

NEW WESTMINSTER DESIGN PANEL

Tuesday, February 25, 2014 3:00 p.m.
Committee Room No. 2

MINUTES

MEMBERS PRESENT:

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

REGRETS:

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

GUESTS:

Lu Tang	- Top Vision Development
Mary Chen	- Landscape Architect
Michael Scantland	- Matthew Cheng Architect
Cameron Woodruff	- PMG Landscape
Joe Minton	- JM Architecture

STAFF:

Jim Hurst	- Development Planner
Barry Waitt	- Senior Planner
Alison Worsfold	- Committee Clerk

The meeting was called to order at 3:05 p.m.

1.0 ADDITIONS TO AGENDA

MOVED and SECONDED

THAT the agenda be amended by:

- *Removing Item 3.1 – Committee Orientation Package*

CARRIED.

2.0 ADOPTION OF MINUTES

2.1 Adoption of the Minutes of January 28, 2014

MOVED and SECONDED

THAT the minutes of January 28, 2014 be amended by:

- *Amending the last bullet under Item 3.1 to read "As the principles will apply to the entire city, the Panel suggested that general locations and distinct areas of the city be identified where iconic towers could be developed;*
- *Amending the third bullet under Item 4.1 to read "It was suggested that a biking and walking greenway could provide connectivity from this development to developments to the eastern part of the city (e.g. the Sapperton Green development); and,*
- *Providing an additional bullet under Item 4.2 stating "Concerns were expressed regarding the issues at internal loading areas accessed off Carnarvon Street."*

CARRIED.

3.0 NEW BUSINESS

3.1 Committee Orientation Package

The item was removed from the agenda.

4.0 DESIGN REVIEWS

4.1 813 Carnarvon Street

REZ00095

Barry Waitt, Senior Planner, summarized the report dated February 25, 2014 regarding Rezoning and Special Development Permit applications that have been received for 813 Carnarvon Street in order to develop a 27 storey mixed use commercial/ multiple unit residential development, including 250 units and 1,710 m. sq. (18,407 sq. ft.) of commercial space. Mr. Waitt provided the following details regarding the application:

- The Downtown Community Plan encourages tower developments in the subject area;
- The proposed office space is a key component of the application;
- Arising from considerable input from the Advisory Planning Commission (APC), the New Westminster Design Panel (NWDP), staff and Council, the developer has made the following changes from the initial proposal:
 - The podium has been reduced from five storeys to two storeys above grade;

- The building setback has been increased to five feet along Carnarvon Street;
- The proposed amount of office space has been reduced;
- Five levels of residential units have been added, increasing the number of units from 195 to 250; and,
- The number of parking spaces has been reduced.
- The above grade parking provided by the applicant has been reduced and buffered by commercial retail units and office space;
- The applicant is proposing to utilize the Smartform Energy Program to monitor energy recycling; and,
- The city encourages the Panel to specifically consider the alterations to both the podium and tower heights in the proposal.

Lu Tang, Top Vision Development, highlighted the following changes regarding the amended proposal:

- The reduction in the podium height has created additional underground space for parking and has reduced the massing of the building;
- There are four levels of parking being proposed;
- The tower has increased in height from 25 to 27 storeys;
- There have been alterations to the office design, including the relocation of the office elevator to the centre of the building in the residential lobby; and,
- Separate residential loading space has been provided to accommodate the height of a moving truck.

Mary Chen, Landscape Architect, addressed the landscaping aspect of the application and noted the following:

- As a result of the building setback being increased to five feet along Carnarvon Street, there has been an opportunity for additional outdoor space for activities and landscaping;
- The applicant has included a public art piece with the proposal, which would be displayed on the corner of the development;
- Each townhouse would maintain its own patio area;
- It was noted that office windows would contain glass artwork; and,
- Included with the proposal is a community garden and a general amenity and barbeque area that would be available to all residents.

