



## **NEW WESTMINSTER DESIGN PANEL**

**Tuesday, April 22, 2014 3:00 p.m.  
Committee Room No. 2**

### **MINUTES**

#### **MEMBERS PRESENT:**

Tom Morton	- Chair, Development Industry Representative (UDI)
Ken Falk	- AIBC Representative
Doug Hamming	- AIBC Representative
Steve Wong	- BC Society of Landscape Architects

#### **REGRETS:**

Cheryl Fu	- AIBC Representative
Jay Hiscox	- AIBC Representative
Keith Ross	- BC Society of Landscape Architects

#### **GUESTS:**

Jordan Kutev	- Architect
Vikram Tiku	- Architect
Jenny Liu	- Landscape Architect
Mary Chen	- Landscape Architect
Joe Minten	- Architect
Clark Kavolinas	- Landscape Architect
Megan Scott	- Landscape Architect
Nancy Dheilly	- Designer
Alan Brown	- Architect

#### **STAFF:**

Mike Watson	- Planning Technician
Lauren Blake	- Committee Clerk

The meeting was called to order at 3:19 p.m.

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

There were no additions.

## **2.0 ADOPTION OF MINUTES**

### **2.1 Adoption of the Minutes of March 25, 2014**

#### **MOVED and SECONDED**

*THAT the minutes of the March 25, 2014 meeting of the New Westminster Design Panel be adopted.*

**CARRIED.**

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

## **3.0 DESIGN REVIEWS**

### **3.1 501 – 505 Twelfth Street**

**REZ00093  
DPT00014**

Mike Watson, Planning Technician, summarized the report dated April 22, 2014, regarding Rezoning and Development Permit applications that have been received for 501 and 505 Twelfth Street to allow for 34 residential units.

Jordan Kutev and Vikram Tiku, Architects, reviewed the site plans and provided the following additional information:

- The entrance to the project will be located along Fifth Avenue;
- The north setback from the property line is proposed at 15 feet;
- A large plaza has been provided at the back of the project;
- The fifth story of the structure has been setback to reduce the appearance of the height of the project;
- Simple and durable finishes have been utilized;
- Different finishes have been utilized for each plane of the project to reduce the massing; and,
- Ground-level patios will be inaccessible from the street to provide ground-floor units with additional security.

Jenny Liu, Landscape Architect, spoke to the landscaping portion of the application, and reported the following information:

- Low maintenance and drought resistant plants have been utilized;
- The corners of the project have been layered to provide a contemporary appearance to the landscaping;
- The locations of the street trees have yet to be determined;
- Social amenities include a children's play space and a barbeque area; and,
- A quiet space consisting of a modern Zen garden and water feature will be provided for residents.

In response to questions from the Panel, the presenters provided the following information:

- The architects avoided placing the bulk of the building at the corner of Twelfth Street and Fifth Avenue to reduce the massing;
- Views from the adjacent property come from the south and southeast due to the slope of the hill, and there is one unit in the adjacent property that faces that direction;
- The upper outdoor space can be accessed by outdoor exit stairs or an interior door on the second floor; and,

Mr. Watson advised that multiple unit residential zoning districts generally require a setback equal to one half of the building height. As the proposed setback does not meet this typical requirement, staff has requested that the applicant provide a rationale for the proposed north setback.

Discussion ensued and the Panel provided the following comments:

- The project provides an anchor for the corner of Twelfth Street and Fifth Avenue without the use of a tower;
- The project complements the neighbourhood;
- The city home units are well articulated;
- It was suggested that a transparent material be utilized for patio railings that face onto Twelfth Street to provide a connection from the project to the street;
- It was suggested that the two-bedroom units that are currently located over the parking structure could be moved, as they would be the higher-valued units of the project;
- It was suggested that the play space be enhanced;
- It was suggested that the Zen garden utilize a customized quality water feature; and,
- It was suggested that the applicant work with staff to determine the suitability of the proposed setback.

**MOVED and SECONDED**

*THAT the Panel support the project as presented subject to the comments noted above.*

**CARRIED.**

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

### 3.2 129 Tenth Street

**REZ00085  
DPB00019**

Mike Watson, Planning Technician, summarized the report dated April 22, 2014, regarding Rezoning and Development Permit applications that have been received for 129 Tenth Street in order to allow an eight unit townhouse development.

Jordan Kutev and Vikram Tiku, Architects, reviewed the project and provided the following information:

- The entrance to the underground parking is located on McInnes Street due to the proximity of the underground parking entrance for the adjacent high rise located on Tenth Street;
- The units are above Tenth Street due to the slope of the site;
- The project has been designed to transition from the single detached homes on the north side of the project, to the high rise building on the south side of the project;
- The courtyard has been created to provide an entrance for the interior facing units; and,
- Canopies have been utilized to provide covered entrances.

Mary Chen, Landscape Architect, reviewed the landscaping portion of the project and provided the following information:

- The landscaping provides a buffer for the adjacent property;
- A variety of low maintenance plant materials have been utilized to provide personalization for each unit;
- There are no existing trees on the site that can be salvaged;
- Greenery has been utilized along Tenth Street to soften the streetscape;
- Each unit has been provided with its own outdoor space; and,
- It was suggested that Simcoe Park could be utilized as additional outdoor space for residents.

