

NEW WESTMINSTER DESIGN PANEL

Tuesday, December 11, 2018, 3:00 p.m.
Council Chamber, City Hall

MINUTES

MEMBERS PRESENT:

Chris Block	- Architectural Institute of BC Representative
Meredith Mitchell	- Chair, BC Society of Landscape Architects
David Roppel	- Development Industry Representative (arrived at 4:00 p.m.)
Sarah Siegel	- BC Society of Landscape Architects
Joey Stevens	- Architectural Institute of BC Representative

REGRETS:

Derek Newby	- Architectural Institute of BC Representative
Craig West	- Vice-Chair, Architectural Institute of BC Representative

GUESTS:

Richard Bernstein	- Chris Dikeakos Architects Ltd.
Jim Bussey	- Formwerks Architectural
Paul Whitehead	- Greenway Landscape Architecture
Fabian Leitner	- Wesgroup Properties Ltd.
Dylan Chernoff	- Durante Kreuk Ltd.
Xuedong Zhao	- Zhao XD Architect Ltd.
Denitsa Dimitrova	- PMG Landscape Architect

STAFF:

Rupinder Basi	- Senior Development Planner
Dilys Huang	- Planner
Britney Quail	- Heritage Policy Planner
Mike Watson	- Planner
Heather Corbett	- 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 November 27, 2018

MOVED and SECONDED

THAT the November 27, 2018 minutes of the 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 1209 – 1217 Eighth Avenue

**DP000753
REZ00158**

Dilys Huang, Planning Analyst, summarized the staff report dated December 11, 2018, regarding a proposed Rezoning and Development Permit application to facilitate the construction of a 22 unit, ground-oriented townhouse development for five properties located at 1209-1217 Eighth Avenue.

Ms. Huang reviewed the details of the proposal, including the location, zoning and site context of the property within the OCP designation of the area, and noted the questions that the Design Panel was asked to consider.

Jim Bussey, Architect, and Paul Whitehead, Landscape Architect, provided the Panel with the following information regarding the project:

- Neighbourhood context of the proposal, including density types of surrounding properties and streetscape photographs;
- Precedent and character images, 3D renderings, site plan, building elevations, vehicle access, and parking areas;
- Shadow analysis of the project;
- Unit plans, materials and colour schemes;
- Sustainability objectives, including BUILT GREEN Gold energy standard and Step Code Level 3, with possible electrical conversion panels on the roof;
- Landscaping elements, including central walkway, circulation, courtyard space, plant materials, amenity space, seating areas and child play space;
- Individual unit outdoor spaces and entries; and,
- Provision of bike storage and parking areas off the lane.

In response to questions from the Panel, Mr. Bussey and Mr. Whitehead provided the following information:

- The parking on the lane would sit five feet above the courtyard;
- The elevation of Building 4 would be 2.5 storeys above the courtyard and 1.5 storeys above the lane;
- The gradient from the lane to the courtyard is 5%;
- The proposed streetscape along the lane would be surface parking with planting adjacent;
- The soffit finishing is proposed as longboard;
- Planting is proposed to mitigate light from car headlamps from shining into houses from the parking area;
- Trees would be planted at the west end of the courtyard to dampen east/west views to adjacent properties;
- A new or existing fence would separate the path termination at the west end of the courtyard from the adjacent property; and,
- Parking stall #5 would be accessed by the ramp; however there is no opportunity to situate both accessible stalls near the ramp.

Discussion ensued and the Panel noted the following comments in relation to each of the Staff questions asked in the December 11, 2018 report:

Question 1: Staff seeks input from the NWDP in regard to the project design, including the selection of building materials and colour scheme, and how the proposed development addresses the Infill Townhouse and Rowhouse Development Permit Area guidelines.

- Appreciation was shown for the project design and introduction of the housing type and increased density into the area; and,
- Material choices do not reflect the precedent images; consider an alternative to the woodgrain steel.

Question 2: Staff seeks input from the NWDP in regard to the overall scale and massing of the proposed buildings.

- Overall form, scale and massing of the buildings are appropriate, and address the area guidelines; and,
- The courtyard is scaled well to the proposed development.

