



## **NEW WESTMINSTER DESIGN PANEL**

**Tuesday, April 28, 2015 3:00p.m.  
Committee Room No. 2**

### **MINUTES**

#### **MEMBERS PRESENT:**

Doug Hamming	- Chair, AIBC Representative
Donald Andrew	- AIBC Representative
Robert Duke	- AIBC Representative
Maria Fish	- BC Society of Landscape Architects
Meredith Mitchell	- BC Society of Landscape Architects
David Roppel	- Development Industry Representative (UDI)

#### **REGRETS:**

Jay Hiscox	- AIBC Representative
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#### **GUESTS:**

Douglas Johnson	- Douglas R. Johnson Architecture
Marnatha Coulas	- VIA Architecture
Charlene Kovacs	- VIA Architecture
Derek Lee	- PWL Partnership
Karin England	- PWL Partnership

#### **STAFF:**

Bev Grieve	- Director of Development Services
Jim Hurst	- Development Planner
Barry Waitt	- Senior Planner
Michael Watson	- Planning Technician
Nick Hardy	- Planning Assistant
Lauren Blake	- Committee Clerk

The meeting was called to order at 3:06 p.m.

#### **1.0 ADDITIONS TO AGENDA**

There were no additions.

#### **2.0 ADOPTION OF MINUTES**

##### **2.1 Adoption of the Minutes of January 27, 2015**

This item was deferred to the May 26, 2015 New Westminster Design Panel meeting.

### 3.0 REPORTS AND INFORMATION

#### 3.1 Committee Orientation

a) Legislative Services

Lauren Blake, Committee Clerk, administered the Oath of Office to the Panel members.

b) Development Services

Bev Grieve, Director of Development Services, provided a PowerPoint presentation outlining the role and responsibilities of the New Westminster Design Panel.

c) Selection of Chair

**MOVED AND SECONDED**

*THAT Doug Hamming be selected as the Chair of the New Westminster Design Panel for the 2015 term.*

**CARRIED.**

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

### 4.0 DESIGN REVIEWS

#### 4.1 520 Twenty-First Street

**REZ00012  
DPN00013**

**Procedural note:** Meredith Mitchell declared a conflict of interest for item 4.1 and recused herself from discussion and voting on this item.

Nick Hardy, Planning Assistant, summarized the report dated April 28, 2015, regarding a Development Permit application that has been received for 520 Twenty-First Street in order to develop a three-storey industrial building with a care-taker suite.

Douglas Johnson, Architect, summarized the project as outlined in the report dated April 28, 2015.

Meredith Mitchell, Landscape Architect, spoke to the landscaping portion of the project as outlined in the report dated April 28, 2015.

In response to questions from the Panel, the Mr. Douglas and Ms. Mitchell provided the following information:

- The building would not obstruct river views from Sixth Avenue;
- The building would be most visible to passing traffic from the Queensborough Bridge;

- An acoustical review has not been completed for the project;
- The soil located behind the gabion wall would be 24 inches deep;
- There is currently no irrigation system for the landscaping;
- There would be an annual removal of invasive plant species;
- Visitor access would be provided via a perimeter sidewalk which would include lighting and way finding;
- Additional visitor parking would be located on 21<sup>st</sup> Street;
- After hours parking and business signage have not yet been determined; and,
- The on-site residential unit would provide additional security for the site.

Discussion ensued, and the Panel expressed support for the residential aspect of the project, as well as the use of solar panels. The Panel noted that there is an appropriate variety of plant material utilized in the landscaping. Concerns were expressed regarding the lack of signage included with the project, as well as the location of the parking lot and exit on the southern side of the building. In addition, the Panel provided the following suggestions:

- The project could benefit from better cohesion of materials between the three storeys;
- The main warehouse could benefit from material variety;
- That there be acoustic consideration for the project due to the site's proximity to the railway and highway;
- There could be an additional exterior lunch area on the first floor;
- There could be an overhang over the main entrance door;
- There could be additional opportunities for sustainable components; and,
- There could be additional exuberance in the form of the building, noting that the building is currently below the height limitations.

**MOVED and SECONDED**

*THAT the project return to the Design Panel with consideration for the above noted comments.*

**CARRIED.**

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

**4.2 900 Carnarvon Street**

**REZ00080  
SDP00190**

Barry Waitt, Senior Planner, summarized the report dated April 28, 2015, regarding Rezoning and Special Development Permit applications that have been received for 900 Carnarvon Street in order to develop a 40 storey mixed use commercial and residential tower.

Marnatha Coulas, Architect, and Charlene Kovacs, Architect, provided a PowerPoint presentation summarizing the details of the project as outlined in the report dated April 28, 2015.

Derek Lee, Landscape Architect, and Karin England, Landscape Architect, spoke to the landscaping of the project as outlined in the report dated April 28, 2015.

In response to questions from the Panel, Ms. Coulas, Ms. Kovacs, Mr. Lee and Ms. England provided the following information:

- The lobby would feature a mail room and an office;
- TransLink employee access to the TransLink guideway would be provided via a concrete deck;
- The pedestrian bridge on McInnes Street would be provided for residents' use only, and would establish direct connection from the development to the SkyTrain station;
- The image featured on the southern elevation would be a permanent, sealed graphic;
- The water feature would provide additional sound attenuation;
- To provide additional vehicle visibility for pedestrians, low planting would be utilized and the glass sound attenuation panels would dissipate towards the plaza; and,
- The soil volumes for the street trees would exceed the City's soil standards.

The Panel commended the applicant's amendments to the project in response to the comments of the January 27, 2015 New Westminster Design Panel meeting. However, concerns were expressed for the pedestrian experience and CPTED issues along Columbia Street and Carnarvon Street. The Panel noted that the top of the building requires additional design work. In addition, the Panel provided the following suggestions:

- That the mechanical area of the building be provided with lighting and landscaping, or provided with windows to highlight the urban experience of a working building and enhance the pedestrian experience;
- That the sound attenuation panels vary in height and be more sculptural;
- That the balconies could benefit from additional variety;
- Additional lighting be provided along Carnarvon Street and Columbia Street;
- Accessible planters with an additional overhang be provided in the community garden;
- The expression of the garden podium be lowered to the main podium to provide additional variety;
- A dynamic image be utilized along the SkyTrain line which could be viewed differently whether a train is arriving or departing the station;
- That the north elevation be rendered in a perforated material and provided with lighting; and,
- That subtlety be utilized for the color variation on the perforated metal panel.

**MOVED and SECONDED**

*THAT the Panel support the project, with consideration made for the following items:*

- *Design development of the tower top;*
- *Improvement of the pedestrian experience at grade at Columbia Street;*
- *Lighting of the façade and the pedestrian realm;*
- *Transparency at grade of Columbia Street;*
- *Subtly for the use color on the perforated metal panel; and,*
- *Traffic and pedestrian visibility at the plaza corner.*

**CARRIED.**

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

**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**

**May 26, 2015 (in Committee Room No. 2)**

**9.0 ADJOURNMENT**

**ON MOTION**, the meeting was adjourned at 6:16 p.m.

Certified Correct,

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**Doug Hamming**  
Chair

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**Lauren Blake**  
Committee Clerk