gated so the interior areas will be more private.

Discussion ensued and the Panel made the following comments:

- The Panel was pleased with the revisions made to the project, noting that comments made have been addressed.

- Both the private and public spaces are well defined.
- The massing appears appropriate. However, the lid where the upside down U-form was still appears odd and could be reviewed by the architect once more.
- There is a lack of a designed streetscape on Agnes Street, and there could be access on both sides of the harbour corner plaza feature.

**Procedural note:** Due to loss of quorum for this matter, the item was not put to a vote by the Panel.

### **3.4 813 – 823 Carnarvon**

**REZ00095**

**SDP00194**

Development Permit and Rezoning applications have been received for 813, 819 and 823 Carnarvon Street in order to allow the development of 153 residential units. **Lu Tang Architecture**

Mr. Waitt introduced the project and reported that high density projects such as this are in conformance with the Official Community Plan for both the Tower and Skytrain Precinct. Mr. Waitt stated that this development will also include office space. The Panel is being asked to consider the massing and design of the podium, the buildings' interface with pedestrians along Carnarvon Street and the siting of the tower in relation to other buildings in this area. Mr. Waitt advised that the Advisory Planning Commission provided comments on the podium and the suitability of sidewalk space on Carnarvon Street, and the Panel may comment on those items as well.

Lu Tang, Architect, provided an overview of the project. Ms. Tang noted that the site is surrounded by towers of various sizes, and a checkerboard method was used in response to the three towers that are in front of this project. To maximize sunlight for the building, smaller units (studio and one-bedroom) have been placed at the front of the building, while larger (two bedroom) units are in the back, forming a triangular shape. Brick elements have been introduced to pick up on buildings that are along Columbia Street. Ms. Tang also reviewed her architectural inspirations for this project. It was noted that this area of the City has historically been home to many first generation Chinese immigrants, so the park to the west side of the building will be turned into a memorial Chinese garden. Ms. Tang also stated that she would like to install public art along the north and west side of the project, ideally working with an artist from New Westminster.

Mary Chen, Landscape Architect, spoke to the landscaping of the project. Ms. Chen noted that the sidewalk along Carnarvon will be upgraded. Along the upper podium will be townhomes that have private patios that are defined by planters and trees. There will be an indoor amenity room that will open onto an outdoor patio, which will also have a community garden and outdoor barbeque area. Ms. Chen reported that the plants used for this project will be low maintenance and able to withstand exposure, as well as utilize a drip system for sustainability.

Discussion ensued and the Panel provided the following comments:

- Appreciation for the massing and general form of the project.
- The tower is in a suitable location, and there is appropriate spacing between the various towers.
- The roof podium and garden amenities are excellent.
- Concern expressed about florescent lights shining out of the north side of the parkade. It was noted that the parkade will require more attention.
- Carnarvon Street is tightly packed and has not allowed for consideration of outdoor cafes.
- Parking is limited and there has not been consideration for a residential loading area.
- Victoria Street would benefit from having a pedestrian walkway.
- A public art instillation will liven up Carnarvon Street, which was noted as being grim. The Panel expressed concern regarding the public art installation not being more defined at this point.
- The slope of Carnarvon Street has not been addressed, and there has not been consideration for how the tower touches the ground at that point.
- There was concern with the urban interface along Carnarvon, and it was noted that the urban design can be further developed.
- The architecture could benefit from being further developed.

**MOVED and SECONDED**

*THAT the Panel supports the massing and form of the project but would like consideration for how the tower meets the ground point, resolution and consideration for the northern parkade, further urban design for Carnarvon Street, provide a walkway along Victoria Street and resolve the artwork that will go along the north and west side of the project.*

**CARRIED.**

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

**3.5 430 Boyd Street**

**REZ00073  
DPQ00055**

Development Permit and Rezoning applications have been received for 430 Boyd Street in order to allow an 80 unit townhouse development. **Fougere Architecture.**

Mr. Jim Hurst, Planner, introduced the project and noted that truck activity in the area is high due to its proximity to the port. The Panel was asked to review the variance in the roadway that is required, ensure there are sufficient noise buffers and provide general comments on the conformance with the existing and proposed development area.

Wayne Fource, Architect, provided a brief overview of the site and the project, stating that the project consists of 80 units, varying between two and three bedrooms. Mr. Fource noted that the homes will vary in size to accommodate a variety of family sizes and income levels. The architect reported that in order to address the noise in the area,

the project will use extra drywall, face homes away from Derwent Way (which is heavily used by trucks) and use air conditioning.

Mary Chen, Landscape Architect, spoke to the landscaping of the project. Ms. Chen reported that the first amenity area within the project will be a children's play area, and it has been placed at the front of the project to provide better surveillance and light exposure. The second amenity area will be a community garden for home owners who would like to plant and maintain flowers or vegetables. Homeowners will also have the option to embellish their own personal landscaping, if they wish. Ms. Chen stated that pervious paving has been used to help with ground water recharge. In addition to being a sustainable feature, it will also break up the use of asphalt pavement on the site. Ms. Chen noted that conifers will be planted along Duncan/Boyd Street and Derwent Way to act as a green buffer.

In response to questions asked by the Panel, the architect provided the following information:

- Homeowners in this area are looking for a residential feel to their homes. The architect has kept with a heritage inspired look, which is component of the Queensborough Community Plan, as opposed to an industrial-style look.
- The architect will review the diagonal path that goes across the property, as it was noted that the path ends at a garage. Ideally, there would be a statement at the end of the path.

It was noted that as this is a preliminary presentation, a motion may be made, but is not required of the Panel. Discussion ensued and the Panel provided the following comments:

- The site is well organized, the separation is appropriate and there is variety within the project.
- There are many amenity spaces.
- The Panel expressed appreciation for the density of the project, noting that the project is not too dense.
- The architecture is very similar to most other projects in the Queensborough area. It was noted that more detail could be added to separate it from other projects.
- Minimal buffers have been provided and noise issues will still have to be addressed. It was suggested that landscaping could be used to achieve this.
- The frontage along Durant Way could be more pedestrian friendly. This could be achieved by adjusting the number of units.
- A berm would be useful along the riparian edge of the site if it can be accommodated.

**MOVED and SECONDED**

*THAT the presentation be received for information.*

*AND THAT the Panel generally supports the project but would like consideration of the comments made.*

**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**

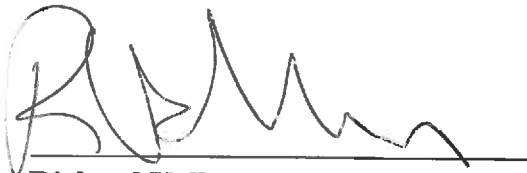
**8.0 NEXT MEETING**

**December 10, 2013 (in Committee Room No. 2)**

**9.0 ADJOURNMENT**

**ON MOTION**, the meeting was adjourned at 7:02 p.m.

Certified Correct,



**Richard Vallee**  
**Acting Chair**



**Lauren Blake**  
**Committee Clerk**