Question 3: Staff seeks input from the NWDP in regard to the transition between the proposed development and adjacent properties, and how the project fits within the surrounding neighbourhood context. This includes the proposed lowering of the Building 1 two storey end unit adjacent to the single detached dwelling to the west by 0.6 m. (2 ft.), and the modified roofline for the Building 2 and 4 end units to the east.

- The proposed stepping down of the building and transition into the adjacent neighbourhood is appropriate; and
- More consideration could be given to the blank end walls, in terms of their appearance to the building to the west and future buildings to the east.

Question 4: Staff seeks input from the NWDP in regard to the proposed site layout, including the pedestrian walkways, and siting of the accessible parking spaces and waste enclosure area.

- Appreciation was shown for the design of the pedestrian walkways;
- The proposed parking above the living space and kitchens in Buildings 3 and 4 needs greater resolution, as the planting proposed would not be tall enough to screen the lights from cars;
- Concern was expressed in relation to the proposed parking area, including the following issues:
 - The location of accessible parking spot #5 is notably far from the accessible ramp;
 - The parking area, and backing in and out of cars, may have an impact on the lane, which is very active;
 - The site layout of the parking area is very dense;
 - The visitor parking stalls may present difficult maneuverability;
 - There is a lack of wheel stops;
- Consider the addition of terracing or a landing point on the stairs from the driveway into the courtyard;
- Consider the proposed alignment of the walkway with the doors of Units 18 and 19. If grading allows, there may be an opportunity to swap the amenity area with the units and improve view corridors up the walkway from Eighth Avenue; and,
- Consider the use of a greenscreen in conjunction with the fencing on the sides of the property.

Question 5. Staff seeks input from the NWDP in regard to overall on-site accessibility, with recognition that individual townhouse units are not intended to function as accessible dwelling units.

- Consideration should be given to the use of strollers within the family-friendly context, and how to create opportunities for easy access from the units and courtyard to the parking and Eighth Avenue;
- The site layout and accessibility work well; and,
- Sufficient functionality has been provided within a tight site.

Question 6. Staff seeks input from the NWDP in regard to the proposed common amenity area, central courtyard, and other landscaping features

- Appreciation was shown for the generous and welcoming courtyard and common area;
- Consider adding more playfulness to the natural children's play area, such as a hill slide and sand, in order to make clear that it is a play space;

- Ensure that planting provides adequate cover and screening from all viewpoints; and,
- Re-consider the placement of logs in the playspace area, as they are not always used as intended when in planting beds.

MOVED

THAT the project return to New Westminster Design Panel with further design development addressing the concerns raised by the Panel.

NOT SECONDED.

MOVED and SECONDED

THAT the New Westminster Design Panel support the project, with consideration of the panel's comments in regards to:

- *Wood material choice;*
- *Parking layout and its relationship to lane and planting;*
- *A review of the stairs down from driveway to the courtyard.*

CARRIED.

Chris Block and Meredith Mitchell voted in opposition.

4.2 268 Nelson's Court (Brewery District Building 7)

DP000756

Rupinder Basi, Senior Development Planner, summarized the staff report dated December 11, 2018, regarding the proposal for a 32 storey, mixed-use development at 268 Nelson's Court (Brewery District – Building 7).

Mr. Basi reviewed the details of the proposal, including the different housing types, unique building materials, location, and site context of the property within the neighbouring developments, and noted the questions that the Design Panel was asked to consider. Mr. Basi also noted that the transit plaza is still in discussion and would return to the Design Panel at a later date.

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

- The office space is not a requirement of the zoning, but is being proposed as a part of the application;
- The design of the parkade would be carried forward from previous phases;
- The Design Panel is asked to only comment on the transit plaza insofar as to ensure the interface would work well between the proposed building, TransLink property and the strata building to the north; and,
- The park design was already reviewed as part of Building Parcel 6.

