



## **NEW WESTMINSTER DESIGN PANEL**

**Tuesday, October 22, 2013 3:00 p.m.**  
**Committee Room No. 2**  
**City Hall**

### **MINUTES**

**MEMBERS PRESENT:**

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

**REGRETS:**

**GUESTS:**

- Jessie Arora
- Don Andrews
- Meredith Matthews

**STAFF:**

- |              |                   |
|--------------|-------------------|
| 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 to the agenda.

**2.0 ADOPTION OF MINUTES**

**2.1 Adoption of the Minutes of September 24, 2013**

**MOVED and SECONDED**

*THAT the minutes of the September 24, 2013 New Westminister Design Panel be amended by:*

- *Remove the word "jumbled" from the description on page 3.*
- AND THAT the minutes be adopted as amended.*

**CARRIED.**

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

### 3.0 DESIGN REVIEWS

#### 3.1 843 Ewen Avenue

REZ00071  
DPQ00054

Development Permit and Rezoning applications have been received for 843 Ewen Ave in order to allow the development of 67 residential units. **DF Architecture Inc.**

**Procedural note:** Panel member Keith Ross was the landscape architect for this project and excused himself from the discussion of this project.

**James Hurst, Planner,** provided a brief background for the project, reiterating notes made from the May 18, 2013 New Westminster Design Panel meeting. Regarding the revised proposal, Mr. Hurst reported that gaps that were previously in the front of the E units have been moved to the rear of the units. Mr. Hurst noted that this gap is due to the City's request to see more options in parking besides tandem parking. The City agreed to consider a surface parking space inside a garage, with a second parking space behind it. Furthermore, there has been movement on the setbacks between the buildings, and the Panel has been asked to review separation required for vehicular purposes as it is currently not differentiated in any bylaws.

**Procedural note:** Jay Hiscox arrived at 3:18 p.m.

**Jessie Arora, Architect,** reviewed the changes that have been made to the project since it was presented in May 2013, and noted the following:

- The number of units has been reduced from 68 to 67 units.
- The number of tandem parking spaces has decreased.
- The gap in the E units has been moved to the front of the unit from the back of the unit.
- The architect has used gables on the roofs to break up the monotony of the design.
- The recycling area has been moved so it does not interfere with the outdoor amenity area.

**Keith Ross, Landscape Architect,** provided comments regarding the landscaping of the project. There will be mixed evergreen trees to provide a buffer where the property backs onto the B.C. 91A Highway on the north side of the site. Mr. Ross also spoke to concerns regarding units that back onto the property to the east of the site that is owned by B.C. Hydro. Mr. Ross noted that he has changed the material from a standard six foot solid fence to an open lattice fence as there is currently no indication that this property will be further developed in the future. Furthermore, there is a lack of what may be developed on the site due to the presence of electrical poles and access required by B.C Hydro. Mr. Ross reported that some units will have fruit trees in the backyard, while back-to-back units will have vegetable gardens, as the Queensborough Community Plan encourages fruit and vegetable production. The paving materials used in the project will be stamped asphalt, stamped pattern asphalt and stamped concrete, with concrete pavers being used for pedestrian walkways.

The Panel was content with the revisions made to the project since its initial presentation. Upon conclusion of the presentation, the Panel provided the following comments:

- To create a more polished feel for the project, the Panel encouraged the use of concrete pavers in front of the units.
- To create a more defined and private space in the back-to-back units, the Panel encouraged the use of shrubbery in those backyards.
- There was concern regarding the 18 foot overhang in the E Units. However, it was acknowledged that it is a difficult problem to create a solution for, considering the restraints of building within the floodplain. While the architect stated he will use lighter colors and artificial light to keep the space from feeling dark, the Panel further encouraged detailed development of the open space within the E Units, with specific reference to the soffit and lighting.
- Suggested bundling Units 21 and 24 so the space is contiguous.
- The entries to Buildings 1, 2, 3, 4 and 8 are on the opposite side as other units and are less obvious as the other entries. The Panel would like the architect to review the entrances to Buildings 1, 2, 3, 4 and 8, with specific reference to enhancing their visibility.
- The Panel would like the architect to review the use of skirting and banding, as it appears busy in areas of the exterior.
- The Panel would like the landscape architect to emphasize the pedestrian crossing to the amenity area.
- The Panel encouraged a solid fence as opposed to an open lattice fence for units that are backing onto the eastern portion of the property, as it was noted that B.C Hydro could develop the property into a parking lot, which may not be appealing to residents in the future.

