

NEW WESTMINSTER DESIGN PANEL

**Tuesday, January 28, 2014 3:00 p.m.
Committee Room No. 2**

MINUTES

MEMBERS PRESENT:

Ken Falk	- AIBC Representative
Cheryl Fu	- AIBC Representative
Keith Ross	- BC Society of Landscape Architects
Steve Wong	- BC Society of Landscape Architects

REGRETS:

Tom Morton	- Chair, Development Industry Representative (UDI)
Jay Hiscox	- Vice Chair, AIBC Representative
Richard Vallee	- AIBC Representative

GUESTS:

Mr. Stuart Lyon	- Architect
Mr. Jonathan Losee	- Landscape Architect
Mr. Wayne Fougere	- Architect
Ms. Mary Chan-Yip	- Landscape Architect

STAFF:

James Hurst	- Planner
Jackie Teed	- Manager, Development Services
Barry Waitt	- Planner
Lauren Blake	- Committee Clerk

The meeting was called to order at 3:17 p.m.

1.0 ADDITIONS TO AGENDA

1.1 Acting Chair for the January 28, 2014 meeting

MOVED and SECONDED

THAT Keith Ross be appointed as acting Chair.

CARRIED.

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

2.0 ADOPTION OF MINUTES

2.2 Adoption of the Minutes of December 10, 2013

MOVED and SECONDED

THAT the minutes of the December 10, 2013 New Westminster Design Panel meeting be adopted.

CARRIED.

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

3.0 REPORTS AND INFORMATION

3.1 Design Principles for Iconic Towers

To seek comments from the Design Panel on the "Design Principles for Iconic Towers" approved in principle by Council on December 9, 2013.

Ms. Jackie Teed, Manager, Planning, reviewed the eight principles of the "Design Principles for Iconic Towers", and noted that the relevant development applications will be required to comply with these as well as any other relevant existing design guidelines. The principles will be applied to the Downtown Area, as well as to additional prominent locations, such as the tallest building in neighbourhood village centres, or the first building that is seen when entering New Westminster. Ms. Teed requested that the Panel provide feedback on the eight principles that have been outlined in the report.

Discussion ensued and the Panel provided the following comments:

- Regarding the fourth principle, the Panel questioned if the character should be specified as "modern." Ms. Teed clarified that the character should be specified as "contemporary."
- The Panel suggested that the principles include adding colour as a component of design.
- As buildings in New Westminster are traditionally angled at 45 degrees, the Panel suggested that iconic buildings could be situated at a different angle.
- Public amenities could be added as a principle of iconic buildings, such as the incorporation of public art.
- Regarding the fifth principle, the Panel felt it was too prescriptive and suggested making a general reference to high-quality materials instead of specific materials.
- Regarding the seventh principle, the Panel suggested it refer to general landscaping, as opposed to specific items.
- The Panel suggested the principles could incorporate energy efficiency, to encourage efficient and environmentally conscious building practices and standards.
- Entry points will be important for defining New Westminster as a city.

- While the Panel noted that the streetscape and landscaping can add to the iconic character of the city, it was suggested that the principles could be simplified with regards to references to the streetscape.
- 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.

Procedural note: Ms. Teed left the meeting at 3:37 p.m.

4.0 DESIGN REVIEWS

4.1 660 Quayside Dr (Larco)

REZ00102

An application has been initiated by the City to rezone the site from Central Business Districts (Restricted) (C-4a) to Comprehensive Development District (CD -55) in order to establish a Comprehensive Development Master Plan to guide future development of the site.

Mr. Barry Waitt, Planner, introduced and provided a presentation regarding the project. Mr. Waitt noted that this is a City initiated rezoning that has been developed in response to changing community values and as a key project for implementing the City's waterfront vision plan.

Mr. Waitt reviewed the history of the project, including the currently approved plan that was brought forward to Council in 2005. Mr. Waitt noted that while this is the currently approved project, there have been substantial changes made to enhance the economic viability of the project, increase the sustainability of the location, as well as to address concerns that were raised during the Downtown parking study consultation.