Richard Bernstein, Architect, Dylan Chernoff, Landscape Architect, and Fabian Leitner, Wesgroup Properties, provided a PowerPoint presentation covering the following information regarding the project:

- Background on the project, including photos of the existing buildings and parkades to demonstrate view potentials and complementary colours and materials;
- Materials and colours proposed, which would be an upgrade from other towers in order to make this a feature building;
- Design of the building, including 3D views, renderings, and elevations;
- Design rationale of reference to brewing and beer within all buildings in the Brewery District;
- Breakdown of housing types, parking stalls, site plans and floor plans; and,
- Landscape plan for lower and upper levels, including viewing deck

In response to questions from the Panel, Mr. Bernstein, Mr. Chernoff, and Mr. Leitner provided the following information:

- The intent would be to deliver the shell space for the daycare and defer to the operator for fit-out and operation;
- The proposed daycare space would replace the current daycare in Building 1;
- The programming of the transit plaza is still evolving, however the current vision is to see it as an open and welcoming pedestrian thoroughfare and promenade space with views;
- The Terminus node and walkway from transit is still being defined, but may contain seating or gathering areas;
- There is no connection to or from Brunette currently proposed;
- The grading of the connection between the Anvil residential building, Sapperton station and the plaza is still to be determined;
- A connection between the two lawn areas has not been considered;
- The cul-de-sac would be used by both the office workers and the daycare patrons; and,
- The landscaping on the other buildings within the Brewery District has been performing well in regards to wind and exposure.

Discussion ensued and the Panel noted the following comments in relation to each of the Staff questions asked in the December 11, 2018 report:

Question 1: Staff seeks input from the NWDP in regards to the project design and building materials/colour palette of the proposed development and how it addresses Villages at Historic Sapperton Green DPA guidelines. In particular, the use of bronze metal extrusions and bronze metal panels which are inspired by the previous history of the site as a brewery and the bronze vats typically used to brew beer.

- Appreciation was shown for the material choices, and the use of copper to introduce an element of warmth that is contemporary and invokes historical reference;
- Consideration could be given to extending the copper down to Brunette to make a stronger connection; and,

- Appreciation was shown for the tower design and the focal point it provides at the end of the development.

Question 2: Staff seeks input from the NWDP in regards to how the project interfaces with the future proposed Transit Plaza and the viewing deck located to the south of the proposed building. In keeping with the applicant's proposal to reference bronze metal vats, are there other design suggestions at the ground level that could be explored in regards to building entrance features or other elements?

- The project provides an opportunity to strengthen the connection between the buildings and transit ;
- Consider variations in surface treatments or landscaping to distinguish between the different building uses;
- Consider a connection or incorporation of a walkway along the Brunette edge for the public to admire the view;
- There could be an increase in plaza surface for the number of people in the building;
- Consider widening the park promenade in order to relieve the pinch point of the building geometry;
- The amount of space available for vehicles may conflict between the cul-de-sac, driveway and pedestrian use.

Question 3: Staff seeks input from the NWDP in regards to the proposed transit plaza (interim design), viewing deck, outdoor amenity areas, promenade (connecting transit plaza to the Nelson's Crescent), and other on-site landscaping features (hard and soft landscaping).

- Consider making the childcare entry more prominent;
- Consider connecting the North canopy to the property line like on the South side, as workers would benefit from a canopy and continuous weather protection;
- Appreciation was shown for the outdoor amenity areas and proposed features, such as the sunken planters;
- The pedestrian friendly cul-de-sac may require more consideration to ensure it is a safe space;
- The outdoor space on level 6 may be more usable if an indoor amenity space is associated with it;
- Consider the addition of a commonly accessible area for children; and,
- Consider the addition of vehicular access for the retail space.

Question 4) The applicant is proposing to locate the outdoor space for the childcare at the east end of the building facing towards River, Brunette Avenue, the SkyTrain guideway, and Brunette Industrial Area. As such, staff seeks input from the NWDP in regards to design approaches for mitigating noise, ensuring safety, and weather protection.

- The addition of planting and weather protection would be useful in mitigating noise and weather conditions.

MOVED and SECONDED

THAT the New Westminster Design Panel support the project with consideration of the comments.

CARRIED.

Chris Block voted in opposition.

