



NEW WESTMINSTER DESIGN PANEL

Tuesday, March 27, 2018, 3:00 p.m.
Council Chamber

MINUTES

MEMBERS PRESENT:

| | |
|-------------------|--|
| Meredith Mitchell | - Chair, BC Society of Landscape Architects |
| Chris Block | - Architectural Institute of BC Representative |
| David Roppel | - Development Industry Representative |
| Sarah Siegel | - BC Society of Landscape Architects |
| Joey Stevens | - Architectural Institute of BC Representative |
| Craig West | - Vice-Chair, Architectural Institute of BC Representative |

REGRETS:

| | |
|-------------|--|
| Derek Newby | - Architectural Institute of BC Representative |
|-------------|--|

GUESTS:

| | |
|-------------------|-------------------------------------|
| Pat Campbell | - PMG Landscape Architects |
| Karla Castellanos | - Architect |
| Eric Ching | - Urban Design Group Architects Ltd |
| Jonathan Losee | - Jonathan Losee Ltd. |

STAFF:

| | |
|-----------------|-----------------------|
| Hardev Gill | - Planning Technician |
| Heather Corbett | - Committee Clerk |

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

1.0 ADDITIONS TO AGENDA

There were no additions to the agenda.

2.0 ADOPTION OF MINUTES

2.1 Adoption of the Minutes of February 27, 2018

MOVED and SECONDED

THAT the minutes of the February 27, 2018 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

4.1 800 Boyd Street

DPQ00167

Hardev Gill, Planning Technician, summarized the staff report dated March 27, 2018, regarding a Development Permit application to allow for site improvements at 800 Boyd Street.

Mr. Gill reviewed the location of the site, the scope of work, which includes constructing a new mini-storage building and caretaker's suite, upgrades to the onsite landscaping, and inclusion of a new secondary driveway access from Boyd Street, and the considerations that the Design Panel was asked to evaluate.

Karla Castellanos, Architect and Jonathan Losee, Landscape Architect, provided a presentation on the proposed development, noting the following details:

- Details of the site location and history of the site;
- Aims of opening up the site with a secondary driveway to create a one-way system through the site;
- Floor plans of the buildings and caretaker unit;
- Building elevations, noting that the intention is to provide a showcase for the building and emphasize the second floor;
- The proposed building rendering of the front and side of the building, including the proposed tower;
- Aims of integrating the two buildings in appearance;
- Proposed materials (metal cladding, glazing, colours); and,
- Landscape plan along the Boyd Street frontage, including protecting trees, cleaning up planting beds, and infilling the ditch for driveway access.

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

- The intention of the height of the tower is to show the location of the storage facility from the highway and its proportion comes from a desire to represent boxes;
- The heights of the existing buildings on the property are two storeys;
- The new buildings on the site will be similar in terms of proportion to the existing buildings, but the appearance will differ slightly;
- The intention of the tower is to sit on top of the caretaker unit with empty space inside, not occupied;
- In future, the third floor may occupy the space under the tower;
- Yellow paint is used to highlight the inside wall of the units;

- The intention of the deck on the upper floor in the residential unit is to create a fire wall and separate the unit from the rest of the building;
- The context of the other buildings on the property is being carried on through the use of wood soffits;
- The intention of the new building is to reinterpret the other buildings on the site, by keeping the boxy character and creating a contrast in colour;
- As the business currently has no presence on Boyd street, the intention is for this building to create a focal point on Boyd Street and also make the tower high enough to be seen from the highway;
- The exposed stair on the South elevation will not be visible from the outside;
- The street trees are cottonwoods at the site;
- There are two Linden trees and one Maple in front of the older building and both Lindens are being kept; and,

Discussion ensued and the Panel noted the following comments in relation to each of the Staff questions asked in the March 27, 2018 report:

Question 1: Staff seeks input from the NWDP in regards to the overall scale and massing of the building.

- The design and scale of the building appear appropriate, and seem to complement the adjacent buildings, however it is difficult to evaluate without context and elevation drawings;
- Overall, the scale and massing appear mostly appropriate;
- While it makes sense to signify an entry to the property on Boyd Street, the proportion of the tower is dominant and out of scale with the rest of the buildings and it is hard to justify the height solely for signage;
- The tower could be integrated further into the site;
- The towers of the East building are grounded and more in scale with the rest of the building than the proposal;
- Concern was expressed about the height of the tower as it will seem out of context with the surrounding neighbourhood; and,
- Consider integrating the tower on the Boyd street side through the use of colour and light, like on the highway side.

Question 2: 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 Design Guidelines.

- The materials and colour scheme appear appropriate and to comply with the design guidelines, however they are difficult to evaluate without adjacent context;
- Consider more variety on the North elevation, as it is fairly blank compared to the other three and it may be seen from the highway more than any other part of the proposed building;

- Consider a change to the metal panels which appear as wood – it may not be the best material if trying to emulate wood; and,
- Consider more colour variation or perhaps a pattern on the concrete that extends down the building, in the storage areas.

Question 3: Staff seeks input from the NWDP on the proposed landscaping and how it screens the site along the property frontage.

