

NEW WESTMINSTER DESIGN PANEL

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

AGENDA

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NEW WESTMINSTER DESIGN PANEL

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

MINUTES

MEMBERS PRESENT:

Cheryl Fu	- AIBC Representative
Doug Hamming	- Acting Chair, AIBC Representative
Ken Falk	- AIBC Representative
Steve Wong	- BC Society of Landscape Architects

REGRETS:

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

GUESTS:

Paul Grant	- Architect
Stefan Schulson	- Architect
Ken Larsson	- Landscape Architect
Richard Bernstein	- Architect,
Mary Chen Yip	- Landscape Architect

STAFF:

Julie Schueck	- Heritage and Community Planner
Michael Watson	- Planning Technician
Jim Hurst	- Development Planner
Lauren Blake	- Committee Clerk

The meeting was called to order at 3:04 p.m.

1.0 ADDITIONS TO AGENDA

There were no additions.

2.0 ADOPTION OF MINUTES

2.1 Adoption of the Minutes of August 26, 2014

MOVED and SECONDED

THAT the minutes of the August 26, 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 REPORTS AND INFORMATION

There were no items.

4.0 DESIGN REVIEWS

4.1 101 Third Street and 228 Manitoba Street (Urban Academy) OCP00008 HER00031

Julie Schueck, Heritage and Community Planner, and Mike Watson, Planning Technician, summarized the report dated October 28, 2014, regarding applications that have been received for a Heritage Revitalization Agreement (HRA) at 101 Third Street and 228 Manitoba and an Official Community Plan (OCP) amendment at 228 Manitoba Street in order to allow the development of an additional building for Urban Academy. Ms. Schueck noted that the Community Heritage Commission has expressed concern regarding the change of the driveway material and the temporary removal of the historic stone wall.

Paul Grant, Architect, reviewed the project as outlined in the report dated October 28, 2014, noting that the interior partitions are moveable and can be moved in the future as the school grows. With respect to concerns regarding the heritage stone wall, Mr. Grant advised that due to the excavation required for the new parking lot, the stone wall must be removed, noting that the stones would be carefully numbered and stored in order to be reconstructed after the parking lot is complete. In terms of the design of the new building along the Manitoba Street elevation, a granite plinth has been introduced that would maintain the height and characteristic of the heritage wall.

Ken Larsson, Landscape Architect, spoke to the landscaping of the project as outlined in the report dated October 28, 2014.

In response to questions from the Panel, Mr. Grant and Mr. Larsson provided the following information:

- The wheelchair access ramp to Robson Manor is located at the rear of the property, noting that the new school building would be completely wheelchair accessible; and,

- A cast iron or picket fence could be utilized above the parking entrance instead of the proposed glass guard, as it was noted that a glass guard could appear commercial and difficult to maintain.

Discussion ensued and the Panel noted the following comments:

- The elevation on Manitoba Street has been improved;
- The proposed granite plinth on the Manitoba Street elevation may not need to be as prominent and, a glass block could also be considered;
- The south elevation lacks a sub-rhythm without windows and requires additional relief and definition, and it was suggested that increased setbacks and alternative materials, including glass block and vines, be considered;
- The parking entrance appears industrial and differs from the rest of the project and it was suggested that a curved opening and/or different material be considered;
- It was suggested that the entrance to the driveway be relocated and the first area of the parking be flipped so that the driveway entry could be more of a gradual curve, however, it was noted that this could negatively impact the open space located above; and,
- It was suggested that the walkway from the building be continued to the sidewalk and that the pedestrian zone of the driveway be differentiated with alternative coloured pavers.

MOVED AND SECONDED

THAT the applicant continue to work with Planning staff to further address the above noted comments.

CARRIED.

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

4.2 200 Nelson’s Crescent

DPS00035

Jim Hurst, Development Planner, summarized the report dated October 28, 2014 regarding a Development Permit application that has been received for 200 Nelson’s Crescent in order to allow the development of 137 residential units. Mr. Hurst noted that as residents have expressed concerns regarding the height of the fourth building, the applicant has been permitted to transfer height from the fourth building to the other buildings of the project through the rezoning process.

MOVED and SECONDED

THAT the correspondence from the Sapperton Resident’s Association dated October 22, 2014 be received for information.

CARRIED.

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

In response to questions from the Panel, Mr. Hurst advised that the lands opposite of the development on Brunette Street will remain industrial, and that the project is located in an area with low pedestrian activity.

Richard Bernstein, Architect, reviewed the project as outlined in the report dated October 28, 2014.

Mary Chen Yip, Landscape Architect, spoke to the landscaping of the project as outlined in the report dated October 28, 2014, and provided the following additional information:

- The site furniture and trellis feature would have industrial influences;
- The landscaping would feature gabion walls;
- A water feature would provide ambient white noise;
- Hops have been introduced into the landscaping palette to reinforce the brewery history of the site; and,
- There would be an edible landscape feature located near the community garden.

In response to questions from the Panel, Mr. Bernstein advised that the townhome units would be connected to the main building and share the underground parking space. Mr. Bernstein clarified that the deck located beside the tower would be shared roof, and that the private townhome decks would not be visible from that deck.

Discussion ensued and the Panel noted the following comments:

- The amenity space provides punctuation to Brunette Street;
- It was suggested that the parking design could be lowered to avoid a full story of concrete at grade;
- It was noted that hops can be an aggressive plant material;
- The exterior of the tower appears chunky and could be addressed through the material used;
- It was suggested that an alternative light source be used in the above grade open air parking area, as fluorescent lighting could be unattractive at night;
- It was noted that the amenity area must be well programmed; and,
- It was suggested that as there is no gate at the top of the garage, the area be kept secured and well lit.

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

November 25, 2014 in Committee Room No. 2

9.0 ADJOURNMENT

ON MOTION, the meeting was adjourned at 5:12 p.m.

Certified Correct,

Doug Hamming
Acting Chair

Lauren Blake
Committee Clerk