



NEW WESTMINSTER DESIGN PANEL

Tuesday, February 26, 2019, 3:00 p.m.
Council Chamber, City Hall

MINUTES

MEMBERS PRESENT:

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

GUESTS:

Cheryle Beaumont	- Head of School, Urban Academy
Paul Grant	- Grant Architecture Studio Inc.
Julie Hicks	- Viewpoint Landscape Architects Inc.
Edan Marshall	- Grant Architecture Studio Inc.

STAFF:

Rupinder Basi	- Senior Development Planner
Heather Corbett	- Committee Clerk

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

1.0 HOUSEKEEPING

1.1 2019 Committee Orientation and Oaths of Office

Heather Corbett, Committee Clerk, provided a PowerPoint orientation presentation, and reviewed the following documents:

- New Westminster Design Panel (NWDP) Terms of Reference;
- Committee Rules of Conduct;
- Respectful Workplace Policy;
- Social Media Policy; and,
- Freedom of Information Permission Forms.

Ms. Corbett administered the Oath of Office to all members of the NWDP present and requested nominations for Chair and Vice-Chair for the 2019/2020 term.

MOVED and SECONDED

THAT Joey Stevens be appointed as Chair of the New Westminster Design Panel for the 2019/2020 term; and,

THAT Derek Newby be appointed as Vice-Chair of the New Westminster Design Panel for the 2019/2020 term.

CARRIED.

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

1.2.1 Planning Department Orientation

Rupinder Basi, Senior Development Planner, discussed the City’s policies and general procedures concerning New Westminster Design Panel (NWDP) project reviews, indicating the following structure:

1. The City Planner will introduce the project;
2. The project Proponents will give a presentation;
3. Opportunity for questions from the Panel;
4. Opportunity for comments from the Panel; and,
5. Motion of support or non-support given to the project by the NWDP, which can include requests for additional items or to return at a future date.

2.0 ADDITIONS TO AGENDA

There were no additions.

3.0 ADOPTION OF MINUTES

3.1 Adoption of the Minutes of December 11, 2018

MOVED and SECONDED

THAT the December 11, 2018 minutes of the New Westminster Design Panel 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 Urban Academy Zoning Bylaw Text Amendment and DP Amendment	DP000758 REZ00159
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Rupinder Basi, Senior Development Planner, summarized the staff report dated February 26, 2019, regarding the proposal for a Zoning Bylaw text amendment and development permit amendment to facilitate an expansion to the Urban

Academy school building which is currently under construction at 466 Rousseau Street.

Mr. Basi reviewed the details of the expansion and associated landscaping elements, and outlined the questions that the Panel were asked to consider.

Paul Grant, Grant Architecture Studio Inc. and Julie Hicks, Landscape Architect, provided a presentation covering the following information regarding the project:

- Zoning and height requirements;
- Details and impacts of changes to the building;
- Parking provisions, traffic circulation, access points and drop off considerations;
- Material choices;
- Changes to the outdoor landscaping; and,
- Arrival plaza and shade structures around the building.

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

- The finishing of the mechanical screening is not yet finalized;
- The bicycle routes in the area include the greenways on Sherbrooke and Fader Streets and there may be future routes as a result of the Master Transportation Plan; and,
- 126 bicycle storage spaces are planned for the building.

Discussion ensued and the Panel noted the following comments in relation to each of the Staff questions asked in the February 26 report:

Question 1) In the NWDP's opinion, does the design of the proposed addition to the fifth and fourth floor of the school satisfactorily address the 100 Braid Street Design Guidelines in regards to building materials, building form and massing, setbacks, rooftop play areas, etc.?

- The proposed building provides an important diversity in the types of land use in the area;
- The additional massing is consistent with the prior building approval and provides improvements to the programming and to aesthetic elements;
- The proposal and suggested materials are still consistent with the 100 Braid Street Design Guidelines;
- Appreciation was shown for the design of the new addition and for the glass on the staircase;
- The lightbox stairwell is striking, however the glass would be singular in its use, in that it is not used as a consistent feature elsewhere in the building;
- The stairwell may provide an important opportunity to create a space where non-formal, social interaction can occur for students;

- Consider the addition of reflective material on the staircase glass in order to avoid interference from birds;
- Re-consider the use of the sunshades on the North face of the building as they may not be required;
- Consider the addition of overhangs on the South elevation;
- The Panel made the following comments in relation to the landscaping aspects of the proposal:
 - Appreciation was noted for the terracing of the outdoor spaces;
 - Consider the adjustment of the space on the fifth floor in order to allow for increased classroom space; and,
 - Ensure there is sufficient planting space for the trees proposed on the top floor.

Question 2) How does the form and character of the proposed addition relate to the rest of the existing building?

- The form and character of the addition fits in well in relation to the rest of the building and is consistent with the design of the previous proposal.

Question 3) How does the additional massing relate to the surrounding single-family residential context on the opposite side of Rousseau Street as well as the proposed future residential tower on the easterly portion of the property?

- The proposal would provide an attractive roofscape to look down on for future towers in the area;
- The proposal does not appear to add a significant change in relation to the neighbouring properties; and,
- The adjacency of the nearby homes represents the evolution of the City and is to be expected.

Mr. Grant provided some answers in response to the Panel’s comments including details of tree soil depth on the roof, and how the space limitations on the roof deck impacted the configuration of the classroom space.

MOVED and SECONDED

THAT the New Westminster Design Panel support the application as presented.

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, March 26, 2019, in Council Chambers.

9.0 ADJOURNMENT

ON MOTION, the meeting was adjourned at 4:15 p.m.

Certified Correct,

ORIGINAL SIGNED

Joey Stevens
Chair

ORIGINAL SIGNED

Heather Corbett
Committee Clerk