

NEW WESTMINSTER DESIGN PANEL

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

MINUTES

MEMBERS PRESENT:

Doug Hamming	- Acting Chair, AIBC Representative
Ken Falk	- AIBC Representative
Jay Hiscox	- AIBC Representative (arrived at 3:07 p.m.)
Keith Ross	- BC Society of Landscape Architects

REGRETS:

Tom Morton	- Chair, Development Industry Representative (UDI)
Cheryl Fu	- AIBC Representative
Steve Wong	- BC Society of Landscape Architects

GUESTS:

Eric Pattison	- Architect
Chris Squire	- Project Manager, Metro Vancouver
Ryan Bragg	- Architect
Jerry Eckert	- Landscape Architect

STAFF:

Jim Hurst	- Development Planner
Julie Schueck	- Community and Heritage Planner
Lauren Blake	- Committee Clerk

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

1.0 ADDITIONS TO AGENDA

There were no additions.

2.0 ADOPTION OF MINUTES

2.1 Adoption of the Minutes of June 24, 2014

Procedural note: this item was considered after item 3.1 when quorum was attained.

MOVED and SECONDED

THAT the minutes of the June 24, 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 1 Cumberland Street

DPS00034

Procedural note: Due to a conflict of interest, Keith Ross excused himself from the discussion, and quorum was lost for this item.

Jim Hurst, Development Planner, summarized the report dated July 22, 2014, regarding an application that has been received for 1 Cumberland Street in order to allow a new regional pump facility and extension of Brunette River Greenway.

In response to questions from the Panel, Mr. Hurst advised that the park located at the site would be funded and maintained by the Greater Vancouver Regional District (GVRD), and that fire department access for the site is currently being reviewed by City staff.

Eric Pattison, Architect, reviewed the project as outlined in the report dated July 22, 2014, and noted the following additional information:

- The existing pump station would be retained and repurposed, and painted in complementary colours to match the new pump station;
- The pump station must follow a specific layout based on the functionality of the rooms;
- The architecture of the building would aim to reduce the massing of the project;
- The pump station would be constructed from concrete in order to withstand gravity and floating loads; and,
- Signage could be utilized in the park to communicate the purpose of the pump station.

Keith Ross, Landscape Architect, spoke to the landscaping of the project as outlined in the report dated July 22, 2014, and noted the following additional information:

- The material that will be used for the public parking stalls would be subject to soil testing;
- The walking trail located by the wells could have a grade difference of up to five feet, and would be treated with a landscaped wall;
- The landscaping has been designed to be open, safe and visible; and,
- As the site does not have an irrigation system, the plant material utilized would be drought tolerant.

In response to questions from the Panel, Mr. Pattison and Chris Squire, Project Manager, Metro Vancouver, provided the following information:

- There is no formal parking report, and the parking provided for the project is based on current visitor parking needs of Sapperton Landing, as well as anticipated needs of the new park;
- The building would not emanate loud noise;
- The windows would have standard insulation; and,
- Public art would be incorporated into the project.

Discussion ensued and the Panel provided the following suggestions:

- The drawings include the Sky Train line to provide context for the size of the project;
- The public experience of the park be enhanced, such as utilizing the views that are offered from the park;
- Pipe from the previous pump station could be utilized as public art;
- The building massing be simplified;
- The park offices and washrooms be embellished to complement the complexities of the pump station;
- Anodized windows and additional glazing be utilized; and,
- The public washrooms be expressed.

3.2 508 Agnes Street

HRA00004

Procedural note: Keith Ross re-entered the discussion, and quorum was established.

Julie Schueck, Heritage and Community Planner, summarized the report dated July 22, 2014, regarding an application that has been received to rezone the property 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.

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.

Ryan Bragg, Architect, reviewed the project as outlined in the report dated July 22, 2014, and noted the following additional information:

- The façade, fenestration and light wells of the Mason lodge would be maintained;
- The tower would be situated to maximize views and reduce the amount of heating in the units;
- There would be a Modo car commitment and two car share parking stalls would be provided for the project; and,
- The window placement could be relocated to provide a framed view along the southwest side of the tower.

Jerry Eckert, Landscape Architect, spoke to the landscaping of the project as outlined in the report dated July 22, 2014, and noted the following additional information:

- Urban agricultural plots would be provided for residents;
- The sunken light wells would be modestly landscaped with vertical bamboo;
- The upper level south facing podium would be primarily used for the lodge with tables, a barbeque and custom made benches; and,
- Trees would be utilized on the upper level podium to provide privacy for residents.

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

- Higher density would be provided due to the Heritage Revitalisation Agreement (HRA) and rental ability of the project;
- There would be a recessed elevator override on the roof;
- A sidewalk would not be implemented on the north side of Victoria Street;
- 19 stories for the tower would maintain affordability for the project;
- The fenestration ratio was derived from the sustainability report card; and,
- The mix of three bedrooms is based on a market assessment and the City's request.

Discussion ensued and the Panel provided the following comments:

- The entrance appears weak and could be improved;
- Appreciation was expressed for the massing of the project;
- It was suggested that the window placement be relocated to provide a framed view along the southwest side of the tower;

- Concerns were expressed for potential noise issues arising from the deck amenity space;
- It was suggested that the landscaping in front of the Mason building be revised to be more in keeping with the historic nature of the building (ie: no bamboo);
- Concerns were expressed for the opening to the parkade, as it was noted that it could limit the livability of the townhouse units;
- It was suggested that an interior connection be provided for the townhouse units;
- It was suggested that four two-bedroom townhouse units be implemented to provide larger bedrooms and some private living space;
- It was suggested that three-bedroom units be placed at the corners of the building;
- It was suggested that bedrooms be made larger and brighter, and living space be made wider and brighter where possible;
- Concerns were expressed for the lack of storage for residents;
- It was suggested that the rooftop lid be removed from the top balcony;
- It was suggested that 40-50% glazing be provided for the project;
- Concerns were expressed for the insufficient amount of parking provided; and,
- It was suggested that light wells be implemented for the first level of parking.

The Panel requested a model map for building and massing context.

MOVED and SECONDED

THAT the project be brought back to the Panel for approval.

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

August 26, 2014 in Committee Room No. 2.

9.0 ADJOURNMENT

ON MOTION, the meeting was adjourned at 5:47 p.m.

Certified Correct,



Douglas Hamming
Acting Chair



Lauren Blake
Committee Clerk