



NEW WESTMINSTER DESIGN PANEL

Tuesday, March 26, 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
Sarah Siegel	- BC Society of Landscape Architects
Mark Thompson	- Architectural Institute of BC Representative
Mary Wong	- BC Society of Landscape Architects

REGRETS:

Derek Newby	- Alternate Chair, Architectural Institute of BC Representative
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GUESTS:

Denitsa Dimitrova	- PMG Landscape Architects
Tony Gill	- IBI Group
Xuedong Zhao	- Zhao XD Architect Ltd.

STAFF:

Rupinder Basi	- Senior Development Planner
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 February 26, 2019

MOVED and SECONDED

THAT the February 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

5.1 837-841 Twelfth Street

**DPT00023
REZ00152**

Mike Watson, Planner, summarized the staff report dated March 26, 2019, regarding the proposal for a five-storey wood-frame multiple unit residential building at 837 - 841 Twelfth Street. The proposed building would consist of 29 residential units and would be built as an energy efficient building to BC Energy Step Code Level 4.

Mr. Watson noted that this project had previously been reviewed by the NWDP on October 23, 2018 and December 11, 2018, and the applicant had most recently provided revisions to the project design and landscape features.

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

- The massing has remained the same from the December 2018 submission; however there had been a previous revision in massing from six storeys to five;
- The minimum parking requirements have been met with the provision of 51 parking spaces; and,
- Comments on the lack of art deco features have been raised in past submissions.

Xuedong Zhao, Zhao XD Architect Ltd. and Denitsa Dimitrova, PMG Landscape Architect, provided the Panel with details regarding the evolution of the building from previous versions and how the Panel's previous comments had been addressed through changes to materials, colour, floor plans and landscaping improvements.

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

- Columnar trees were added on the Twelve Street elevation as a result of comments from the December 2018 meeting; and,
- Art deco accents have been incorporated through colour differentiation on the façade.

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

Question 1) Comments from the panel regarding the interface of the revised building with the surrounding streets would be appreciated.

- Appreciation was shown for the massing of the building; however it was noted that the cornice line on the Twelfth Street frontage could be broken up to reduce the horizontality;
- Art deco content is minimal in the building;
- A negative horizontal cornice line on the side wall may provide an opportunity for a homage to art deco;
- Haunches at sides could have negative detail;
- The street interface works well in terms of landscaping and usability of the patios; and,
- The architect was commended on the stepping of the building in relation to the east side of the property and the neighbouring properties.

Question 2) Comments from the panel regarding the revised materials, texture of the materials, material colours, and the material detailing would be appreciated.

- Appreciation was given for the material choices given the challenges inherent in the high level energy performance of the Step Code Level 4 requirements;
- The revisions to the materials and colours are an improvement and help to scale down the building; and,
- Consider the use of geometry, textural features or metal landscape ornamentation as forms of expressing art deco.

Question 3) Comments from the panel regarding the revised open space proposed by the applicant would be appreciated.

- Appreciation was shown for the addition of plants on the balconies and the details on the front porches, as they appear more usable;
- Appreciation was shown for the rooftop open space as well as the amount of amenity space provided;
- Consider placing the trees in front of the bedroom windows at grade on Twelfth Street;
- The 13 inches of space indicated for the root ball within the planters on the North side of the building may not be large enough for yew hedges; and,
- Most planters indicated on the plans are shallower than the requirements of nursery standards, and may need to be higher.

Question 4) Comments from the panel regarding prominence of the main building entry on Dublin Street would be appreciated.

- Appreciation was shown for the improvements made to the entrance on Dublin Street;
- The canopy overhang at the Dublin Street entrance could provide an opportunity to incorporate more art deco presence;

- Entryway signage could also provide an opportunity to incorporate more art deco elements; and,
- Consider incorporating a seating area into the entryway.

The following comments were made on the project in general:

- Appreciation was shown for the changes made to the project and for consideration of the Panel's comments;
- A comparison drawing of all iterations of the building would have been useful to include in the package;
- At grade access for the garbage area would be an improvement for the residents of the building; and,
- 51 parking stalls may be excessive for the amount of transit provided in the area and lowering the requirement would increase the affordability of the project.

MOVED and SECONDED

THAT the New Westminster Design Panel support the application at 837-841 Twelfth Street with note of the following comments:

- *Support shown for street interface improvements, Step Code materials, and open space;*
- *Building entry supported with the addition of an art deco response; and,*
- *Improvements to be made to garbage access and planter depths.*

CARRIED.

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

5.2 Royal Columbian Hospital Phase 2 and 3 Rezoning – Preliminary Campus Master Plan and Design Guidelines REZ00154

Rupinder Basi, Senior Development Planner, and Lisa Leblanc, Manager of Transportation, summarized the staff report dated March 26, 2019, regarding the preliminary campus master plan and design guidelines for the Royal Columbian Hospital Phase 2 and 3 rezoning, providing the following information:

- Current zoning and information regarding the requirements for a master plan;
- Features of the City's transportation study in regards to the hospital redevelopment;
- Site location within street boundaries; and,
- Questions for the panel to address in relation to the draft master plan.

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

- The City has no current plans to make changes to Sapperton Park;
- The vision of East Columbia as a Great Street extends from Brunette Avenue to Braid Street; and,

- The transportation plan would address the logic behind the proposed reduction in parking.

