



## **NEW WESTMINSTER DESIGN PANEL**

**Tuesday, January 23, 2018, 3:00 p.m.**

**Council Chamber, City Hall**

### **MINUTES**

#### **MEMBERS PRESENT:**

Chris Block	- Chair, Architectural Institute of BC Representative
Maria Fish	- BC Society of Landscape Architects
Meredith Mitchell	- Vice Chair, BC Society of Landscape Architects
Craig West	- Architectural Institute of BC Representative

#### **REGRETS:**

Maranatha Coulas	- Architectural Institute of BC Representative
Rodney Maas	- Architectural Institute of BC Representative
David Roppel	- Development Industry Representative

#### **GUESTS:**

Miren Amaya Del Castillo	- Architect
Joanna Bieska	- SUVA Architecture
Pat Campbell	- PMG Landscape Architects
Nancy Dheilily	- Designer
Keith Koroluk	- Keith Koroluk Landscape Architect
John Saliken	- SUVA Architecture
Denis Turco	- Denis Turco Architect Inc.

#### **STAFF:**

Rupinder Basi	- Senior Planner
Hardev Gill	- Planning Technician
Heather Corbett	- Committee Clerk

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

### **1.0 ADDITIONS TO AGENDA**

#### **MOVED and SECONDED**

*THAT item 4.4 (215 Mowat Street) be removed from the agenda; and,  
THAT the agenda be approved 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 December 12, 2017**

#### **MOVED and SECONDED**

*THAT the minutes of the December 12, 2017 New Westminster Design Panel meeting be approved.*

**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**

### **4.1 228 and 232 Sixth Street**

**DPU00054  
REZ00109**

Rupinder Basi, Senior Planner, summarized the report dated January 23, 2018, regarding a Rezoning and Development Permit application to allow a six storey mid-rise development, comprised of 53 residential units and a two-level underground parkade, at 228 and 232 Sixth Street. The application had previously been reviewed as a pre-application at the June meeting and again at the December 12, 2017 meeting.

Mr. Basi reminded the Panel of the location of the site, the land use proposal for the project, and the considerations that the Design Panel was asked to evaluate.

Mr. Denis Turco, Denis Turco Architect Inc., and Mr. Keith Koroluk, Keith Koroluk Landscape Architect, provided a presentation in which they reviewed the updates made to the design in response to the Design Panel's December 12 comments (included in Appendix C of the January 23, 2018 report), including:

- Increased emphasis of the entrance through change in materials and glazing;
- Changes to the building's roofline and overhang;
- Increased articulation and variation on the Welsh Street elevation, through stepping of terraces along the streetscape and adding trellis slats to all sides of the building;
- Re-configured layout of units B and C so they are on a 45 degree angle;
- Updated materials and colour palette to ensure townhouses are distinguished from the rest of the building;
- Re-orientation of bedroom in unit over parking entrance;
- Provision of large planters on Sixth Street;
- Addition of children's amenities; and,
- Addition of small maple trees to define entrances on the Welsh Street side.

Discussion ensued and the Panel noted the following comments in relation to each of the Staff questions asked in the January 23, 2018 report (and the previous two meetings) and the responses provided to the previous comments:

*Question 1: Staff would like to obtain further feedback from the NWDP in regards to the relationship of the proposed building to Sixth Street while at the same time ensuring a suitable setback for the proposed patio spaces for the ground-oriented units.*

- The proposed setback is suitable with the addition of the low level planting and gate;
- The revisions made to the entrances of the ground-oriented units are attractive, and successful in harmonizing the scale of the building; and,
- Appreciation was expressed for the additional articulation – the trellis helps to identify the entry and provides extra structure.

*Question 2: Staff would like to obtain further feedback from the NWDP in regards to the overall scale, massing, and proposed materials of this proposal and how the development fits with the size of the property and the surrounding neighbourhood context.*

- Appreciation was expressed for the resolution of the corners of the building;
- The revision made to the hardie panel joints will improve the overall look of the building; and,
- Appreciation was expressed for the overall massing and stepping back of the roof.

*Question 3: Staff would like to obtain further feedback from the NWDP in regards to how the ground-oriented townhouse units and garden suites are defined so that they stand out from the upper levels of the proposed building.*

- Consider reviewing the articulation of the glazing of the townhouse units to differentiate it from the glazing above; and,
- The lowering of the planting appears to function well.

