

NEW WESTMINSTER DESIGN PANEL

**Tuesday, August 27, 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
Sarah Siegel	- BC Society of Landscape Architects
Mark Thompson	- Architectural Institute of BC Representative
Mary Wong	- BC Society of Landscape Architects

REGRETS:

Fabian Leitner	- Development Industry Representative
Derek Newby	- Alternate Chair, Architectural Institute of BC Representative

GUESTS:

Nathan Stolarz	- Chris Dikeakos Architects Inc.
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STAFF:

Rupinder Basi	- Supervisor of Development Planning
Heather Corbett	- Committee Clerk

The meeting was called to order at 3:03 p.m.

1.0 HOUSEKEEPING

There were no items.

2.0 ADDITIONS TO AGENDA

There were no additions.

3.0 ADOPTION OF MINUTES

3.1 Adoption of the Minutes of July 23, 2019

MOVED and SECONDED

THAT the minutes of the July 23, 2019 New Westminster Design Panel meeting be adopted.

CARRIED.

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

4.0 REPORTS AND INFORMATION

There were no items.

5.0 DESIGN REVIEWS

5.1 230 Keary Street: Brewery District Rezoning Application (Text Amendment) Building Height and Massing Changes for Building 8

Rupinder Basi, Supervisor of Development Planning, summarized the staff report dated August 27, 2019, regarding the application for a text amendment for Building 8 within the Brewery District, noting the following details:

- The text amendment would allow Omnibus Zoning, which permits commercial and residential uses in the building; and,
- A change to the maximum permitted height of the building is proposed, to allow for a more slender tower.

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

- The site was previously subject to a comprehensive master plan process, which was reviewed through the community and design panel, and all traffic concerns have been examined by the Transportation department; and,
- Open space requirements have been addressed through the inclusion of a park network within the entire Brewery District site.

Nathan Stolarz, Chris Dikeakos Architects Inc., provided a brief PowerPoint presentation covering the following information regarding the application:

- Diagrams demonstrating the condensing of tower floorplates and reallocation of the density and housing allocation within the buildings;
- Massing diagrams and shadow analysis;
- Building separations and a proposed park linking the transit station and retail spaces in Buildings 7 and 8;

- Alignment of the Building 8 tower to Building 7, as viewed from the West;
- Neighbourhood context and positive impact on views of the river; and,
- Greenspaces within the entire complex of buildings, including the view decks and transit plaza, and an “ending moment” created in the triangle with Building 8.

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

- The Brewery District development is across the street from Royal Columbian Hospital (RCH), which is currently undergoing renovations;
- The development neighbours the residential area of Sapperton to the West, which includes zoning provisions for mixed-use buildings on East Columbia Street, and the Brunette Industrial Area to the East; and,
- Omnibus zoning includes provisions for office, retail and auxiliary uses.

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

- The location of the entryway to the office space is still to be determined; however, it may be located on Keary Street to provide a relationship between the hospital and transit movement; and,
- Including this proposed text amendment, the site has been re-zoned three times.

Discussion ensued and the Panel noted the following comments in relation to the staff question asked in the above-noted staff report:

Question 1) Staff seeks input from the NWDP in regards to the proposed height and massing changes to the Building 8 site (230 Keary Street) and how the applicant has addressed items such as building separation, massing, tower floorplate, sunlight access, and views.

- The alignment of Building 8 with Building 7 is a positive change; however, the alignment would depend on where the towers are viewed from, and could impact more of the neighbourhood; and,
- The changes to the massing, building separation and the resulting shadowing seem reasonable given the context of the development as a whole.

The Panel made the following general comments about the proposal:

- Although the site is quite dense, the changes proposed to the zoning of the building seems reasonable given the context and demand for market rental housing;
- It would be beneficial if, given the amount of green space on the site, the roof levels could be used for greenspace and amenity spaces going forward;

- Providing an accessible route to the hospital should be a major consideration when planning the site access and streetscape;
- The building entry placement on Keary Street is an important consideration for the site; and it may be best to align (or misalign) it with the hospital entries and pedestrian accesses;
- The retail opportunities are successful and have the potential to animate the street level of the building; and,
- It may be beneficial for the City to build in flexibility of zoning in order to minimize the amount of times a long-term development is zoned.

MOVED and SECONDED

THAT the New Westminster Design Panel support the proposed changes to the Building 8 site at 230 Keary Street, with consideration of the Panel's comments.

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

Tuesday, September 24, 2019, in Council Chambers.

9.0 ADJOURNMENT

ON MOTION, the meeting was adjourned at 3:33 p.m.

Certified Correct,

ORIGINAL SIGNED

Joey Stevens
Chair

ORIGINAL SIGNED

Heather Corbett
Committee Clerk