

NEW WESTMINSTER DESIGN PANEL

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

MINUTES

MEMBERS PRESENT:

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

REGRETS:

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

GUESTS:

Cameron Woodruff	- Landscape Architect
Joseph Park	- Architect
Stuart Lyon	- Architect
John Losee	- 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 item 3.1 – Appointment of Chair and Vice-Chair for the 2014 term

2.0 ADOPTION OF MINUTES

2.1 Adoption of the Minutes of February 25, 2014

MOVED and SECONDED

THAT the minutes of the February 25, 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 NEW BUSINESS

3.1 Appointment of Chair and Vice-Chair

The Panel considered candidates for the 2014 New Westminster Design Panel Chair and Vice-Chair positions. Discussion ensued and Tom Morton, Development Industry Representative, was nominated as Chair and Doug Hamming, Architectural Institute of British Columbia Representative, was nominated as Vice-Chair.

MOVED and SECONDED

THAT Tom Morton, Development Industry Representative, serve as Chair of the New Westminster Design Panel for the 2014 term.

CARRIED.

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

MOVED and SECONDED

THAT Doug Hamming, Architectural Institute of British Columbia Representative, serve as Vice-Chair of the New Westminster Design Panel for the 2014 term.

CARRIED.

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

3.2 Committee Orientation Package

Orientation

Lauren Blake, Committee Clerk, provided an orientation to the Committee. The following documents were reviewed and distributed to Committee members:

- Rules of Conduct: Advisory Committees and Bodies of Council
- Social Media Policy
- 2014 Schedule
- Permission Forms

Committee members were requested to review the Rules of Conduct and the Social Media Policy, if they have not already done so. Permission forms

indicating the manner in which Committee members are to be contacted were distributed and collected by the Committee Clerk.

Oaths

The oath of office was administered to the Committee members by the Committee Clerk.

4.0 DESIGN REVIEWS

4.1 418 Thirteenth Street

DPT00015
DVP00572

Development Permit and Development Variance Permit applications have been received for 418 Thirteenth Street to allow for 13 unit residential development.

JP Architect

Jim Hurst, Development Planner, introduced the project, noting that this is an information presentation, and that the Panel has been asked to review the appropriateness of the proposed variances for the project, as well as the project's conformance with the Development Permit Area designation. In addition, Mr. Hurst reported the following information:

- The project is located in the Brow of the Hill neighbourhood, and the City has pre-zoned the neighbourhood to encourage development;
- Thirteenth Street has an above average right-of-way of 99 feet; and,
- The Official Community Plan (OCP) supports the proposed density of the project.

Mr. Hurst clarified that the front yard variance proposed is 20 feet, as opposed to 25 feet as listed in the report that was circulated to the Panel.

Joseph Park, Architect, provided a presentation regarding the project and reported the following information:

- The building is comprised of three main masses;
- 10 units of the main mass will require a side yard variance;
- The height difference from the apartment to south of the project is 8 feet, which will allow for unobstructed views towards the Fraser river;
- 18 parking spots have been provided, as well as three visitors parking spots, and one disabled parking spot;
- The massing towards Kamloops Street has been brought forward to the street for safety reasons, as well as to provide additional access to the project;
- Upper level units facing Thirteenth Street have acoustically engineered glazing to aid with noise mitigation;

- The project has been designed to reflect the heritage of Columbia Street by utilizing bricks and shingles;
- A light well has been provided in the kitchen area to aid with ventilation; and,
- The stair cases that will provide access to the upper units will be wooden with an aluminum guardrail.

Cameron Woodruff, Landscape Architect, provided a presentation regarding the landscaping of the project, and noted the following information:

- Planters have been provided for units along Thirteenth Street for buffering and to assist with slope adjustment;
- The corners of the site have been designed for public use;
- A bench, trees and stepping stones have been provided at the overlook point; and,
- A secondary row of street trees have been provided along Thirteenth Street to create a canopy and a directional line down Thirteenth Street, as well as to provide an additional buffer for units that face Thirteenth Street.

