

NEW WESTMINSTER DESIGN PANEL

**Tuesday, August 25th, 2015 3:00p.m.
Committee Room No. 2**

MINUTES

MEMBERS PRESENT:

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

REGRETS:

Robert Duke	- AIBC Representative
Jay Hiscox	- AIBC Representative

GUESTS:

Douglas Johnson	- Douglas Johnson Architecture
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STAFF:

Jim Hurst	- Development Planner
Nick Hardy	- Planning Assistant
Lauren Blake	- Committee Clerk

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

1.0 ADDITIONS TO AGENDA

There were no additions.

2.0 ADOPTION OF MINUTES

2.1 Adoption of the Minutes of July 28, 2015

MOVED and SECONDED

THAT the July 28, 2015 New Westminster Design Panel minutes be adopted.

CARRIED.

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

3.0 REPORTS AND INFORMATION

There were no items.

4.0 DESIGN REVIEWS

4.1 520 Twenty First Street

REZ00012
DPN00013

Procedural note: Meredith Mitchell declared a conflict of interest and excused herself from discussion.

Nick Hardy, Planning Assistant, summarized the report dated August 25, 2015 regarding a Development Permit application that has been received to allow an Industrial building with an amendment to the Zoning Bylaw to permit an accessory caretaker suite at 520 Twenty Frist Street.

Douglas Johnson, Douglas Johnson Architecture, summarized the report dated August 25, 2015.

Meredith Mitchell, M2 Landscape Architecture, spoke to the landscaping of the project as outlined the report dated August 25, 2015. Ms. Mitchell advised that additional trees have been provided in the parking lot and that six to seven foot cedar hedging would be implemented on the gabion walls to provide additional screening.

In response to questions from the Panel, Mr. Johnson advised that most trucks that utilize the site are midsized (approximately 25-30 feet long). Mr. Johnson noted that as most the showroom is utilized mostly through appointments, a minimal amount of visitor parking would be required. With respect to the landscaping, Ms. Mitchell advised that an irrigation system has not yet been implemented.

Discussion ensued, and the Panel commended the applicant for the amendments made to the project. The Panel suggested that the project could benefit from have a powered door implemented at the back entrance of the project so that it is accessible. The Panel further suggested that the windows of the caretaker suite could be amended to better connect with the rest of the building.

MOVED and SECONDED

THAT that Panel support the project as presented.

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

September 22, 2015 (in Committee Room No. 2)

9.0 ADJOURNMENT

ON MOTION, the meeting was adjourned at 3:27 p.m.

Certified Correct,

Doug Hamming
Chair

Lauren Blake
Committee Clerk