

NEW WESTMINSTER DESIGN PANEL

Tuesday, July 26, 2016 3:00 p.m.
Committee Room No. 2

MINUTES

MEMBERS PRESENT:

Meredith Mitchell	- Chair, BC Society of Landscape Architects
Donald Andrew	- AIBC Representative
David Roppel	- Vice Chair, Development Industry Representative (UDI)
Robert Duke	- AIBC Representative (exited the meeting at 6:02 p.m.)
Maria Fish	- BC Society of Landscape Architects
Rodney Maas	- Architectural Institute of BC

REGRETS:

Maranatha Coulas	- Architectural Institute of BC
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GUESTS:

Ralph Huizinga	- First Capital
Devon Skinner	- McKinley Burkart
Peter Mullen	- David Johnson Architect Inc.
Witmar Abele	- KMBR Architects Planners Inc.
Pat Campbell	- PMG Landscape Architects
Evan Allegretto	- Wesgroup Properties
Richard Bernstein	- Chris Dikeakos Architects Inc.
Dylan Chernaff	- Durante Kreuk Ltd.

STAFF:

Rupinder Basi	- Senior Development Planner
Michael Watson	- Senior Planning Analyst
Jim Hurst	- Development Planner
Debbie Johnstone	- Committee Clerk

The meeting was called to order at 3:00 p.m.

1.0 ADDITIONS TO AGENDA

There were no additions.

2.0 ADOPTION OF MINUTES

2.1 Adoption of the Minutes of April 26, 2016

MOVED and SECONDED

THAT the minutes of the April 26, 2016 New Westminster Design Panel be adopted with the following change.

CARRIED.

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

2.2 Adoption of the Notes of May 24, 2016

MOVED and SECONDED

THAT the meeting notes of the May 24, 2016 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

4.1 801 Columbia Street

Michael Watson, Senior Planning Analyst, summarized the report dated July 26, 2016 regarding a Special Development Permit application that has been received to allow the development of a three storey commercial restaurant space at 801 Columbia Street which would connect to, and form part of, the Shops at New West complex.

Ralph Huizinga, First Capital, and Devon Skinner, Mckinley Burkart, provided a PowerPoint presentation regarding the proposed plans for the project.

In response to questions from the Panel, Mr. Huizinga and Mr. Skinner provided the following information:

- The plaza would be accessible from the street level via stairs;
- The stairway would be open to the public and would not be gated;
- The loading bay would be shared with the existing facilities;

- Steel columns and wood infill would be utilized for the entry canopy, as well as for the canopy at the top of the stairway;
- Window treatments, or implementing a planter box between the restaurant and the neighbouring building could be considered to provide additional privacy;
- Developers would be working with the City on the sidewalk and the curb line surrounding the building; and,
- A landscape designer would be consulted regarding planting for the project.

Discussion ensued, and the following comments were provided:

- Creating a small patio area beyond the vertical lift doors with table seating as suggested in the staff report, could better activate Columbia Street as opposed to the implementation of a drink rail in this location;
- Durability and longevity of wood materials was noted as a potential concern and could be considered by the applicant;
- Crime Prevention Through Environmental Design (CPTED) issues could be further considered regarding the entryway under the stairs, and the exit door onto Columbia Street;
- The stairway appears heavy and could be better integrated into the building design. It was suggested that a more interesting and industrial approach could be considered to better integrate the stairway, such as flaring the stairs at the bottom, elongating the structure, and utilizing alternate materials;
- While the dark colour scheme for the building is visually appealing, it was suggested that a slight lightening of the colour could be considered;
- The adaptive reuse of materials was encouraged, especially on the interior, which would be highly visible from the exterior;
- Providing a more accessible elevator to the general public could improve access for those with limited mobility to the building and the larger complex;
- Mechanical screening should be included given the overlook onto this site;
- Glass canopies should be considered around the building, including over the stairs to the Shops, along Eighth Street over the main entrance and over the vertical lift doors;
- Additional paving pattern at the entrance could benefit the public realm;
- Due to the lack of sunlight in the loading bay area, planting could be difficult to maintain. Appropriate planting for the conditions should be recommended by a landscape architect.
- Implementing sun and rain protection for the vertical lift doors was suggested;

- Implementing bike racks on Columbia Street between trees could be considered which could also act as barrier between pedestrians and traffic;
- Additional attention is needed regarding how the building meets the sidewalk;
- Adequate lighting surrounding the building could provide the building with additional presence in the evening and assist in dealing with CPTED concerns; and,
- It was suggested that a landscape architect should be obtained for the project.

MOVED and SECONDED

THAT the Panel supports the Special Development Permit application for 801 Columbia Street with consideration of the above noted comments and the City’s review of the landscape plans.

CARRIED.

All Panel members voted in favour of this motion.

4.2 737 Carnarvon Street

Michael Watson, Senior Planning Analyst, summarized the report dated June 26, 2016 regarding an application that has been received for a Special Development Permit to allow changes to the exterior of the existing mixed use building at 737 Carnarvon Street. This application had been presented at the May 24, 2016 Design Panel meeting; however, architects wanted to readdress the Panel regarding their approach.