Discussion ensued and the Panel noted the following comments:

- Questions were asked with respect to views being blocked from the tower behind;
- It was suggested that the sidewalk on the development plans along Victoria Street is not wide enough. The Panel was advised that the sidewalk would be wider than what is displayed in the plans;

- It would be beneficial to include the trees that are included in the rendering on the townhouse terraces into the development plans;
- The design, including the height and the size of the tower, was noted as practical;
- The reduction in the podium height and above-grade parking spaces is of benefit to the project;
- Appreciation was expressed for the additional sidewalk space along Carnarvon Street;
- Concerns were expressed regarding the crowded residential entrance, and that it should be altered to differentiate between the neighbouring office entry;
- The roof garden is a great addition, although the area could be opened more;
- Concerns were expressed regarding the sunken townhouse entry from the public walkway;
- Concerns were expressed regarding the lack of screening in front of the townhouses; and,
- The two multi-storey garages proposed are a positive improvement to the application.

MOVED and SECONDED

THAT the New Westminster Design Panel support the application as presented, subject to the applicant considering the above comments, specifically relating to the following:

- *The townhouse level and the implementation of wayfinding for townhouse entry;*
- *The architectural treatment of the residential entry;*
- *A process that ensures the public art piece is appropriate and instated;*
- *The widening of the sidewalk along Victoria Street; and,*
- *The trees located on the townhouse terraces as displayed in the rendering.*

CARRIED.

**4.2 728 and 734 Ewen Avenue and a portion of 220 Campbell Street REZ00094
DPQ00064**

Jim Hurst, Development Planner, summarized the following two reports:

- The report dated February 25, 2014 regarding Rezoning and Development Permit applications that have been received for 728 and 734 Ewen Avenue and a portion of 220 Campbell Street to allow for a 37 unit townhouse development; and,
- The report dated February 25, 2014 regarding an application that has been received to rezone the property at 746 Ewen Avenue in order to construct at 31 unit townhouse development.

Mr. Hurst noted that although the applications are separate, the City is considering them together due to circulation and access issues. Mr. Hurst provided the following details regarding the applications:

- Main access to the sites is not permitted off Ewen Avenue, due to the high volume of traffic already on the street;
- The properties would be accessed off Campbell Street;
- There is a new street being constructed that would provide access to the sites;
- The circulation for fire trucks was a concern for the proposal; however, all of the issues have been addressed;
- The applicant is seeking a variance for the tandem parking spaces provided;
- The heritage house located on 746 Ewen Avenue will be revitalized and incorporated into the development plans; and,
- It was noted that the Development Permit Area designation is more detailed since the adoption of the new Queensborough Community Plan.

Michael Scantland, Matthew Cheng Architect, provided the following details regarding the application:

- A common amenity space was initially proposed on each lot; however, the developer has amended the application to include the amalgamation of the two lots;
- The unification of the two lots provides the ability for the applicant to offer a larger common amenity space in the middle of the development, which will be regulated by a joint access agreement;
- The townhouses would maintain a street orientation towards Campbell Street and Ewen Avenue, with the internal units facing the common amenity space;
- Garbage and recycling would be collected by a strata company;
- The design and elements of the townhouses would complement the heritage building, such as the construction of the garage doors that would reflect a heritage style bi-fold door;
- The heritage home would be revitalized through consultation with a heritage planner and the Community Heritage Commission (CHC); and,
- It was noted that all recommendations from the heritage planner have been followed to-date, and that the next steps of the revitalization of the heritage home include further investigation of the superstructure.

Cameron Woodruff, PMG Landscape, spoke to the landscaping portion of the application and noted the following:

- The applicant is proposing a cross pedestrian path that would extend through the two lots with entry from Ewen Avenue and Campbell Street;

- Trees and landscaping have been oriented to resemble a natural site map;
- Each property would maintain a private patio and lawn area;
- The proposal includes the installation of permeable pavers in all parking stalls, which would minimize runoff that can pollute waterways;
- Native shrubs and trees would be used for vegetation;
- The proposal includes a community garden area located in the central amenity space; and,
- Metal fencing would be implemented around Ewen Avenue and Campbell Street; however, attractive wooden fencing would be utilized internally.