*Question 4: Staff seeks further input from the NWDP in regards to how this proposal addresses the building proximity issues to the existing apartment units to the north and west of the site.*

- The proposed separations are suitable, with plenty of buffer provided to the adjacent building; and,
- Ensure that the green screen will provide sufficient privacy even if the vines don't succeed.

*Question 5: Staff seeks further input from the NWDP in regards to how this proposal addresses the streetscape along Sixth Street (Great Street ) and Welsh Street in regards to providing a safe and attractive pedestrian-scale streetscape that provides for a good transition between public, semi-private, and private space of residents (patios for ground-oriented units).*

- The building fits well in the neighbourhood context;
- The planting on the boulevards adds visual interest; and,

- As the site is at the bottom of a hill, consider adding a bench outside the building, as this would add to streetscape of Sixth Street for pedestrians and residents alike.

Further general comments were noted by the Design Panel:

- Overall, all of the Panels comments and concerns have been addressed;
- Ensure adequate soil volume for the added small-star magnolias;
- Ensure that the separations and the surface material adhere to the regulations for the children’s play features; and,
- Consider the addition of rain and/or sun shelter for the rooftop play area, as it will be exposed.

**MOVED and SECONDED**

*THAT the New Westminster Design Panel support the project as presented, with consideration to the comments provided.*

**CARRIED.**

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

**Procedural Note:** Although Meredith Mitchell had recused herself from the following project in the past two reviews due to a conflict of interest as the arborist, it was deemed unnecessary at this meeting, in the interest of maintaining quorum, and because the arborist report was not discussed in the context of the project.

**4.2 406 – 412 E. Columbia Street**

**DPS00047  
REZ00137**

Rupinder Basi, Senior Planner, summarized the report dated January 23, 2018, regarding a Rezoning and Development Permit Application to allow a six-storey, mixed use development project with 72 secured market rental units (previously 80), retail space at grade and office space on the second storey, at 406 – 412 East Columbia Street. The application had previously been reviewed at the September meeting and again at the December 12, 2017 meeting.

Mr. Basi pointed out that the proposal had recently been reduced to from 80 rental units to 72 and reminded the Panel that the six storeys had been proposed in return for at-grade commercial units, office space and market oriented rental units, all of which would contribute to creating an East Columbia Great Street, and align with the City’s family-friendly housing policy.

John Saliken and Joanna Bieska, SUVA Architecture, and Pat Campbell, PMG Landscape Architects, provided a presentation in which they summarized the updates made to the design in response to the Design Panel’s December 12 comments (included in Appendix C of the January 23, 2018 report), including:

- Updated residential floor plans and layouts, indicating the reduced number of units and efforts included in the design to ensure sufficient light;
- Changes in materials from hardie board to metal cladding;
- Changes to rear elevation design, incorporating shadow studies;

- Changes to front elevation design, including cantilever element, materials, canopy, storefronts, landscaping and streetscape;
- Changes to elevators;
- Updated design of parkade to accommodate a storage locker for each resident and subsequent increase in floor space for amenity; and,
- Updates to the landscape design, including the addition of planters at both front and rear and updates to the rooftop plan.

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

- The outdoor amenity space exceeds the requirement of 10% of the gross residential area;
- The building will be set back one metre from the existing property line;
- Access to the area above the door beside the Elizabeth Fry building would be by ladder;
- It is not currently planned for residents to “priority call” the elevators; and,
- The trellis on the rooftop amenity will be approximately 10 feet in height.

Discussion ensued and the Panel noted the following comments in relation to each of the questions asked in the January 23, 2018 Staff report:

*Question 1: Staff would like to obtain preliminary feedback from the NWDP in regards improving the relationship of the proposed building to East Columbia Street while at the same time ensuring a suitable setback for the upper levels of the building (above the second floor office level)*

- Appreciation was expressed for the stepping of the building;
- The setback of the building is successful and will doubtless provide an effective streetscape;
- The addition of the glass canopy above the commercial level is appreciated;
- The dynamic paving will likely be a benchmark for the street and make a difference for future developments; and,
- Consider aligning the south door (beside the Elizabeth Fry building) with the Elizabeth Fry building rather than with the storefronts.

*Question 2: Staff seeks input from the NWDP in regards to the overall scale, massing, and proposed materials of this proposal and how the development can best fit with the size of the property and the surrounding neighbourhood context.*

- The building appears to meet the design guidelines criteria;
- Appreciation was expressed for the change in materials;
- The massing is large in the present context, but this will likely diminish once East Columbia fills in; and it will likely set a benchmark for the area;
- The Panel appreciated the addition of the shadow diagrams in the package;
- The overlooking of the single dwellings at rear remains a concern – proponents should work with Staff to ensure residents are satisfied as much as possible with the development.