Mr. Waitt reviewed the planning principles that have guided the project, and presented the new concept plan. The concept consists of three slender towers between 28 and 45 stories with 800 residential units, as well as a two acre public park, 80 public parking stalls, a 9 meter wide esplanade, a child care facility for a minimum of 40 children, and a potential 150 room hotel. Mr. Waitt noted that if the hotel is included as part of project, the number of residential units will decrease by 75 units.

Mr. Waitt reiterated the City's goals with respect to the project and noted the following information:

- This will be a family friendly location, as it will provide child care facilities, three room townhomes for families, and child friendly elements in the design of the public park.
- The project will support tourism and commerce, with commercial retail units located at the street level and the potential hotel providing accommodations for Anvil Centre patrons.

- Front Street will be redeveloped with larger sidewalks, mews and a new street scape to provide an attractive and active street front.
- The waterfront will be made more accessible by providing new pedestrian and bicycle routes, making improvements to Begbie Street and introducing an access point for pedestrians, bicycles and emergency vehicles at Sixth Street.

Discussion ensued and the Panel provided the following comments:

- The Panel appreciated that the project will provide underground parking and two acres for a public park.
- The project may bring additional business to the River Market. However, the Panel noted that the commercial use in the area seems scattered, with the Fraser River Discovery Centre in between the project and the River Market.
- 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).
- The Panel expressed concern regarding vehicular access to the site along Quayside Drive. The Panel suggested that Quayside Drive be realigned to run along the railroads to avoid it impeding on the esplanade.
- The Panel noted that David Lam Park in Vancouver may serve as an inspiration for this project.

MOVED AND SECONDED

THAT the Panel support the proposal with consideration given to the road alignment along the railway rather than the waterfront.

CARRIED.

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

4.2 57 Sixth Street

**REZ00097
SDP00196**

Rezoning and Special Development Permit applications have been received for 57 Sixth St to allow 282 residential units and approximately 7,400 square feet of commercial space. **GBL Architects Inc.**

Mr. Waitt introduced the project, noting that this will consist of 282 rental units, with commercial space located in the podium. Mr. Waitt noted that the project will be located in the Albert Crescent precinct, which focuses on ground and family oriented housing.

Mr. Stuart Lyon, Architect, provided an overview of the site, including the site's relationship to existing towers in the area, as well how the development can relate to towers that may be constructed in the future. The proposed building has been situated in the eastern portion of the site, to maintain existing views, and also so the podium may be used for roof decks.

Mr. Lyon reported that the project will have two and a half levels of parking, with 180 total parking spaces. There will be a gate to separate commercial and residential

parking. There will also be a loading area on the site, as that is a requirement for the commercial space. The loading site may also be used by tenants of the building. Mr. Lyon noted that the developer will provide a curb and sidewalk on Victoria Street, as there is not currently those amenities at that location.

Speaking to the design of the building, Mr. Lyon noted that the tower has a non-square design to allow for six corner units, as opposed to the standard four corner units of a square-design building. Mr. Lyon reviewed the different steps of the building, and noted that the building has been designed to have a terrace feel. The building will contain a red brick masonry façade, to reflect the heritage characteristic of New Westminster. The tower will be a combination of metal panelling and a lightweight cement material, as well as utilize 40% clear vision glazing, for both sustainability and the comfort of the tenants.

Mr. Jonathan Losee, Landscape Architect, spoke to the landscaping of the project. Mr. Losee reported that the project aims to be consistent with other developments in the area, and will continue the vibrancy and urban detailing of existing developments in the area. Mr. Losee noted that the landscaping of the tower will be detail oriented, using paving patterns, benches and bicycle parking located both entrances to the towers. Units that face the street edge will be recessed and located on a raised podium to separate the public and private space. Mr. Losee noted that a hedge and fence can be added to create a useable front porch area. On the lower level of the podium will be an open amenity space, which could possibly contain a playground and/or open landscape area. At grade-level, there will be landscaped terraces and an open garden located outside an amenity room. On the upper level of the podium, there will be an additional amenity space containing a large open space that is available to all tenants of the building.

In response to questions from the Panel, Mr. Lyon noted that there will be multiple tenants using the commercial space located along Sixth Street, to maximize the flexibility of the space. Each commercial space will have its own entrance.