Peter Mullen, Daniel Johnson Architect Inc., provided a PowerPoint presentation regarding the changes to the colour pallet for the building. Mr. Mullen explained that the proposed colour scheme with metal panels would only be implemented on the main floor in order to attract attention to the entrance of the building.

Discussion ensued, and the Panel provided the following comments:

- The colour scheme for the main floor entranceway does not provide enough contrast in relation to the rest of the building;
- Concerns were expressed regarding the patchwork of colours suggested for the entranceway, as it accentuates the horizontality of the building;
- Additional planting could be considered to mark the entrance of the building; and,

- A simple, clean design with a prominent accent colour could be a more effective approach.

The Panel agreed that the architect should continue to work with the City to further develop their approach.

MOVED and SECONDED

THAT the Panel supports the Special Development Permit application for 737 Columbia Street with consideration of the comments provided.

CARRIED.

All Panel members voted in favour of this motion.

4.3 260 Twelfth Street

Jim Hurst, Development Planner, summarized the report dated July 26, 2016 regarding an application that has been received to rezone the site at 260 Twelfth Street to allow a development with the Calvary Worship Centre and John Knox Christian School sharing the building and parking.

In response to questions from the Panel, Mr. Hurst reported that in proceeding with this application neighbourhood consultation would be required.

Witmar Abele, KMBR Architects Planners Inc., and Pat Campbell, PMG Landscape Architect Inc., provided a PowerPoint presentation regarding the potential plans for the project.

Following questions from the Panel, Mr. Abele and Ms. Campbell provided the following information:

- City Bylaws do not require on-site pick up and drop off; however, it is anticipated that drop off spaces would be implemented in the school's underground parkade, as well as on Third Avenue and Twelfth Street;
- Plans to activate the school rooftop are being finalized;
- Metal paneling on the building would be decorative and would not provide solar power; however, the school would aim to be energy efficient ; and,
- It is not anticipated that residential homes views would be affected by the building.

Discussion ensued, and the Panel provided the following comments:

- Further connectivity throughout the school could be considered;

- Implementing a different colour or accent throughout the building was suggested;
- An atrium could soften the area between the street and the schoolyard;
- Further consideration regarding pick up, drop off and traffic management could be required;
- The concrete wall of the parkade could be altered to add more interest to the streetscape;
- The building frontage on the Third Street elevation lacks the innovation illustrated on Twelfth Street;
- Lighting concerns were expressed for the courtyard of the school. It was suggested that landscape lighting could help target this issue;
- Implementing permeable fencing was suggested to address safety concerns;
- Considerations regarding adequate shade could be explored when finalizing plans for the rooftop area. It was further suggested that a green roof be considered; and,
- The edges of the building could be further addressed for the potential Official Community Plans for the area.

MOVED and SECONDED

THAT the Panel supports the project at 260 Twelfth Street subject to the above noted comments.

Carried.

David Roppel voted in opposition of this motion.

4.4 258 Nelson’s Crescent

Procedural note: Robert Duke declared a conflict of interest and exited the meeting at 6:02 p.m.

Rupinder Basi, Senior Development Planner, summarized the report dated July 26, 2016 regarding an application that has been received to construct a 26 storey residential building addressed as 258 Nelson’s Court in the next phase of the Brewery District Development.

Richard Bernstein, Chris Dikeakos Architects Inc., Dylan Chernaff, Durante Kreuk Ltd., and Evan Allegretto, Wesgroup Properties, provided a PowerPoint presentation regarding the potential development plans for Building six of the Brewery District.

Following questions from the Panel, Mr. Bernstein, Mr. Chernaff, and Mr. Allegretto provided the following information:

- The urban agricultural beds in the open space area would be raised;
- Food trucks would aim to further activate the open space area; and,
- Once completed, building seven would provide additional connectivity to the Brewery District.

Discussion ensued, and the Panel provided the following feedback:

- Implementing smaller trees in the open space and throughout the development could be considered to address Crime Prevention Through Environmental Design (CPTED) concerns;
- The juxtaposition of the townhomes and the open park space is well designed and provides an ‘eyes on the street’ feel;
- Implementing the arbour over the long table is visually appealing; however, concerns were expressed regarding the success of planting in this area due to a lack of sunlight;
- The installation of electrical elements in the open space was suggested for programming events;
- Providing adequate lighting in the open space/park area was suggested;
- The urban agriculture and the separation of private and public space is well defined;
- Steps in the open area could be utilized as additional seating areas if made slightly deeper; and,
- The bubbled design pattern could be implemented on the west elevation rather than the east as it would be more visible from the park area.

The Panel agreed that Building six utilizes similar materials and colour schemes as other buildings in the Brewery District, therefore no major comments were provided.

MOVED and SECONDED

THAT the panel support the application for 258 Nelson’s Crescent with consideration of the comments provided.

CARRIED.

All Panel members voted in favour of this motion.

5.0 NEW BUSINESS

5.1 Confirmation of quorum for Tuesday August 23, 2016

6.0 UNFINISHED BUSINESS

There were no items.

7.0 CORRESPONDENCE

There were no items.

8.0 NEXT MEETING

August 23, 2016 (in Committee Room No. 2)

9.0 ADJOURNMENT

ON MOTION, the meeting was adjourned at 7:07 p.m.

Certified Correct,

Meredith Mitchell
Chair

Debbie Johnstone
Committee Clerk