*Question 3: Staff seeks input from the NWDP in regards to how the ground-level commercial and second level offices are defined so that they stand out from the upper levels of the proposed building.*

- No particular comments were made on this question.

*Question 4: Staff seeks input from the NWDP in regards to proposed vertical and horizontal design elements and how these contribute to the overall design of the building. Staff also seeks input in regards to how the residential and office entry is defined from the rest of the building/commercial retail units at grade.*

- The design elements are successful; and,
- Consider the scope for separate lobbies and a secure elevator for the residents of the building.

*Question 5: Staff seeks input from the NWDP in regards to how this proposal addresses the streetscape along East Columbia Street (Great Street) in regards to providing a vibrant, animated, and pedestrian-oriented streetscape.*

- The glass canopy adds a human scale and will likely modernize the area;
- The streetscape has been addressed well;
- Appreciation was expressed for the placement of the bike racks;
- The new signage plan and desire for a finished look before tenancy is appreciated;
- Consider reviewing the rooftop trellis in a 3D model in terms of its visibility from East Columbia Street; and,
- Consider replicating the rooftop greenery edging visible on the East Columbia side on the rear lane elevation.

*Question 6: Staff seeks input from the NWDP in regards to the design of the rear elevation of the building.*

- The rear elevation is better composed and the materials have better logic than previous iterations;
- Appreciation was expressed for the additional planting pockets at the rear of the building; and,
- Ensure that the sedum mats will be sufficiently irrigated.

Further general comments were noted by the Design Panel as follows:

- Appreciation was expressed for the improvements to the package supplied;
- Ensure sufficient ventilation for the bedrooms; and,
- The rooftop amenity design is appreciated – it appears to have plenty of seating areas, as well as passive and active uses.

### **MOVED and SECONDED**

*THAT the New Westminster Design Panel support the project as presented, with consideration to the comments provided.*

**CARRIED.**

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

Mr. Hardev Gill, Planning Technician, summarized the report dated January 23, 2018, regarding a Rezoning and Development Permit Application for a four unit rowhouse development at 118 Royal Avenue.

Mr. Gill reviewed the location and neighbourhood context of the site, the land use designation and proposed rezoning for the project, and the considerations that the Design Panel was asked to evaluate.

Ms. Miren Amaya Del Castillo, Architect, and Ms. Nancy Dheilily, Designer, gave a presentation on the proposed development, including the streetscape context, site and unit plans, elevations, materials, floor plans for all floors, landscape plan, and plant schedule.

In response to questions from the Panel, Ms. Amaya Del Castillo and Ms. Dheilily provided the following information:

- Parking would consist of two carports, containing one parking space per unit;
- Off Royal Avenue, there would be two to three steps up to the front doors from grade level;
- The development would not be stratified;
- There would be roof lights visible from Royal Avenue;
- The City will not permit basement-level secondary suites in this development;
- The 1 metre easement shown in the plans is intended to represent the proposed multi-use pathway (MUP) once it is complete;
- Grass will be planted at the front of the property until the MUP is in place;
- A wood fence will likely be built along the existing retaining wall on the West elevation, replacing the chain-link fence;
- A sidewalk will be put in place on the Cunningham Street side, similar to the existing sidewalk at the school property line;
- As the plans indicate, there will be a wall between the two parking bays;
- The roof will be divided into compartments in order to comply with fire separation requirements;
- The stairs at the front and back of the units are needed due to the grade of the property;
- The black boxes on the plans indicate the areas intended for garbage;
- The guard rails on the rear elevation are planned to be glass with metal frames;
- The carports will be covered by a flat wood frame, with a possible sedum-based green roof; and,
- The lower bedroom window will have a fence and guard rail in front of it.

Discussion ensued and the Panel noted the following comments in relation to each of the questions asked in the January 23, 2018 Staff report:

*Question 1: Staff seeks input from the NWDP in regards to the orientation of all four units facing Royal Avenue and the impact this may have from an urban design perspective.*

- Consider upgrading the windows to dampen the noise from Royal Avenue;
- The hedges on neighbouring properties likely provide a great deal of privacy from Royal Avenue – livability could be a concern for the houses being considered in this project; and,
- Pulling the roof down could further delineate the units, as the straight roof line may dominate the view.

