

NEW WESTMINSTER DESIGN PANEL

**Tuesday, August 26, 2014 3:00 p.m.
Committee Room No. 2**

MINUTES

MEMBERS PRESENT:

Tom Morton	- Chair, Development Industry Representative (UDI)
Cheryl Fu	- AIBC Representative (arrived at 3:06 p.m.)
Doug Hamming	- AIBC Representative
Keith Ross	- BC Society of Landscape Architects

REGRETS:

Ken Falk	- AIBC Representative
Jay Hiscox	- AIBC Representative
Steve Wong	- BC Society of Landscape Architects

GUESTS:

Cameron Chalmers	- Platform Properties
Paul Grant	- Architect
Cheryle Beaumont	- Head of School, Urban Academy
Richard Henry	- Architect
Bruce Hemstock	- Landscape Architect
Ryan Bragg	- Architect
Jerry Eckert	- Landscape Architect

STAFF:

Barry Waitt	- Senior Planner
Rupinder Basi	- Senior Planner
Julie Schueck	- Community and Heritage Planner
Lynn Roxburgh	- Planner
Michael Watson	- Planning Technician
Lauren Blake	- Committee Clerk

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

1.0 ADDITIONS TO AGENDA

There were no additions.

Discussion ensued, and the Panel provided the following comments:

- It could be challenging to provide adequate parking space due to flood plain constraints;
- It was suggested that the community amenities be clearly identified;
- It was suggested that the project provide stronger connections to the waterfront;
- It was suggested that Ewen Avenue be maintained as the main street for the project to provide continuity in Queensborough;
- It was noted that the industrial character and railways could provide distinctive qualities for the project;
- It was suggested that a public open space be included with the plans for the project; and,
- It was suggested that the pathways be functional and of high quality.

**3.2 101 Third Street and 228 Manitoba Street (Urban Academy) OCP00008
HER00326**

Julie Schueck, Heritage and Community Planner, and Mike Watson, Planning Technician, summarized the report date August 26, 2014, regarding applications that have been received for a Heritage Revitalization Agreement (HRA) at 101 Third Street and 228 Manitoba and an Official Community Plan (OCP) amendment at 228 Manitoba Street in order to allow the development of an additional building for Urban Academy.

In response to questions from the Panel, Ms. Schueck advised that the circular driveway on the property has been identified as a character defining element of the site and that the turn radius of the driveway has not yet been resolved.

Paul Grant, Architect, reviewed the project as outlined in the report dated August 26, 2014, and noted that programming for the upper level classrooms has not yet been determined.

In response to questions from the Panel, Mr. Grant and Cheryle Beaumont, Head of School, Urban Academy, provided the following information:

- Tipperary Park could provide space for lunch and recess activities, weather permitting;
- Internal programming space requires flexibility as students graduate to older grades;
- The circular driveway would allow controlled access to the school, and would remove traffic from Third Avenue; and,
- The school would remain open on a limited basis during construction.

Discussion ensued and the Panel provided the following comments:

- Concerns were expressed with respect to the design and use of the circular driveway, and it was suggested that it be used for pedestrian circulation rather than vehicle circulation, and a lay-by for drop-off and pick-up be implemented;
- It was noted that the detail and materials of the new building when compared to the existing historic building are different in scale;
- The project could benefit from a larger setback on the Manitoba Street side to address the building mass and provide a more comfortable pedestrian experience; and,
- It was suggested that the sidewalk located on Manitoba Street extend the entire length of the lot.

3.3 1000 Quayside Drive

**REZ00101
SDP00197**

Barry Waitt, Senior Planner, summarized the report dated August 26, 2014, regarding an application that has been received to rezone the property at 1000 Quayside Drive in order to allow development of two residential towers of 23 and 28 stories in height on a four storey podium, which would include 526 residential units plus 908 sq. m. (9,775 sq. ft.) of commercial space.

