

NEW WESTMINSTER DESIGN PANEL

**Tuesday, June 24, 2014 3:00 p.m.
Committee Room No. 2**

MINUTES

MEMBERS PRESENT:

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

REGRETS:

Cheryl Fu	- AIBC Representative
Jay Hiscox	- AIBC Representative

GUESTS:

Doug Ramsay	- Architect
Eric Pattison	- Architect
Rod Maruyama	- Landscape Architect
Joseph Park	- Architect
Cameron Woodruff	- Landscape Architect
Richard Henry	- Architect
Tom Staniszki	- Architect
Cal Srigley	- Urban Designer
Bruce Hemschock	- Landscape Architect

STAFF:

Jim Hurst	- Development Planner
Barry Waitt	- Senior Planner
Lauren Blake	- Committee Clerk

The meeting was called to order at 3:02 p.m.

1.0 ADDITIONS TO AGENDA

Adding new item 4.1: Update regarding Access Requirements for REZ00085 and DPB00019, located at 129 Tenth Street.

2.0 ADOPTION OF MINUTES

2.1 Adoption of the Minutes of April 22, 2014

MOVED and SECONDED

THAT the minutes of the April 22, 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

3.1 350 Salter Street

DPQ00061

Jim Hurst, Development Planner, summarized the report dated June 24, 2014, regarding a Development Permit application that has been received for 350 Salter Street in order to allow a 91 unit secured market rental housing development.

In response to questions from the Panel, Mr. Hurst provided the following information:

- As per the Queensborough Official Community Plan (OCP), goods damageable by flood cannot be stored on the floor plane;
- Housing the electrical utilities in the garage below the flood plane is acceptable in accordance with the Queensborough OCP;
- The rental market housing will be located on a separate lot from the stratified apartment building; and,
- The proposed road dedication, as outlined in the plans, could be extended to the west to the ring road in the future.

Doug Ramsay, Architect, reviewed the project as outlined in the report dated June 24, 2014, and noted the following information:

- The project would utilize industrial elements, heavy timber and brick to tie into the theme of Port Royal;
- At the request of Council, the project has included additional three bedroom units;
- Each building has been divided with balconies to reduce the massing and articulate different components of the building; and,
- The auto-court will feature a rock garden, which will provide drainage for the site.

Rod Maruyama, Landscape Architect, spoke to the landscaping of the project as outlined in the report dated June 24, 2014, and noted the following information:

- The ground level units feature spacious patios with pavers and backyard space;
- River facing units will have larger patios and access to the river front trail via a gated entrance and paved walkway;
- The river front trail will be enhanced with coniferous and deciduous trees; and,
- The entrance to the building from the river front trail features stairs and trellis gateway.

In response to questions from the Panel, Mr. Ramsay and Mr. Maruyama provided the following information:

- The three bedroom units are primarily lofts, and have been designed to accommodate young families;
- The top floor balconies are not covered;
- As the development will be enhancing the Stanley Street Greenway, there may be an opportunity to install a swale that could handle water run-off from City land;
- The elevator located in the centre of the building is meant to serve the parking garage;
- The informal play area is too small to properly utilize structured play equipment; and,
- There is an informal walkway, consisting of stepping stone pavers, from the river front trail that will provide access to the amenity area and informal play area.

With respect to the children's play area, Mr. Hurst advised that the City does not have a bylaw requirement to provide a children's play area as part of residential developments.

Discussion ensued and the Panel provided the following comments:

- The project fits the space well and provides a connection to public spaces;
- The landscaping utilizes appropriate plant material;
- It was suggested that the pavers that begin the informal walkway to the play area be extended the entire way;
- It was suggested that vertical screening be implemented to provide buffering for patios overlooking the parkade; and,
- It was suggested that the amenity space be located in a more public area.

MOVED and SECONDED

THAT the Panel support the application as presented with consideration for the following:

- *Exploration of storm water management in partnership with the City of New Westminster;*
- *Attention be paid to the location of grates and parking exhaust locations to avoid conflict with patios and living spaces; and,*
- *That a pedestrian walkway be considered to the north side of the amenity area.*

CARRIED.