*Question 2: Staff would like to obtain feedback from the NWDP in regards to improving the relationship of the proposed building with the adjacent school site in terms of enhancing the east elevation by providing more building articulation.*

- The elevation addressing the school has sufficient articulation and interest;
- As the carports will be visible from the school, ensure that they are attractive, well-lit, and secure; and,
- Ensure that the fencing on the perimeter wall will be permeable, and indicate the materials on the drawings.

*Question 3: Staff seeks input from the NWDP in regards to how this proposal addresses the streetscape along Royal Avenue and Cunningham Street in regards to providing a safe and attractive development and connectivity between the public and private realm.*

- While the intent of the development would activate the streetscape along Royal, it is likely that the front yard may not be well used due to the busy and loud nature of Royal Avenue;
- In terms of usability of outdoor space, it may be worthwhile to push the building closer to Royal Avenue and increase the back yard space;
- The yard and garden spaces have good functionality and design;
- Concern was expressed about the carports, in terms of CPTED issues, security and how they would engage with Cunningham Street;
- The carports may be more successful if they are fully open or fully closed;
- Consider the use of a permeable surface for the parking pads; and,
- Consider reducing the amount of planting along Cunningham Street in order to open up sight lines for cars.

*Question 4: Staff seeks input from the NWDP in regards to the overall scale and massing of the building.*

- The design of the building is attractive and will blend in well with neighbouring properties;
- The building setback will be sufficient; and,
- There may be an opportunity to lower the grade on the front elevation and bring it down relative to Royal Avenue.

*Question 5: Staff seeks input from the NWDP in regards to the interface with the adjacent school to the east and existing residential developments to the north, west and south.*

- Consider opening up the east unit's living room and bedroom windows to increase the relationship with the neighbouring historic building.

*Question 6: Staff seeks input from the NWDP in regards to the transition between the adjacent school site and subject residential site.*

- Review the space and the large drop between the school's retaining wall and the subject property's fence on the west elevation; and,
- Consider future maintenance on the retaining walls, as this could prove difficult.

*Question 7: Staff seeks input from the NWDP in regards to the selection of building materials and color scheme for the proposed development and how the development corresponds with the Townhouse and Rowhouse Design Guidelines.*

- Appreciation was expressed for the colourful and playful nature of the selected materials; and,
- The materials and colours are appropriate for the area and type of building.

*Question 8: Staff seeks input from the NWDP regarding having the multi-use pathway along Royal Avenue.*

- The Panel did not have concerns with the Multi-Use Pathway along Royal Avenue and agreed that a future connection with Windsor would be a preferred route to get to Agnes Street.

Further general comments were noted by the Design Panel as follows:

- General comments were provided about the drawing package, including:
  - The landscape plans were difficult to read as fonts were substituted and replaced letters;
  - Further information and detail about the proposed appearance of the carports and context within Cunningham Street would be useful;
  - Colour elevations and 3D massing drawings would be appreciated for further context;
  - Please list the materials on the elevation drawings;
- In terms of landscaping, the Panel made the following comments:
  - The planned trees will work well and will add to the property;
  - The raised vegetable gardens are an excellent addition, however they were not visible on the plans;
  - The proposed plant list is very suitable;
  - A warning about proposed Viburnum Tinus – it should not be placed somewhere that it will get brushed up against, as it has a putrid smell;
  - A suggested plant for the window wells along Royal Avenue could be Sarcococca, as it will spread and be bushy;
- Further efforts to consider accessibility to the house from the parking area would be beneficial, as the future residents will need to transport groceries and garbage back and forth;
- The use of stairs at both the front and back of the units do not allow for very family friendly access, for example when using a stroller;

- Consider the addition of a trellis or other structure to the stairs and retaining walls; and,
- Consider the use of perforated metal panels mounted to the wall for the front light wells.

**MOVED**

*THAT the NWDP support the project but have applicant continue to work through issues with City Staff.*

**NOT SECONDED.**

**MOVED AND SECONDED**

*THAT the project return for review by the New Westminster Design Panel taking into consideration requests for further detail, and the comments provided.*

**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**

- 8.1 The next meeting of the New Westminster Design Panel will take place on Tuesday, February 27, 2018, in Council Chambers.

**9.0 ADJOURNMENT**

**ON MOTION**, the meeting was adjourned at 6:00 p.m.

Certified Correct,

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ORIGINAL SIGNED

**Chris Block**  
**Chair**

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ORIGINAL SIGNED

**Heather Corbett**  
**Committee Clerk**