4.3 837-841 Twelfth Street

**DPT00023
REZ00152**

Mike Watson, Planner, summarized the staff report dated December 11, 2018, regarding the proposal for a five-storey wood-frame multiple unit residential building at 837 - 841 Twelfth Street. The proposed building would consist of 31 residential units and would be built as an energy efficient building to BC Energy Step Code Level 4.

Mr. Watson noted that this project was reviewed by the NWDP on October 23, 2018, and the applicant has provided revisions to the project design, including a reduction of one storey and an addition of a two-storey massing to the east side of the building.

Xuedong Zhao, Zhao XD Architect Ltd. and Denitsa Dimitrova, PMG Landscape Architect, provided the Panel with the following information regarding the project:

- The changes to the project and feedback received from recent public consultation;
- The changes to the massing of the building and the relocation of the previous outdoor amenity area to the rooftop;
- Amendments to the ground floor patios;
- Re-consideration of materials, including the introduction of an accent in a natural-looking wood cementitious material;
- Changes to landscaping, including:
 - Addition of landscape screening at NW corner; and,
 - Addition of landscape buffer for windows of Unit Q.

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

- In response to the previous comments from the panel regarding increased activation of the street, wood accents have been added above the doors of the townhouses, and ;
- The scale of the patio spaces has been studied to prove that the space is usable by potential residents to provide further activation of the street;
- The recess at the Dublin Street entrance has been reduced, so that it is more visible and prominent;
- The effect of punched windows has been achieved by subtracting from the base, which allows the window to be almost flush to the masonry; and,

- The walkway from Dublin to the elevator lobby is intended to provide an additional exit, for convenience.

Discussion ensued and the Panel noted the following comments in relation to each of the Staff questions asked in the December 11, 2018 report:

Question 1: Comments from the panel regarding the interface of the revised building with the surrounding streets would be appreciated.

- The patios on the ground floor may benefit from further landscaping to activate the street;
- Consider the utility of the open space outside the Dublin Street lobby - it may be big enough to be used as a private patio for the adjacent townhouse unit;
- A weather canopy appears to be missing above the exit doors in the renderings of the lobby entry at Dublin Street;
- With revisions to the pathway, there may be sufficient space to consider the addition of patios to Units Q and R;
- Consider making the angled windows in the new units on the second level larger, as the proposed windows may be very small for the living areas; and,
- The activation of Dublin Street through the use of wood accents and patios does not provide sufficient expression of the townhouses.

Question 2: Comments from the panel in regards to how the revised project massing addresses the transition of the proposed development to the lower density residential building forms in the adjacent neighbourhood would be appreciated.

- The reduction in height and relocation of the amenity space provides a big improvement to the project; and,
- The scale and overlook of the building has been resolved through the reduction in height.

Question 3: Comments from the panel regarding the revised materials, texture of the materials, material colours, and the material detailing would be appreciated.

- Consider simplifying the colour palette and reducing the application of the colours in order to provide more subtlety.

Question 4: Comments from the panel on the revised building and landscaping interface with the lane on the lane (south) side of the property would be appreciated.

- Consider increased planting in front of the Dublin Street wall (may require permission from the City);
- Consider a columnar tree to replace the Japanese Maple in order to provide increased green interface up the building at street frontage; and,

- Consider removing the dog relief area and reducing the maintenance path in order to allow for more substantial planting to buffer the neighbouring house, and potentially allow for larger windows on the second level.

Question 5: Comments from the panel regarding the revised open space proposed by the applicant would be appreciated.

- The rooftop patio has been planned well and will provide a pleasant amenity area for future residents, while reducing overshadowing neighbouring properties; and,
- Consider the addition of shade structures or trees if possible, particularly near the children’s play area.

MOVED and SECONDED

THAT the New Westminster Design Panel recommend the proponent return with further design development to address the panel’s comments and concerns.

CARRIED.

Meredith Mitchell voted in opposition.

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

Tuesday, January 22, 2019, in Council Chambers.

9.0 ADJOURNMENT

ON MOTION, the meeting was adjourned at 5:53 p.m.

Certified Correct,

ORIGINAL SIGNED
Meredith Mitchell
Chair

ORIGINAL SIGNED
Heather Corbett
Committee Clerk