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

3.2 435 Seventh Street

DPB00021

Jim Hurst, Development Planner, summarized the report dated June 24, 2014, regarding a Development Permit application that has been received for 435 Seventh Street in order to allow a 9,714 square foot three storey commercial building.

Mike Van Ham, President, SYLVIS, provided an overview of SYLVIS and explained the requirements for the new office space, adding that the company requires office, laboratory and storage space.

Eric Pattison, Architect, provided an overview of the project as outlined in the report dated June 24, 2014, and noted the following information:

- As materials are often sent out to specialists from the building, an exterior courier area has been provided;
- The project has requested a 50% relaxation for parking, and the parking provided would be adequate for SYLVIS staff;
- An electric charge station has been provided, and additional charging stations can be added in the future;
- The garage door leading to the loading bay has been recessed to allow for landscaping, and features concave mirrors for pedestrian safety;
- The building is set back on Seventh Street to provide buffering and allow for articulation of the corner atrium;
- The large meeting room located on the third level is expressed with a pop out window, which is outlined in green;
- The south wall of windows is fully glazed;
- The atrium extends up the elevator shaft to provide camouflage the elevator shaft;
- Materials for the project include three colours of brick, tan concrete as well as wood and metal elements; and,
- The scale of the project is refined, and the massing is reduced to respect the residential feel of the neighbourhood.

Rod Maruyama, Landscape Architect, spoke to the landscaping of the project as outlined in the report dated June 24, 2014, and provided the following information:

- The ground floor features layered ryegrass and two trees planted on Brantford Street;
- The second floor patio space will include planters and pavers; and,
- The patio will be partially covered and will feature small scale plant material, such as hibiscus, wisteria and Mexican feather grass.

In response to questions from the Panel, Mr. Pattison and Mr. Maruyama advised that the roof will consist of a light grey SBS roofing material, and can be converted to a green roof in the future. It was also advised that the project would utilize the original wrought iron sign, and that there would be no additional signage for the project.

Discussion ensued and the Panel provided the following comments:

- Concerns were expressed regarding the context of the building with the respect to neighbouring heritage homes;
- The lack of setbacks on the north side make the building feel abrupt;
- It was suggested that a setback be implemented to reduce the constriction along Seventh Street, as well as to additional space with respect to the neighbouring duplex;
- The streetscape along Brantford Street feels harsh and does not appear to be pedestrian friendly;
- It was suggested that a parking space be removed from the first floor and the loading bay be relocated to that space;
- The modest landscaping complements the project, and good, drought resistant plant materials have been chosen; and,
- It was suggested that the large atrium staircase on the corner constricts pedestrian movement.

3.3 418 Thirteenth Street

**DPT00015
DVP00572**

Jim Hurst, Development Planner, summarized the report dated June 24, 2014, regarding Development Permit and Development Variance Permit applications that have been received for 413 Thirteenth Street in order to allow a thirteen unit townhouse development.

Joseph Park, Architect, reviewed the project and provided the following information regarding changes that have been implemented since the project was presented to the Panel at the March 24, 2014 meeting:

- While the footprint of the building is the same, the building has been relocated closer to Thirteenth Street;

- The lower units are accessed through the back of the building via a gate located on Thirteenth Street;
- The light wells for the lower units have been deleted and replaced with patio doors that are level with Thirteenth Street;
- The units facing Kamloops Street have been articulated and are recessed on the third floor;
- Lower units have an additional windowless den area located behind the kitchen; and,
- The elevator has been deleted, as it was not required by bylaw.

Cameron Woodruff, Landscape Architect, provided information regarding the landscaping of the project as outlined in the report dated June 24, 2014 and noted the following information:

- The change in setbacks have allowed for a landscape buffer along the perimeter;
- Tree planting has been reduced along Thirteenth Street, and the trees are more spaced to provide a double row feeling; and,
- The bench located on the corner of Thirteenth Street and Kamloops Street is on City property.

In response to questions from the Panel, Mr. Park and Mr. Woodruff provided the following information:

- Raised planters between the patios to provide separation between private and public spaces;
- A rain garden has been implemented to manage storm water from the streets;
- Existing duplexes are non-conforming to neighbourhood setbacks; and,
- The windowless den is intended to provide additional storage for the units.

