

NEW WESTMINSTER DESIGN PANEL

Tuesday, November 24th, 2015 3:00p.m.
Committee Room No. 2

MINUTES

MEMBERS PRESENT:

Doug Hamming	- Chair, AIBC Representative
Donald Andrew	- AIBC Representative
Meredith Mitchell	- BC Society of Landscape Architects
David Roppel	- Development Industry Representative (UDI) (arrived at 3:11)
Robert Duke	- AIBC Representative

REGRETS:

Jay Hiscox	- AIBC Representative
Maria Fish	- BC Society of Landscape Architects

GUESTS:

Eric Pattison	- Pattison Architecture
Keith Ross	- Pattison Architecture
Jessie Arora	- DF Architecture Inc.
Caelan Griffiths	- PMG Landscape Architecture

STAFF:

Jim Hurst	- Development Planner
Lauren Blake	- Committee Clerk
Debbie Johnstone	- Committee Clerk

The meeting was called to order at 3:05 p.m.

1.0 ADDITIONS TO AGENDA

There were no additions.

2.0 ADOPTION OF MINUTES

2.1 Adoption of the Minutes of August 25, 2015

MOVED and SECONDED

THAT the minutes of August 25, 2015 New Westminster Design Panel meeting be adopted.

CARRIED.

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

3.0 REPORTS AND INFORMATION

There were no additions.

4.0 DESIGN REVIEWS

4.1 1 Cumberland Street

Jim Hurst, Development Planner, summarized the report dated November 24, 2015, regarding a Development Permit application that has been received to allow the development of a Metro Vancouver pump house building and a plan for the greenway extension.

Eric Pattison, Pattison Architecture, provided a PowerPoint presentation summarizing details of the project as outlined in the report dated November 24, 2015. Following the presentation, Keith Ross, K. R. Ross & Associates, spoke to the landscaping details of the project.

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

- The form and character of the building were inspired from the original shed;
- It is anticipated that the patterned and coloured glass should reduce the likelihood of birds flying into the windows;
- All windows in the building would be transparent;
- For nighttime lighting, wall pack lighting would be implemented around the building, the roof top screens would be backlit, and the GIS penthouse would glow;
- As per Metro Vancouver's direction, lighting in the park would not be provided past dusk;

- Signage and interpretation of the building could be implemented as part of Metro Vancouver's communication strategy;
- The parking area would have both scoops and cut curbs to provide drainage. There is also a drain in the middle of the plaza for excess water issues; and,
- Steps up to the ramp may be required, and an edge could be added to the plaza.

In addition, Mr. Hurst advised that Metro Vancouver has voluntarily proposed to implement a public art project on the site, and have been in discussion with the City's Public Art Advisory Committee.

Discussion ensued, and the Panel provided the following comments:

- Slight variations in the development of the east side of the building were good improvements;
- The new colour scheme and gridded windows were well received by the Panel;
- The refurbishment of the riverway would be visually appealing for the area;
- The incorporation of the restoration work on the building was commended;
- It was suggested that a circular walking path be created to connect the greenway to the plaza;
- Implementing stairs at the edge of the ramp could create an organic pathway from the bridge to the upper plaza;
- Removing the road hammerhead, if it is not required, could provide additional plaza space;
- A higher quality paving material could be implemented in the greenway; and,
- It was suggested that the space could be animated with art and other objects (i.e. telescopes) to create an engaging public space.

MOVED and SECONDED

THAT that Panel support the project with a review of the greenway and plaza paving material, and the provision of a path from the concrete bridge to the wet well plaza, and the identification of furniture and iconic industrial fragments, interpretive elements and art on the site plan.

CARRIED.

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

4.2 602 Ewen Avenue

Jim Hurst, Development Planner, summarized the report dated November 24, 2015 regarding a Rezoning and Development Permit application that has been received to allow a 16 unit residential development at 603 Ewen Avenue and 257 Boyne Street.

Jessie Arora, DF Architecture Inc., summarized details of the project as outlined in the report dated November 24, 2014. Mr. Arora advised that the goal of the complex was to replicate the streetscape of the area, and to provide the townhomes with a more single family housing feel.

Caelan Griffiths, PMG Landscape Architecture, provided a PowerPoint presentation detailing the landscaping of the project as outlined in the report dated November 24, 2015.

In response to questions from the Panel, Mr. Arora and Mr. Griffiths provided the following information:

- Units would be accessed from the internal lane of the complex and the houses would back on to Ewen Street;
- Each home would have low picket fences and a pathway off Ewen Street for garage access;
- There would be space along the street for water and/or gas meters;
- A sidewalk would not be implemented off of Boyne Street due to the presence of a ditch; and,
- Firetruck access to the units would not be an issue.

Discussion ensued, and the Panel provided the following comments:

- The form and character described in the design rational do not match the current design of the complex;
- The project appears to turn its back on Ewen Avenue, and the street elevations on Ewen Avenue read as rear elevations;
- It was suggested that the units be turned to allow the front of the homes to face Ewen Avenue or Boyne Street;
- There is a lack of windows on the ground floor as well as on the sides of the homes;
- The main roof gables do not face the main street or come to the ridge of the home;
- The brick sides elongate the height of the building, making the building appear taller and more narrow than it is;

- The low pitch roof on the units makes the homes appear blocky and flat roofed;
- The second level of the home overhangs significantly beyond the garage level which may cause issues for the clearance of the trees as shown on the drawings;
- It was suggested that a public walkway be created by the visitor parking stall;
- A concrete sidewalk could be implemented for general entry;
- It was suggested that the 5.6 foot high fence could be lowered at the entryway of the complex;
- The units that front onto Ewen Avenue could be provided with pathways that lead to a location other than the garage door;
- The picket fencing off Ewen Avenue could be set back further to provide additional room for planting;
- Screen planting was recommended for the entrance of the development;
- The pathways to the garage could be eliminated or the ground floor layout could be reconfigured to provide a front entrance off of Ewen Avenue;
- The internal street could be limited to one way traffic and could be reduced to 12-14 feet to provide additional amenities (i.e. playground, sandbox, swing set, etc.); and,
- The lot may be better utilized with duplex or row style homes, or as single family homes together with a condominium development facing the lane.

MOVED and SECONDED

THAT that Panel does not support the project subject to the above noted comments; and,

THAT the project returns to the Panel.

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

December 8, 2015 (in Committee Room No. 2)

9.0 ADJOURNMENT

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

Certified Correct,

Doug Hamming
Chair

Debbie Johnstone
Committee Clerk