Discussion ensued and the Panel provided the following comments:

- The tower is in an ideal location on the site, and provides the units with the maximum amount of light.
- The location of the tower provides ideal separation and is a proper scale with respect to existing towers in the area.
- The massing of the project is appropriate, and the massing of the podium has been handled well.
- The spacing for the project is good, and the Panel was appreciative that the project took future development into consideration.
- The commercial space located along Sixth Street should maintain a commercial shop front feel, and provide additional entries for individual businesses.
- The Panel suggested raising the townhomes located on Victoria Street, especially units on the northeast corner, above the sidewalk grade.

- Concerns were expressed regarding the issues of internal loading areas accessed off Canarvon Street.
- The Panel noted that they would like to see the project again to examine a material board, and for additional information the street and landscaping of the project.

MOVED AND SECONDED

THAT the project be received for information and the comments noted above be considered.

CARRIED.

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

4.3 430 Boyd Street

**REZ00073
DPQ00055**

Development Permit and Rezoning applications have been received for 430 Boyd Street in order to allow an 80 unit townhouse development. **Fougere Architecture.**

Jim Hurst, Planner, introduced the project and noted that this is the second time the project is being presented to the Panel. Mr. Hurst requested the Panel provide comments regarding buffers for the project, as Council stated during the Queensborough Public Hearing that buffers are required in Queensborough Developments.

Mr. Wayne Fougere, Architect, reviewed the comments provided by the Panel at the November 25 meeting. Mr. Fougere provided the following information regarding changes that have been made to the project:

- An additional colour has been added to the feature set to enliven the project.
- The colour set has been blended throughout the project to decrease the monochromatic look of the project.
- Vertical accents and additional gables have been added.
- Additional drywall and glazing has been added as additional sound buffers.
- A flowering pear tree has been inserted at the end of the path that bisects the project.

Mr. Fougere spoke to the possibility of adding a berm to surround the project to act as an additional buffer for the site. Mr. Fougere noted that the addition of a berm would require additional units to be eliminated from the project.

Ms. Mary Chan-Yip reviewed the landscaping of the project and noted the following information:

- Heavily planted coniferous trees have been added along the northern corner of the site to provide an additional buffer.
- A water feature has been added to the first amenity area at the entrance of the project.
- A fence has been added to the children's play area for additional security.

- A trellis element has been introduced overtop of the garage doors to provide additional greenery to the project.
- The ditch located along Derwent Way is not a fish bearing but is nutrient bearing. Native species have been introduced to enhance the nutrients of the ditch.

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

- The fencing along Derwent Way is a four foot black metal fence, with hedging located behind the fence.
- The space located between buildings seven and eight is a public space. Some units have direct access to the space from their front doors.

The Panel provided the following comments regarding the project:

- The project has been improved and enlivened by the changes made.
- The garbage area could be screened off to reduce its visibility.
- The Panel suggested adding a berm underneath the half-circle on Duncan Street.
- Low shrubs could be introduced along Derwent Way.

Regarding the Panel's suggestion to add a berm on Duncan Street and shrubbery along Derwent Way, Mr. Hurst noted that trucks that are travelling north along Derwent Way must remain visible to trains that are travelling along Duncan Street. A lack of visibility may result in the additional use of train whistles. Speaking to the suggestion of planting low shrubs along Derwent Way, Mr. Fougere clarified that there has been no agreement made regarding off-site planting.

MOVED and SECONDED

THAT the Panel support the project with consideration for berming on the Duncan Street Boulevard subject to traffic sight lines and additional planting along the riparian edges of the site.

CARRIED.

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

5.0 NEW BUSINESS

6.0 UNFINISHED BUSINESS

7.0 CORRESPONDENCE

8.0 NEXT MEETING

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

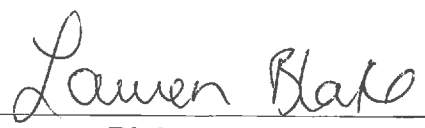
9.0 ADJOURNMENT

ON MOTION, the meeting was adjourned at 5:51 p.m.

Certified Correct,



Keith Ross
Acting Chair



Lauren Blake
Committee Clerk