Discussion ensued and the Panel provided the following suggestions:

- The bedroom patio be decreased in size and utilize additional planting material to provide additional buffering;
- A small gate be implemented for the bedroom patios;
- Way finding features, such as signage and unit numbers, and lighting be implemented to assist with guiding visitors to the back entrance for the lower levels;
- Security features, such as a buzzer, be installed at the entrance gate;
- A light well be implemented to eliminate the windowless den;
- A bathroom be deleted to allow for the second bedroom to be made larger, and to provide additional storage;
- Screening and planting be implemented to provide buffering for the front stairs; and,
- The additional sidewalk leading to the bedroom patio be deleted.

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 1000 Quayside Drive

**REZ00101
SDP00197**

Barry Waitt, Senior Planner, summarized the report dated June 24, 2014, regarding Rezoning and Special Development Permit applications that have 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 1,022 square metres (11,000 square feet) of commercial space.

In response to questions from the Panel, Mr. Waitt provided the following information:

- The project has been presented to Council, members of the public, the Downtown New Westminster Residents' Association, the Quayside Residents' Association and the Advisory Planning Commission;
- As developers are expected to follow the Federation of Canadian Municipalities/Railway Association of Canada Proximity Guidelines for projects located near a railway, the Guidelines have been forwarded to the architect of the project; and,
- The McInnes Overpass is maintained by the City, and could be expanded in the future.

Richard Henry, Architect, provided an overview of the project as outlined in the report dated June 24, 2014, and noted the following information:

- The weather protected portion of the McInnes Overpass located on the project site could be developed into additional parking, a covered children's play area, or a covered dog park;
- The breezeway is 18 feet tall, and will be constantly publically accessible;
- The building will feature BOSA Space units, which are units with various built in multi-purpose spaces; and,
- There is an agreement between the River Market and BOSA regarding shared use of the parking space.

Cal Srigley, Design Consultant, spoke to the urban design of the project, and provided the following information:

- The interlocking appearance of the building forms a modern character which breaks up the monolithic appearance of the building;
- The four storey podium allows for a connection from the rooftop podium to the street;

Discussion ensued and the Panel provided the following comments:

- Appreciation was expressed for the design of the mews and the use of glazing for the upper level parking space;
- Concerns were expressed for the length of the breezeway, noting that it may not be airy if there are cars idling inside of the breezeway;
- It was suggested that the an additional storey could be added to the breezeway to provide additional light;
- It was suggested that the large entrance lobbies could be narrowed to provide additional retail space;
- It was suggested that additional provisions for the entryway be provided to allow for access to garbage and for delivery services;
- Appreciation was expressed for the placement and spacing of the towers;
- It was noted that the relationship between the podium and the surrounding streets, roads and overpass requires work;
- It was suggested that additional work could be completed on the breezeway to make it excellent;
- The connection to transit could use additional work, so it is as seamless as possible;
- It was suggested that the elevator providing connection from the overpass is weak and uninviting; and,
- It was noted that solar shading could compromise water views.

MOVED and SECONDED

THAT the Panel support the overall massing and tower design of the project in principle with respect to the comments noted above.

CARRIED.

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

4.0 REPORTS AND INFORMATION

4.1 Update regarding Access Requirements for REZ00085 and DPB00019, located at 129 Tenth Street

Jim Hurst, Development Planner, provided an update regarding the townhouse projected located on 129 Tenth Street, which was presented to the Panel at the April 22, 2014 meeting. Mr. Hurst advised that the project was reviewed by the Engineering department before it was presented to the Panel and reported the following information:

- The Engineering department will not allow access along Tenth Street;
- Access for a project is always along a lower ranking street, such as Fifth Avenue;
- Tenth Street tends to close a few times a year due to weather conditions; and,

- Access is not provided along greenway streets, such as Tenth Street, if there is an alternate access available.

Procedural note: Item 4.1 was discussed first.

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

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

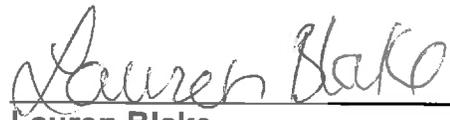
9.0 ADJOURNMENT

ON MOTION, the meeting was adjourned at 7:55 p.m.

Certified Correct,



Tom Morton
Chair



Lauren Blake
Committee Clerk