Tony Gill, IBI Group, provided a presentation covering the following information regarding the project:

- Site relationship diagram to surrounding neighbourhoods;
- Traffic and circulation analysis and revisions for vehicular, pedestrian, and cyclist movement;
- Masterplan site zoning and phases, including the new location of the emergency department and main entrance;
- Illustrative site plan, including glazing and green edges;
- Setbacks and height datum from surrounding roads;
- Street sections, showing the setback of the buildings from the street and potential building stepping;
- Section diagrams, elevations, and massing models of future development sites from various directions;
- Landscape plan for Phase 2/3;
- Wayfinding and signage guidelines, based on Fraser Health standards; and,
- Shadow studies on the area.

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

- The corner of East Columbia and Sherbrooke is currently a parking lot, which will remain until construction of Phase 2 begins;
- Glazing would cover as much of the Phase 2 building as possible, apart from emergency rooms areas;
- A direct crossing of Keary Street from the Skytrain station is difficult due to the slope, and is currently an area of analysis;
- The preliminary budget for the redevelopment is \$800 million;
- Once Phase 2/3 is complete, there would be an internal corridor with an entrance off Keary Street; and,
- Due to the nature of the building, an opportunity to enter the Phase 1 building from Keary Street in order to continue into the other hospital buildings is not proposed.

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

Overall Form, Massing, and Siting

Question 1) Do the buildings proposed in Phases 2 and 3 of the RCH redevelopment fit within the context of the surrounding neighbourhood? Please consider setbacks, height and massing.

- The relationship of the Skytrain station and the hospital interface is very important and could be substantially improved;
- The proposed new main entrance to the hospital would be twice as far from the Skytrain station than currently;
- An elevator within the hospital may create an opportunity to relieve the grading of Keary Street for access from the Skytrain to the hospital, as it could present serious difficulties for those with disabilities; and,
- To ensure that the hospital is well-integrated into the neighbourhood, multiple access points and breaking the site up into pieces would be important. For example, a connection on Allen Street between Keary and Hospital Streets could provide a natural access point between the buildings.

Question 2) Does the NWDP have any preliminary comments in regards to the height, setbacks, and massing for the future phases (which are not included as part of the current rezoning)?

- The proposed form and massing of the building is large; however it is appropriate for the use, as this is a building that would serve the entire province, and it could be managed with articulation and material treatments; and,
- It is possible to see the applicant's efforts in making the building less imposing on Sherbrooke Street, however it still seems tall.

Question 3) Does the NWDP have any comments in regards to the proposed site plan, architectural drawings, landscape drawings, wayfinding/signage drawings that are attached to the draft Master Plan?

- Signage is appropriate.

Public Realm/Streetscape

Question 4) Does the NWDP have any comments in regards to interim design approaches that would provide a suitable transition between existing conditions and ultimate final improvements?

- In the interim, the provision of some greenspace along the public corridor could provide a suitable transition;
- East Columbia Street is important from a public realm standpoint, and encouraging a continuation of a commercial presence (e.g. floral shop, café) along the street in front of the hospital may be beneficial to ensure there is no gap between the Brewery District and the commercial area to the North, and to fit into the neighbourhood;
- The connection to Sapperton Park is not very tangible; it may be more important to encourage an urban, public realm along East Columbia, and more of a green corridor along Sherbrooke Street, where it faces the residential neighbourhood;

- Moving the vehicular entrances and exits to Sherbrooke Street may ensure that there is no break in the East Columbia Street streetscape;
- Consider improvements to the east service lane, to make it more of a walkway for people to use, with green spaces or stopping points;
- Appreciation was shown for the glazing throughout the proposed phases;
- Consider increased solar aspect for the green corridor; and,
- Consider the addition of canopies to East Columbia and Sherbrooke Streets, as a way to connect the buildings to the street and future bus stops.

Design Guidelines

Question 5) Does the NWDP have any comments in regards to the Campus Design Standards that are attached to the draft Master Plan (including public realm/streetscape improvements)?

- The Campus Design Standards appear comprehensive.

Question 6) Does the NWDP have any comments in regards to suitable treatments for large exterior surfaces without glazing?

- Suitable treatments to consider could include opportunities for colour, such as panels, decorative murals, etc. The Biltmore Hotel in Vancouver was given as an example.

Community Interface

Question 7) Does the NWDP have any comments in regards to enhancing community interface guidelines, particularly pertaining to the items above?

No specific comments were given in response to this question.

Campus Master Planning

Question 8) Does the NWDP have any comments on the sufficiency of this green space to satisfy future open space needs of the campus?

- An increase in the amount of outdoor space with solar aspect for the hospital, such as an open terrace on the roof or mid-level, may be positive;
- Consider a turfed and undulated surface for the Children's play area; and,
- Consider increasing the setback along East Columbia to improve the connection with Sapperton Park.

Sustainability

Question 9) Does the NWDP have any comments in regards to what sustainability measures should be included in the guidelines particularly in regards to reducing summer heat 60 gain, stormwater management (managing post- development flows), accommodating alternative energy sources, etc.

- The slope of Keary Street would provide a great opportunity for Stormwater management techniques to be used and for provision of space for pollutants to settle.

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, April 23, 2019, in Council Chambers.

9.0 ADJOURNMENT

ON MOTION, the meeting was adjourned at 4:37 p.m.

Certified Correct,

ORIGINAL SIGNED

Joey Stevens
Chair

ORIGINAL SIGNED

Heather Corbett
Committee Clerk