In response to questions from the Panel, the presenters provided the following information:

- A stacked townhouse design was utilized due to the slope of the site, which will limit the project to one level of underground parking;
- The units will not have any internal access; and,
- The stairs cannot be widened and shared by multiple units.

With respect to grading issues that were noted, Mr. Hurst advised that it may be possible to bring the sidewalk further into the boulevard due to the width of the Thirteenth Street.

Discussion ensued and the Committee provided the following comments:

- It was noted that there was an inconsistency between the landscape and architectural drawings;
- Concern was expressed regarding the liveability of the lower 100-level units;
- It was suggested that the window area for the upper level units be increased;
- It was suggested that the developer consider using a material other than wood for the stairs, and that the material should be structurally light to provide maximum light for the lower 100-level units;
- It was suggested that the railing for the stairs should be well designed, as it may be a prominent feature of the project;
- It was suggested that the building be moved further to the eastside of the site, closer to Thirteenth Street, to consolidate the variances and to provide additional room behind the units;

- The balconies of the 200-level units could be made bigger;
- It was suggested that instead of provided a public amenity space on the corner of the private property that the project could benefit from additional landscaping; and,
- It was suggested that additional windows could be added to the façade.

4.2 57 Sixth Street, 515 – 529 Carnarvon Street

**REZ00097
SDP00196**

Special Development Permit and Rezoning applications have been received for 57 Sixth Street, 515 – 529 Carnarvon Street 813 Carnarvon Street in order to develop a 26 storey mixed use commercial and market rental multi-unit residential development, including 282 units and 508 m. sq. (5,470 sq. ft.) of commercial space. **GBL Architects Inc.**

Barry Waitt, Senior Planner, introduced the project, noting that the Panel has been requested to review the changes made to the project based on the comments made at the January 28 meeting.

Stuart Lyon, Architect, reviewed the changes that have been made to the project to address the comments made at the January 28 meeting, and reported the following information:

- The corner of the site on Carnarvon Street and Sixth Street has been beveled, and provides an entrance to the commercial space;
- Units on Victoria have been raised above grade with a step down to the street to provide a family-oriented development; and,
- Two additional entrances with canopies have been provided to the commercial space.

John Losee, Landscape Architect, reviewed the changes that have been made to the landscaping of the project, and reported the following information:

- There will be partitions between unit patios and common amenity spaces;
- There will be a children's' play area with rubberized flooring; and,
- A garden has been added to the eastern side of the site, which was previously a dead-end space.

In response to questions from the Panel, the presenters reported the following information:

- This will be a purpose built rental project, and will not be stratified;
- The loading area has been designed to serve the commercial space, as well as the residential space; and,
- The sidewalk along Victoria Street would be provided by the development, as a sidewalk would not fit on City property.

Discussion ensued and the Panel provided the following comments:

- The commercial space has been improved;
- The issue regarding the loading area has been addressed;
- The landscaping issues have been addressed;
- It was suggested that Victoria Street could be landscaped to the sidewalk to provide a buffer between the street and living space;
- It was suggested that the proposed garden shed could be integrated into the architecture; and,
- The shading diagram that was presented to the Panel required correcting.

MOVED and SECONDED

THAT the Panel support the application as presented with the expectation that the undeveloped area between the building and the curb on Victoria Street be developed with appropriate landscaping, including a sidewalk and street trees.

CARRIED.

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

5.0 REPORTS AND INFORMATION

6.0 UNFINISHED BUSINESS

7.0 CORRESPONDENCE

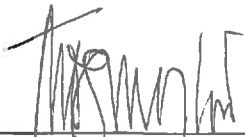
8.0 NEXT MEETING

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

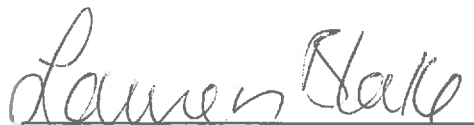
9.0 ADJOURNMENT

ON MOTION, the meeting was adjourned at 5:50 p.m.

Certified Correct,



Tom Morton
Chair



Lauren Blake
Committee Clerk