In response to questions from the Panel, Mr. Waitt advised that the proposed relocation of resident access to Quayside Drive is pending Engineering approval, and that the pedestrian walkway on the McInnes overpass has been scheduled for upgrading, which will include widening of the sidewalk.

Richard Henry, Architect, reviewed the changes of the project as outlined in the report dated August 26, 2014, and noted the following additional information:

- Four additional parking stalls have been added to the mews;
- The glass canopy located along Quayside Drive has been deleted;
- A dedicated pedestrian passage has been introduced in the breezeway;
- A public bike lock-up area has been introduced at the end of the breezeway;
- An additional story height has been added one end of the breezeway;
- An additional commercial parking lot and loading bay area have been introduced at Tenth Street Quayside Drive and,
- Stair access from the breezeway to Quayside Drive has been added.

Bruce Hemstock, Landscape Architect, spoke to the landscaping of the project as outlined in the report dated August 26, 2014.

In response to questions from the Panel, Mr. Henry and Mr. Hemstock advised that escalators have not been considered due to the lack of space available on site, as well as cost and maintenance issues. It was also noted that the stairs leading to the SkyTrain access have been widened to six feet.

Discussion ensued and the Panel provided the following comments:

- The massing, form and landscaping of the project are well done;
- It was suggested that an exit be provided at the Quayside Drive level of the elevator;
- Appreciation was expressed for the additions to the breezeway;
- It was suggested that the paving pattern of the mews be extended to the River Market;
- It was suggested that the pedestrian access over the railway track be improved; and,
- It was noted that the bike lock-up area in the breezeway should provide adequate lighting and moisture control.

MOVED and SECONDED

THAT the Panel support the project with the above comments noted.

CARRIED.

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

3.4 508 Agnes Street

HER00004

Julie Schueck, Heritage and Community Planner, summarized the report dated August 26, 2014, regarding an application that has been received for a Heritage Revitalization Agreement (HRA) at 508 Agnes Street in order to retain and restore the front façade of the Masonic Hall and to retain and re-use some historic interior artefacts in exchange for a 19 storey, 155 unit market rental tower on a two-storey podium.

In response to questions from the Panel, Ms. Schueck advised that a view study has been completed from the perspective of the interior of the proposed building.

Ryan Bragg, Architect, reviewed the changes made to the project as outlined in the report dated August 26, 2014.

Jerry Eckert, Landscape Architect, spoke to the changes made to the landscaping of the project as outlined in the report dated August 26, 2014.

In response to questions from the Panel, Mr. Bragg and Mr. Eckert provided the following information:

- The Masons would have access to a private elevator from the second level of parking, which would provide access to their kitchen, lodge space, as well as back down to the recycling area;
- Residents in the tower would be unable to access the Masons' Lodge, and the Masons would be unable to access the residential building; and,
- A contracted company would operate and maintain the residential building on the Masons' behalf.

Discussion ensued and the Panel provided the following comments:

- Appreciations were expressed for the changes that have been made to the units' layout to create more livable spaces;
- It was suggested that models be brought in during the Public Hearing to assist the public with the visualization of the project; and,
- It was requested that a materials board be supplied.

MOVED and SECONDED

THAT the panel supports the project with the encouragement of staff to ensure the materials as presented are documented to staff's satisfaction, and that a view study is documented to staff's satisfaction, and take into consideration the above noted comments.

CARRIED.

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

4.0 REPORTS AND INFORMATION

There were no items.

5.0 NEW BUSINESS

There were no items.

6.0 UNFINISHED BUSINESS

There were no items.

7.0 CORRESPONDENCE

There were no items.

8.0 NEXT MEETING

September 23, 2014 in Committee Room No. 2

9.0 ADJOURNMENT

ON MOTION, the meeting was adjourned at 6:56 p.m.

Certified Correct,



Tom Morton
Chair



Lauren Blake
Committee Clerk