Discussion ensued and the Panel noted the following comments:

- The porches being raised above the common amenity area is an attractive aspect to the application;
- There is sufficient space provided for the amenity area;
- The applicant has done a good job with respect to providing an ideal amount of parking spaces;
- The applicant was commended for reviving the heritage house and integrating its elements into the development;
- The windows on the townhouses are attractive;
- The applicant has provided an ideal site arrangement plan;
- Concerns were expressed regarding the high amount of traffic the pedestrian walkway could generate, although it was noted as being a good concept;
- Concerns were expressed regarding the length of the internal asphalt road, and it was suggested that alternative paving and additional landscaping be considered to soften it up;
- It was suggested that it would be beneficial to open up the area around the heritage house;
- It was suggested that a mechanism should be utilized to regulate if the common area is being utilized by residents from both sites; and,
- It was suggested that the elevation of the townhouses on Ewen Avenue should be varied both in form and in color to create an elevation that is more consistent with the rest of the project.

MOVED and SECONDED

THAT the New Westminster Design Panel support the application as presented, subject to the applicant considering the above comments, specifically relating to the following:

- *The elevation of the townhouses on Ewen Avenue should be varied both in form and in color to create an elevation that is more consistent with the rest of the project, particularly with respect to the long ridge line;*
- *That alternative paving and additional landscaping be considered to soften the internal asphalt road; and,*

- *That a joint access agreement be established for the common amenity area that would legally provide the western site with access.*

CARRIED.

4.3 746 Ewen Avenue and a portion of 220 Campbell Street

**REZ00077
DPQ00059**

The item was considered with Item 4.2.

4.4 744 Twelfth Street and 1204 Eighth Avenue

**DPT00011
DVP00562**

Jim Hurst, Development Planner, summarized the report dated February 25, 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. Mr. Hurst provided the following details regarding the application:

- The applicant has proposed to construct an additional 3,380 square feet of commercial floor space on the ground level with an additional 1,445 square feet of commercial on the second floor and three residential units;
- There are no parking spaces provided with the application, which requires a variance that has been approved by Council;
- The owner intends to rent the residential units to Justice Institute students;
- The project will require the issuance of a Development Permit.;
- It was suggested that the elevation of the front door on Twelfth Street is a key aspect to the application; and,
- It was noted that the Uptown Business Association has expressed general support towards the project.

Joe Minten, JM Architecture, provided the following details regarding the application:

- The building is currently being used as a first responder retail store;
- The additional retail space would essentially be utilized as a storage area for the first responder retail store;
- The goal of the development is to maximize the square footage;
- It was noted that the residential units would be designed as lofts due to the fact that only one or two people will reside in the units and so that the open space is maximized;
- It was noted that there is landscaping provided around the residential units, which would include drought tolerant shrubs and defensive plant material; and,
- It was noted that the design of the building aims to emphasize the heritage clocks located on the corner of the building.

Discussion ensued and the Panel noted the following comments:

- Concerns were expressed regarding the grade drop, lack of transition and ten foot setback from the adjacent property;
- Concerns were expressed regarding the overall massing of the project;
- Concerns were expressed regarding the lack of emergency exit routes, specifically with respect to the second storey retail area;
- It was suggested that the shingles require additional architectural detail to increase the residential concept;
- The architectural design does not complement the trellis;
- It was suggested that the residential entry located at the back of the building should have more appeal;
- It was suggested that planting and treatment of the roof should be added to the landscape plan;
- Concerns were expressed regarding the bulkiness of the balconies overlooking adjacent properties;
- It was suggested that the program, which includes the renting of the residential units to Justice Institute students, is too ambitious;
- It was suggested that the applicant should consider proposing a two-storey residential development rather than a three-storey residential development;
- It was suggested that the transition into the three-storey residential units is overbearing due to the incompatible colour scheme; and,
- It was suggested that the colour scheme should be altered on the residential units to incorporate the grey elements featured on the old bank.

MOVED and SECONDED

THAT the report dated February 25, 2014 Re: Development Permit Application for 744 Twelfth Street and 1204 Eight Avenue be received for information.

CARRIED.

5.0 REPORTS AND INFORMATION

There were no items.

6.0 UNFINISHED BUSINESS

There were no items.

7.0 CORRESPONDENCE

There were no items.

8.0 NEXT MEETING

March 25, 2014 (in Committee Room No. 2)

9.0 ADJOURNMENT

ON MOTION, the meeting was adjourned at 6:00 p.m.

Certified Correct,



Tom Morton
Chair



Alison Worsfold
Committee Clerk