- The proposed landscaping will be an improvement on the existing condition;
- If there is adequate space, consider a green edge along the building face where the main entry and office will be located, as this might be a pleasant outdoor area for employees, and provide a buffer between the parking and the proposed building;
- Context photos of existing trees would be useful;
- Consider another species of tree, as Lindens are not typically great above parking because of aphids and stickiness that drop on to cars;
- Consider some stormwater infiltration in the boulevard;
- Check with the City requirements for street trees if creating a boulevard on Boyd; and,
- Concern was expressed for the grading on the site;
- Consider the queueing space for cars if the proposal is to move the existing gates in.

Question 4: Staff seeks input from the NWDP in regards to how this proposal addresses the streetscape along Boyd Street in regards to providing connectivity between the public and private realm.

- Contextual photos of Queensborough Landing would be helpful to evaluate whether there are consistencies in the streetscape; and,
- The proposal will likely be an improvement on the existing streetscape on Boyd street, and brings in elements of Queensborough Landing effectively;
- Consider a gesture towards the existing public paths on Boyd Street at Queensborough landing.

Question 5: Staff seeks input from the NWDP in regards to how the proposal addresses the Highway 91A Frontage.

- More photos of the view from the Highway would be helpful in order to evaluate whether the proposal addresses Hwy 91A; and,
- The proposal needs more attention like the East building which currently faces the highway sufficiently.

The proponents supplied some further comments in response to the Panel:

- A traffic study has been conducted at the site which showed that the space that has been left in front of the building with the gates moved in will provide adequate queueing space for the calculated amount of traffic;
- The proposed grading is due to the floodplain requirements, but the landscape architect will consider a transition in terms of the grading; and,
- The architect will revisit the proportion of the tower, however the zoning allows for the height and therefore other sites may be developed to a similar height in future.

MOVED and SECONDED

THAT the New Westminster Design Panel request the applicant to resubmit with consideration of the comments.

CARRIED.

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

4.2 1084 & 1130 Tanaka Court

**DPQ00083
REZ00153**

Mr. Hardev Gill, Planning Technician, summarized the report dated March 27, 2018, regarding a Rezoning and Development Permit Application for a three-storey commercial building and an attached four-storey parkade at 1084 & 1130 Tanaka Court, noting the following:

- Reviewed the neighbourhood context of the site, the land use designation and proposed rezoning for the project, landscape additions, and that the Design Panel was asked to evaluate form and massing component of the proposed design;
- Noted the irregular site;
- The roundabout is currently partially completed, and it is not known if the cul-de-sac would be finalized;
- The City's Transportation staff are not supportive of the access points; and,
- The application will be brought for another full comprehensive review with focus on the proposed building materials/finishes and character.

Eric Ching, Urban Design Group and Pat Campbell PMG Landscape Architects, provided a presentation on the proposed development, noting the following:

- Noted the railway and highway to the south, with commercial and entertainment areas to the north and west;
- Consistent with the Official Community Plan designation and Queensborough neighbourhood plan;
- A third access point for services is currently not approved by the City's transportation staff;
- Parking requirements informed how the building was placed on the site, as at least 198 parking spaces as indicated by the Parking Study would be required due to the land use of retail, office, and banquet space;

- The parking structure is located in close proximity to the west property line which is adjacent to the industrial site;
- The project aims to be a destination site for retail;
- Regarding fenestrations, the glazing would be to the north;
- There would be sun shading devices on the south side to mitigate solar heat gain;
- Vertical elements have been included for egress facilities;
- Glazing treatment terminates at a curtain wall and encloses the staircase, which is accessible from front lobby
- Materials include aluminum metal panels with fiber cement panels and natural cedar soffit material under third floor;
- Grey colour is intentional, as it is timeless and weathers well, and provides a good backdrop to the architecture and signage;
- At night, lighting from the interior would establish a perception of transparency;
- The parking structure is dark grey to act as the anchor, and allows for provision of colour, interest and animation; perforated metal panels of four distinct colours depict vibrancy and animation for values that speak to occasions of celebration;
- Regarding landscaping all cottonwood trees on site would be removed; the ones on adjacent property will be retained;
- The existing area has helped to inspire the project design;
- Hawthorn Berry, Maple and Douglas Fir trees provides wildlife strip and act as a greenscreen to the building
- Bicycle and temporary parking would be available; and,
- Landscaping for the roof deck amenity has not been determined yet.

In response to questions from the Panel, the Applicants provided the following information:

- The existing streetscape includes a lawn without a sidewalk; however, a sidewalk is to be provided in front of the property and there is an existing sidewalk across the street;
- Sun-shading devices on the south elevation consist of horizontal fins made of perforated metal; some light would filter through to provide a sense of illumination;
- Based on similar-sized banquet halls, one elevator should be sufficient; despite size of space, usually only half of capacity is typically used; stairways could also be used rather than the elevator;
- The entrance is adequate to accommodate “car-stacking” for up to four vehicles, and also allows vehicles to proceed to parking;
- Anticipating front door access to retail area, and there will be a double door at the elbow to allow additional access;
- This site could accommodate end-of-trip use, such as a daycare space;
- In the parkade levels, would try to create entrances with a sense of arrival;
- The plan for level P4 includes a “maneuvering space” which is intended as a partial hammerhead;

- Elevations for roof space is still to be confirmed;
- Roof amenity is not accessible to all tenants and users of building;
- The building does not have to be raised for the floodplain as it is not a habitable space; and,
- The Queensborough Community Plan policy for floodplain level exempts commercial buildings from meeting the flood construction level.

