

NEW WESTMINSTER DESIGN PANEL

Tuesday, July 28th, 2015 3:00 p.m.
Committee Room No. 2

MINUTES

MEMBERS PRESENT:

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
Doug Hamming	- Chair, AIBC Representative
Jay Hiscox	- AIBC Representative

GUESTS:

Taizo Yamamoto	- Yamamoto Architecture Inc.
Florian Fisch	- DK Landscape Architecture
Eric Pattison	- Pattison Architecture
Keith Ross	- K.R. Ross and Associates
Cameron Chalmers	- Platform Properties Ltd.

STAFF:

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

The meeting was called to order at 3:03 p.m.

1.0 ADDITIONS TO AGENDA

MOVED and SECONDED

THAT David Roppel be selected as the interim Chair for the July 28, 2015 meeting.

CARRIED.

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

MOVED and SECONDED

THAT Item 4.3 be removed from the agenda; and,

THAT the agenda be adopted as amended.

CARRIED.

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

2.0 ADOPTION OF MINUTES

2.1 Adoption of the Minutes of June 23, 2015

MOVED and SECONDED

THAT the June 23, 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 26 East Royal Avenue

DPW00012

Barry Waitt, Senior Planner, summarized the report dated July 28, 2015 regarding Development Permit applications that have been received to allow for a mixed use commercial and multiple unit residential development at 26 East Royal Avenue.

Taizo Yamamoto, Yamamoto Architecture Inc., provided a PowerPoint presentation outlining the details of the project as outlined in the report dated July 28, 2015.

Florian Fisch, DK Landscape Architecture, spoke to the landscaping of the project as outlined in the report dated July 28, 2015.

In response to questions from the Panel, Mr. Yamamoto advised that way finding and signage would include ceremonial banners to denote special events, and way finding to the commercial space.

The Panel commended the applicant for the amendments made to the project since the June 16, 2015 meeting. In addition, the Panel provided the following suggestions:

- The urban character of the sign post could be enhanced, or incorporate the history of the site;
- The amenity space could be integrated with the outdoor space; and,
- The paving pattern located at the entrance on East Royal Avenue could differentiate the area as the entrance to the site.

MOVED and SECONDED

THAT the Panel support the relocation of the amenity space to the plaza in place of commercial space; and,

THAT the Panel suggest the following:

- *improvements be made to the urban character of the sign posting;*
- *extensive glazing be utilized on the doors and windows of the amenity space facing the plaza; and,*
- *special paving be utilized at the plaza entry on East Royal Avenue.*

CARRIED.

David Roppel voted in opposition to the motion.

4.2 1 Cumberland

DPS00034

Jim Hurst, Development Planner, summarized the report dated July 28, 2015 regarding 1 Cumberland Street, noting that the site is owned by Metro Vancouver. The site will be developed with a new pump station by the Metro Vancouver Sanitary Sewer and Drainage District and an extension of the Brunette Fraser Regional Greenway by Metro Vancouver Regional Parks.

In response to questions from the Panel, Mr. Hurst advised that the access ramp currently has an 8% slope, noting that the Access Ability Advisory Committee generally prefer that ramps have a slope of 4%.

Eric Pattison, Pattison Architecture, provided a PowerPoint presentation summarizing the details of the project as outlined in the report dated July 28, 2015.

Keith Ross, K.R Ross and Associates, spoke to the landscaping of the project as outlined in the report dated July 28, 2015.

In response to questions from the Panel, Mr. Pattison and Mr. Ross provided the following information:

- Bollards would be utilized to provide separation between the plaza and greenway trail;
- The Metro Vancouver Parks department has standard furniture such as benches and picnic tables that could be implemented at the site;
- The coloured glass panels would provide privacy; and,
- While the building would have security lighting at night, Port Metro Vancouver does not light its parks at night.

The Panel noted that the project effectively utilizes the site's green space and that the landscaping would complete the river front trail. The Panel commended the applicant for the use of exposed heritage pipe, interpretive signage and heritage photos. In addition, the Panel provided the following suggestions:

- The coloured window panels could be toned down with additional balance;
- The hydro mast requires additional work;
- Additional visual or textural delineation could be utilized between the plaza and greenway trail;
- The parking lot could not utilize curbs to assist with drainage;
- The roof form could benefit from additional expression; and,
- The building structure could benefit from alternative materials.

MOVED and SECONDED

THAT the project return to the Panel with consideration made for:

- *The use of color on the window glazing;*
- *Roof form;*
- *Upper and lower plaza details;*
- *Permeable pavers;*
- *Interface between the plaza and the greenway, including the ramp to the upper plaza;*
- *Public art response; and,*
- *The interface between the upper plaza and the building.*

CARRIED.

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

4.3 This item was removed from the agenda.

4.4 Queensborough Special Study Area

OCP0009

Rupinder Basi, Senior Planner, and Lynn Roxburgh, Planner, summarized the report dated July 28, 2015 regarding an application that has been received to amend the Official Community Plan in order to change the land use designation and to create a new Development Permit Area and design guidelines for the portion of the Special Study Area designated Queensborough Comprehensive Development (QCP).

In response to questions from the Panel, Ms. Roxburgh advised that other developments in the area would be governed by these design guidelines.

Cameron Chalmers, Platform Properties Ltd., provided a PowerPoint presentation summarizing the details of the project as outlined in the report dated July 28, 2015.

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

- Street parking would be provided along Mercer Street;

- The plaza would be located near the street to animate the space and make the project feel like less of a strip mall;
- It is unclear when or if whistle cessation would be accomplished at the Mercer Street crossing; and,
- Ewen Avenue would not function as the main street due to the presence of railway tracks.

Discussion ensued, and the Panel suggested that while it would be sensible to locate commercial space along Mercer Street, Ewen Avenue should be developed as well. The Panel provided the following additional suggestions:

- That the non-residential use for the main floor of the live-work units be included in the design guidelines;
- That additional parking be implemented;
- That the plaza have additional functionality, such as farmer's markets, movie nights and storm water management;
- The guidelines could provide additional information regarding how this project would be distinct from other projects in the area;
- That a residential entrance be provided from the Mercer Street frontage;
- That the flexible live-work units be located closer to the sidewalk to provide additional interface;
- That additional work is required on the intersection located at Blakely Street and Mercer Street; and,
- That the Ewen Avenue greenway be brought through the parking lot.

MOVED and SECONDED

THAT the design guidelines for the portion of the Special Study Area designated Queensborough Comprehensive Development are appropriate; however, additional work is required on the commercial plaza, flexible live-work units and meaningful identity

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

August 25, 2015 (in Committee Room No. 2)

9.0 ADJOURNMENT

ON MOTION, the meeting was adjourned at 6:15 p.m.

Certified Correct,

David Roppel
Acting Chair

Lauren Blake
Committee Clerk