

NEW WESTMINSTER DESIGN PANEL

**Tuesday September 24, 2013 3:00 p.m.
Committee Room No. 2**

Minutes

VOTING MEMBERS PRESENT:

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

REGRETS:

Ken Falk	- AIBC Representative
Jacob Weber	- Development Industry Representative

GUESTS:

Don Andrew
Meredith Matthews
J. Hepworth

STAFF:

James Hurst	- Planning Assistant
Lauren Blake	- Committee Clerk

The meeting was called to order at 3:11 p.m.

1.0 ADDITIONS TO AGENDA

The agenda was amended by:

- Removing item 3.1

2.0 ADOPTION OF MINUTES

2.1 MOVED and SECONDED

THAT the August 27, 2013 minutes be amended by:

- *Changing the wording of "bats" to "battens" on page 5*
- AND THAT the minutes be adopted as amended.*

CARRIED.

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

Procedural note: Mr. Jay Hiscox arrived at 3:13 p.m.



3.0 DESIGN REVIEWS

3.1 Removed from agenda.

3.2 36 South Dyke Road

**REZ00070
DPQ00053**

Rezoning and Development Permit applications have been received for the property at 36 South Dyke Road to allow a 10 unit townhouses development. **Creekside Architecture.**

James Hurst, Planner, reported the following:

- The application is an extension of a project at 42 South Dyke Road, which had previously been reviewed by the Panel.
- The southern portion of the property will be dedicated to the City as a park.
- Ideally, the driveways of the two projects would align. However, it was noted that the changes needed to make the driveways align would take away valuable space from the front and rear yards. Given these circumstances, staff would accept the current plans for the driveway.
- There is no fencing to delineate between private and shared green space.
- The units on the north side of the project, also referred to as Block 2, have rear yards filled with gravel, which results in a lack of usable green space at grade level.

As the plans for this project were not made available to the Panel members to review prior to the meeting, it was noted that the members do not appreciate reviewing a project without seeing the plans first. It was strongly suggested to staff that all required information be submitted to the Panel beforehand. Staff requested that the Panel members advise of any missing information as soon as possible.

Don Andrew, Architect, provided details regarding the design of the application. Mr. Andrew noted that to in order to accommodate the City's request for tandem parking, the project has reduced the number of units from 11 to 10. Speaking to the visual aesthetic of the project, the design will be in keeping with the maritime village theme of the Queensborough area. This will be achieved through: valances and peaks, repetition of box shapes, a lighter color scheme and the use of "jumbly" elements.

Meredith Matthews, Landscape Architect, provided details of the landscaping of the project, and reported the following:

- Elevated planters have been placed along the patios for privacy.
- Grass would not be suitable for the rear yards of the Block 2 units. Gravel will allow water to permeate and drain. It is also assumed that the under deck area will be used for storage, as the access to it is through the garage.
- Regarding fencing, Ms. Matthews noted that it was ultimately decided that it would not be required because of the existing green screening.

Discussion ensued and the following information was provided in response to the Panel's questions and comments:



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- Grading issues will have to be resolved as the other projects in the area (such as on Salter Street) are finished. This project must coordinate with their grading and their size will determine the grading for this project.
- The possibility of raising the ground in the rear yard so it comes to mid-floor. However, this would not allow residents to enter the rear yard directly from their garage and would result in a smaller deck.
- The front patios are shallow due to landscaping. It was noted that the majority of people use patios off their living space.
- As this project is in the flood plain area, nothing will be able to be stored at grade ground level.

The Panel provided the following comments:

- Appreciation for the overall simplicity of the architectural design and the architect's interpretation of the maritime village theme. However, it was noted that the gable brows take away from the honesty of the form and the design would be improved without it.
- Compliments on the rooftop decks, both in terms of adding to the nature of the design and adding value to the project. However, it was noted that there could be more coverage for the rooftop decks, either from an extended canopy from the penthouse or from a pergola.
- There were objections in regards to the use of gravel in the rear yards and concern over the ability for light to penetrate underneath the rear decks of the north units.
- Enlarging the front patios by eliminating sidewalks and adjusting the landscaping.
- The opportunity to add side balconies on the corner units.
- The Panel would not support a variance for the rear deck.

Mr. Andrews agreed with the Panel's comments. The Panel concurred that there was no need for the project to be presented again if the developer addressed the Panel's comments.

MOVED and SECONDED

THAT the Panel support the project subject to the comments noted.

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

October 22, 2013 at 3:00pm in Committee Room No. 2 as required.



9.0 ADJOURNMENT

ON MOTION, the meeting was adjourned at 4:43 p.m.

Certified Correct,

Tom Morton
Chair

Lauren Blake
Committee Clerk