Discussion ensued and the Panel noted the following comments in relation to each of the questions asked in the March 27, 2018 Staff report:

Question 1: Staff seeks input from the NWDP in regards to the overall scale and massing of the building.

- The overall scale and massing appear successful on the site;
- Appreciation was shown for the vertical expression in comparison to the length of the building, as well as how the first and third floors are stepped back;
- The scale of 24 feet for the main floor works well;
- The building is well composed and has the appearance of floating,
- Consider further articulation on the South elevation as it appears somewhat flat and plain when viewed from the South, other than the louvers;
- The North elevation is attractive;
- The vertical elements could be pulled out from the building further in order to anchor the building; and,
- Mechanical elements not yet incorporated into the design could change the massing of the building and would require additional screening.

Question 2: 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 Design Guidelines.

- Noted a handsome design which fits on the site,
- Noted the higher quality fibre cement panels;
- Consider more metal panelling particularly on the Tanaka elevation;
- The grey colour scheme works well, particularly in contrast to the parkade treatment; also great use of colour on the parkade
- The north glazing generous and extensive;
- The main building is muted, clean and crisp against the colour of parkade, and seems like the parkade is being celebrated; bring more attention to the building and its primary purpose;
- Could bring more attention to the vertical glass main entrance with more horizontal elements;
- Use colour as splashes on other sides of the building
- Subtlety of grey is acceptable, but colours could help, particularly at the retail entrance, for continuity and flow;
- Metal panels are successful, as they are playful and artistic; and

- There could be an opportunity to show the building to the highway; imagery could add even more.

Question 3. Staff seeks input from the NWDP in regards to the proposed hard and soft landscaping features on the site.

- Worth considering the amount of pedestrian traffic expected for the building;
- Worth exploring a paving treatment, possibly eliminating the curb and tying retail in to the green strip;
- Consider paving at drop-off area to identify vehicle space and sidewalk;
- No need to screen the parkade from west; however, if this is needed at a later time, trees along that edge could suffice;
- The view from the banquet hall could benefit from more trees;
- Liquidamber (street tree) may not be necessary; and
- May want to coordinate location of Douglas Fir trees; perhaps incorporate them with how the metal panels flow.

Question 4. Staff would like to obtain feedback from the NWDP in regards to the design (architectural elements) of the parkade structure in particular, the perforated aluminum panels and their colors.

- Likes the contrast between grey and the colours;
- Addressed above; consider incorporating artwork complementary to the building; and
- Consider CPTED principles regarding some hidden corners in the parkade.

Question 5. Staff seeks input from the NWDP in regards to how this proposal addresses the streetscape along Tanaka Court in regards to providing a safe and attractive development and connectivity between the public and private realm. Also how the project responds to the Highway given its high exposure

- Retail component needs more presence and the ability to invite people from the north;
- Successful in how it overlooks Tanaka Court;
- A daycare would need outdoor space;
- A sense of entry and a boost of expression could allow it connect better;
- The building will add to the neighbourhood as a festive hub;
- Loading area seems logical; perhaps add an overhead gate;
- Coordinate with the City to align the sidewalk with the municipal sidewalk and crossing to encourage pedestrian flow;
- Consider special paving within the walkway, perhaps a spill out into the courtyard area; and
- Discuss the ditch area with the City and how it would work with surrounding area.

Question 6. Staff seeks input from the NWDP in regards to the interface with the adjacent developments to the north (Lowe's and Value Village).

- The scale of proposed building fits the area context; and
- The interface is fun and successful.

Question 7. Staff seeks input from the NWDP in regards to the proposed rooftop amenity area.

- Could be used as an outdoor amenity space for a daycare; however, this would require 6-foot fencing on the rooftop;
- The rooftop amenity may need some form of programming; and
- The rooftop is very hardscaped at the moment; how it is landscaped and how to deal with stormwater will be key considerations.

Further general comments were noted by the Design Panel:

- It is unsure where the loading area is in the context of the Lowe's across the street;
- Incorporate an overhead gate in front of the service loading area;
- Bike parking access through the loading bay may be difficult;
- There are currently no windows at the grand staircase; this might be a good visible feature.

With regards to the application package and drawings, it would be helpful to have more context, for example elevations could be stretched a bit further for comparison and to identify the siting and context.

MOVED AND SECONDED

THAT the New Westminster Design Panel support the initial design of the project and support the third loading area off Tanaka Court.

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, April 24, 2018, in Council Chambers.

9.0 ADJOURNMENT

ON MOTION, the meeting was adjourned at 5:15 p.m.

Certified Correct,

ORIGINAL SIGNED
Meredith Mitchell
Chair

ORIGINAL SIGNED
Heather Corbett
Committee Clerk