



NEW WESTMINSTER DESIGN PANEL

**Tuesday, December 16, 2014 3:00 p.m.
Committee Room No. 2**

MINUTES

MEMBERS PRESENT:

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

REGRETS:

Cheryl Fu	- AIBC Representative
Jay Hiscox	- AIBC Representative
Steve Wong	- BC Society of Landscape Architects

GUESTS:

Richard Bernstein	- Architect
Mary Chen Yip	- Landscape Architect

STAFF:

Jim Hurst	- Development Planner
Lauren Blake	- Committee Clerk

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

1.0 ADDITIONS TO AGENDA

There were no additions.

2.0 ADOPTION OF MINUTES

2.1 Adoption of the Minutes of November 25, 2014

MOVED and SECONDED

THAT the minutes of the November 25, 2014 meeting of the New Westminister Design Panel be adopted.

CARRIED.

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

3.0 REPORTS AND INFORMATION

There were no items.

4.0 DESIGN REVIEWS

4.1 200 Nelson's Crescent

DPS00035

Jim Hurst, Development Planner, summarized the report dated December 16, 2014, regarding a Development Permit application that has been received for 200 Nelson's Crescent in order to allow for the development of 137 residential units.

Richard Bernstein, Architect, reviewed the changes made to the project as outlined in the report dated December 16, 2014, and noted the following additional information:

- A mesh green screen would allow for natural ventilation in the parkade;
- The main floor amenity space has been programmed for a gym, multipurpose room, storage space, office facilities, craft room, yoga room and changing rooms while the upper level amenity space would feature a party room with a kitchen, billiards and meeting rooms;
- Additional windows and glass openings would be implemented along the southern walls of the townhomes to provide an interesting façade treatment; and,
- 42 inch concrete up-stands would be installed in the parkade to block headlight beams across Brunette Avenue.

Mary Chen Yip, Landscape Architect, spoke to the landscaping of the project as outlined in the report dated December 16, 2014, and provided the following additional information:

- There would be additional trees and foundation planting at the south end elevation;
- A flowering vine would be used instead of hops;
- The guardrail would be increased to 42 inches high and made of glass; and,
- The shrub material used would be low maintenance.

In response to questions from the Panel, Mr. Bernstein and Ms. Yip provided the following information:

- The applicant has not been requested to rebuild the sidewalk along Brunette Avenue;
- Access to Brunette Avenue would be provided from the private viewing terrace;

- Brunette Avenue would not have a bike path; and,
- It would be more feasible to provide one bedroom units that could be altered into two bedroom units.

Discussion ensued, and the Panel provided the following suggestions:

- The landscaping on Brunette Avenue could be upgraded;
- The street trees and lawn could benefit from additional mixed layering;
- There could be an opportunity to have the amenity building stand out from the parkade wall through lighting and night view;
- The brewery/industrial theme of the lower park be further explored;
- A connection be provided from Nelson Crescent to Brunette Avenue
- A buffer be provided along Brunette Avenue; and,
- The applicant investigate including vines and proper irrigation along the perforated metal wall.

MOVED and SECONDED

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

- *The improvement of the landscaping along Brunette Avenue, including the vine selection and considering the inclusion of vines on the metal screen;*
- *Consideration for a separated sidewalk treatment along Brunette Avenue; and,*
- *Development of the art and play structure so that they contribute to the character of the Alberta Street viewing deck.*

CARRIED.

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

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

January, 27 2015 (in Committee Room No. 2)


9.0 ADJOURNMENT

ON MOTION, the meeting was adjourned at 4:01 p.m.

Certified Correct,



Doug Hamming
Acting Chair



Lauren Blake
Committee Clerk