



NEW WESTMINSTER DESIGN PANEL

Tuesday, April 23, 2019, 3:00 p.m.
Council Chamber, City Hall

MINUTES

MEMBERS PRESENT:

Joey Stevens	- Chair, Architectural Institute of BC Representative
Geoff Lawlor	- Architectural Institute of BC Representative
Fabian Leitner	- Development Industry Representative
Derek Newby	- Alternate Chair, Architectural Institute of BC Representative
Sarah Siegel	- BC Society of Landscape Architects
Mary Wong	- BC Society of Landscape Architects

REGRETS:

Mark Thompson	- Architectural Institute of BC Representative
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GUESTS:

Ramon Gonzalez	- Arcus Consulting Ltd.
David Jerke	- Van der Zalm & Associates

STAFF:

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 March 26, 2019

MOVED and SECONDED

THAT the March 26, 2019 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

5.1 1111 Sixth Ave

HER00604
HER00605

Mike Watson, Planner, summarized the staff report dated April 23, 2019, regarding the proposal for a four-storey building which would include a child care facility, a caretaker dwelling unit and retail at grade, as well as restoration and protection of the West End Methodist Church building. The proposed building would replace the existing church annex building and use the adjacent vacant lot.

Mr. Watson noted that this project had previously been reviewed by the Panel in September 2018, and the applicant had since provided revisions to both the project design and landscape features.

In response to a question from the Panel, Mr. Watson noted that the Upper Twelfth Street Design Guidelines, adopted within the most recent OCP, ask for new buildings in the area to refer to a modern interpretation of Art Deco in their design in order to provide a link back to the original development of Twelfth Street.

Ramon Gonzalez, Arcus Consulting Ltd. and David Jerke, Van der Zalm & Associates provided details regarding how the Panel's previous comments had been addressed, including the following:

- The ramp from the basement has been removed;
- The elevator tower has been moved further to the North, stepped back from the church tower, and reduced in height;
- Smaller massing and circular windows introduced at front of the building to avoid competing with church tower;
- Brick materials have been incorporated to make the building more institutional;
- Art deco has been represented through accent pieces on the parapet and the side of the building;
- Landscaping elements:
 - More nature play elements incorporated on ground level; and,
 - Additional greening and play elements added to roof.

Discussion ensued and the Panel noted the following comments in relation to each of the Staff questions asked in the April 23, 2019 staff report:

Question 1) Comments from the panel in regards to how the setbacks and massing respond to the surrounding context would be appreciated.

- The setbacks and transitions to the neighbourhoods to the North and West are appropriate;
- The proposed massing and brick materials are an improvement on the last iteration and are successful in providing a welcoming structure;
- Vertical columnar elements, similar to those present in the previous design, may further help to break down the massing; and,
- The colour choice of the last submission may have been a more subdued acknowledgement of the church.

Question 2) Comments from the panel on how the new building responds to the asymmetrical massing and the strong vertical element on the church would be appreciated.

- Appreciation was shown for the changes to the elevator tower to improve the relationship with the church spire; and,
- The previous design provided more differentiation of the floors than the current design.

Question 3) Comments from the panel on the success of the project in interpreting Art Deco design, rather than replication, in a modern building would be appreciated.

- The restrained art deco elements are successful, are an improvement on the previous design, and provide an allusion to the memory of art deco design in the neighbourhood;
- As the tower's front circular windows and side rectangular windows could be visible from the street simultaneously, reconsider the juxtaposition of the shapes;
- Consider revisiting the glazing treatment of the tower, as the floor plans may not necessitate portal windows; and,
- Appreciation was shown for the details on the windows and the inclusion of the front awnings;
- Consider glass rain protection canopy over the connection to the existing church; and,
- Consider toning down the retail entry as it reads like the main entry to the building.

The following comments were made in regards to the landscaping:

- Ensure the safety of the sharp edges on the tree stumps proposed in the ground level children's play area;
- Ensure that the space allocated for tree roots meets the 900mm required;
- The design of the roof playground was commended, with notes that it is playful and gives variety in terms of play items; and,
- Consider providing an opening to access the deck on the rooftop.

MOVED and SECONDED

THAT the New Westminster Design Panel support the application and encourage the applicant to continue working with staff.

CARRIED.

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

The applicant noted that the proposed circular windows were included as whimsical and playful elements for the childcare; however these could revert back to standard windows based on the Panel's feedback.

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, May 28, 2019, in Council Chambers.

9.0 ADJOURNMENT

ON MOTION, the meeting was adjourned at 3:28 p.m.

Certified Correct,

ORIGINAL SIGNED

Joey Stevens
Chair

ORIGINAL SIGNED

Heather Corbett
Committee Clerk