**MOVED and SECONDED**

*THAT the Panel support the project subject to the following comments:*

- *Provide unit pavers in front of the units;*
- *Provide shrubbery in the back-to-back yards;*
- *Develop the design of the open space in Unit E with specific reference to the soffit and lighting;*
- *Bundle Units 21 and 24 so the space is contiguous;*
- *Review the 'hidden' entries on the end of buildings 1, 2, 3, 4 and 8 in order to enhance their visibility;*
- *Review the use of skirting and banding;*
- *Emphasize the pedestrian crossing to the amenity area and;*
- *Encourage a solid fence for units that are backing onto the B.C. Hydro right-of-way property to the east of the site.*

**CARRIED.**

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

**3.2 314 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:** due to a conflict of interest, Panel member Ken Falk excused himself from the discussion of this project.

**Barry Waitt, Planner**, reported that the project consists of two six-storey wood framed buildings. The large site occupies a full block, is currently zoned for single family dwellings and is located within the Albert Crescent Precinct, an area that is focused on ground-oriented and family-friendly housing.

**Don Andrews, Architect**, provided a presentation regarding the project. Mr. Andrews noted that the project has been planned with families in mind, as there is a school planned to be built on the property northeast of the site. There is a 50 foot Eastern White Pine located on the north side of the site on Agnes Street that occupies both City property and this property. The plans have been amended to retain the tree and Mr. Andrews noted that the tree creates variation between the two buildings. Mr. Andrews reported that there is enough overhang on western facing units, so sun shading will not be an issue for those units. There is a green roof on the podium, as well as greenery on top of the parkade.

**Procedural note:** Jay Hiscox left at 4:49 p.m.

**Meredith Mitchell, Landscape Architect**, provided a presentation regarding the landscaping of the project. Ms. Mitchell noted that the project will feature deciduous trees and fruit trees (specifically apple and fuyu persimmons), to provide color and activity throughout the year. All ground floor units will have a private entry with stained wood screens for privacy. The amenity space will be identified through the use of concrete pavers. As the site will have much pedestrian activity due to the location of a church, school and other amenities nearby, planters will be used to provide screening and privacy for ground floor units. There will also be a walkway between the two buildings, however, it is not currently indicated whether this walkway will be open to the public.

In regards to the White Eastern Pine, it was noted that these trees generally have a lifespan of 50–80 years, and this tree is estimated to be between 40 and 50 years old. There is a good chance of the tree surviving so long as there are no shocks to its system or the water table is not interrupted during excavation.

Discussion ensued and the Panel provided the following comments:

- Expressed appreciation for the massing and form of the project.
- As this will be a family-oriented building, there Panel expected the inclusion of a play area.
- The Panel expressed concern regarding the green space and the lack of a public amenity area.
- There was a general lack of clarity regarding public and private spaces, with specific reference to the walkway between the two buildings.
- As solar shading may be an issue for southern facing units, the Panel would like to see further development of the south decks.
- The architectural treatment of the building could be simplified.

#### **MOVED AND SECONDED**

*THAT the Panel support the massing and form of the project but request that the applicant review concerns regarding:*

- *The green space and public amenity area;*

- *The development of the south decks;*
- *Simplify the architectural treatment of the building;*
- *Consider integration of solar shading and;*
- *Add consideration for the development of the public realm areas, with specific reference to the deck on the podium.*

**CARRIED.**

All members of the Panel present voted in favour.

**4.0 REPORTS AND INFORMATION**

**5.0 NEW BUSINESS**

**6.0 UNFINISHED BUSINESS**

**7.0 CORRESPONDENCE**

**8.0 NEXT MEETING**

**November 26, 2013 (in Committee Room No. 2)**

**9.0 ADJOURNMENT**

**ON MOTION**, the meeting was adjourned at 6:07 p.m.

Certified Correct,



**Tom Morton**  
Chair



**Lauren Blake**  
Committee Clerk