Discussion ensued and the Panel noted the following comments:

- The parking entrance on McInnes Street has a fundamentally negative effect on the project and the neighbourhood;
- It was suggested that as the project would only provide 14 parking spaces, there would not be much additional traffic along Tenth Street;
- The Panel requested that the Engineering department reconsider their decision regarding the placement of the parking entrance;
- It was suggested that the courtyard appears tight and uninviting;
- It was suggested that alternative unit entrances could be considered to alleviate concerns regarding the tightness of the interior courtyard, and so the entrances are not all facing one another;

- It was suggested that the three individual steps could be consolidated into one area, resulting in the elimination of a retaining wall;
- It was suggested that an architectural element could be added above the canopies;
- It was suggested that the slope of roof could be utilized to create additional interest in the upper levels of the building; and,
- It was suggested that the entrance to the underground parking space could be redesigned to appear more residential.

**MOVED and SECONDED**

*THAT the Panel strongly recommend that the access to the underground parking be implemented from Tenth Street due to the restraints the current access from McInnes Street places on the project and community development.*

**CARRIED.**

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

**3.3 744 Twelfth Street and 1204 Eighth Avenue**

**DPT00011  
DVP00562**

Mike Watson, Planning Technician, summarized the report dated April 22, 2014, regarding Development Permit and Rezoning applications that have been received for 744 Twelfth Street and 1204 Eighth Avenue in order to develop a three storey mixed use commercial/ residential development of 475 m. sq. (5,115 sq. ft.) commercial and three residential units.

Joe Minten, Architect, provided an overview of the project, and summarized the changes that have been made to the project based on the comments received at the February 15, 2014 meeting of the New Westminster Design Panel, and noted the following information:

- The courtyard provides an entrance to the residential units, the loading area for the retail use and houses the garbage and recycling collection area;
- The clocks and corner elements on Twelfth Street are historically significant and have been enhanced; and,
- The materials for the project have been consolidated to two materials.

Clark Kavolinas, Landscape Architect, spoke to the landscaping of the project, and noted the following information:

- Additional planters have been provided along the edge of the site;
- The landscaping will be stepped down towards the back of the site as the retaining wall becomes taller;
- Drought tolerant materials will be utilized towards the front of the site, while shade tolerant materials have been utilized in the courtyard;
- The courtyard has been expanded, fenced and gated; and,

- Yew hedges will be provided on the second level patio, and planters will be provided on the third level patio for screening purposes.

The Panel expressed appreciation for the changes that have been made to the project, and noted that there have been improvements made with respect to the setback and courtyard.

**MOVED and SECONDED**

*THAT the Panel support the application with the expectation that the landscaping on the southeast corner is reduced in height.*

**CARRIED.**

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

**3.4 320 McPhaden Street**

**DPT00016**

Mike Watson, Planning Technician, summarized the report dated April 22, 2014, regarding a development Permit application has been received for 320 McPhaden St in order to develop a two storey building with 3,150 square feet (292.8 square metres) of industrial and office floor space.

Megan Scott, Architect, and Nancy Dheilly, Designer, provided an overview of the project. In response to questions from the Panel, the presenters provided the following information:

- A total of 15 – 20 people would utilize the site for work purposes, with seven – eight people working in the office space;
- The building would have a life expectancy of approximately 30 years, and should not interfere with future updates to the Official Community Plan (OCP); and,
- Work vehicles will not be parked for long-term at the site.

Discussion ensued and the Panel provided the following comments:

- While the Panel expressed appreciation for the colour that has been chosen for the project, it was noted that it may be difficult to achieve in a vinyl finish and maybe a hardi board may be more appropriate to use;
- It was suggested that wood corners be utilized for the project as they are a more honest material; and,
- It was suggested that a more durable palette of material be utilized for the project.

**MOVED and SECONDED**

*THAT the Panel support the application with consideration for the following comments:*

- *A more durable material be utilized; and,*
- *That tiling will be utilized as outlined in the application.*

**CARRIED.**

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

**3.5 40 Capilano Way**

**DPS00031**

Mike Watson, Planning Technician, summarized the report dated April 22, 2014 regarding a Development Permit application that has been received for 40 Capilano Way in order to allow an addition of 3,400 square feet to existing building.

Alan Brown, Architect, provided an overview of the project, and noted the following information:

- The Riparian Area Regulations (RAR) require that the Stream Protection and Enhancement Area (SPEA) is measured by a high floodwater mark from the top of bank,
- The addition to the existing structure has been situated at the furthest point from the river;
- There has been no recent history of flooding at the site;
- An exterior stair was requested by the owner to provide additional space on the second storey and has been placed ten feet away from the addition due to building code requirements;
- There is no sprinkler system in the building due to exposure issues; and,
- A light steel frame structure has been utilized due to soil conditions.

**MOVED and SECONDED**

*THAT the Panel support the application.*

**CARRIED.**

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

**4.0 REPORTS AND INFORMATION**

No items.

**5.0 NEW BUSINESS**

No items.

**6.0 UNFINISHED BUSINESS**

No items.

**7.0 CORRESPONDENCE**

No items.

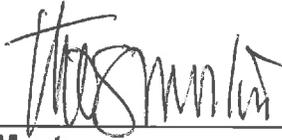
**8.0 NEXT MEETING**

May 27, 2014 at 3:00 p.m. in Committee Room No. 2

**9.0 ADJOURNMENT**

ON MOTION, the meeting was adjourned at 6:01 p.m.

Certified Correct,



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Tom Morton  
Chair



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Lauren Blake  
Committee Clerk