

NEW WESTMINSTER DESIGN PANEL

Tuesday, December 8, 2020 at 3:00 p.m.

Meeting held electronically under Ministerial Order No. M192

MINUTES

MEMBERS PRESENT:

- | | |
|-----------------|---|
| Taichi Azegami | - Architectural Institute of BC (AIBC) Representative |
| Achim Charisius | - Architectural Institute of BC (AIBC) Representative |
| Geoff Lawlor | - Architectural Institute of BC (AIBC) Representative |
| Mark Thompson | - Architectural Institute of BC (AIBC) Representative |
| Mary Wong | - BC Society of Landscape Architects (BCSLA) Representative |

REGRETS:

- | | |
|----------------|---|
| Fabian Leitner | - Urban Development Institute (UDI) Representative |
| Sarah Siegel | - BC Society of Landscape Architects (BCSLA) Representative |

GUESTS:

- | | |
|------------------|--|
| Mackenzie Biggar | - QuadReal Property Group |
| Gillian Brennan | - MCMP Architects |
| Bruce Hemstock | - PWL Partnership Landscape Architects |
| Tyler Thomson | - Bunt and Associates Engineering Ltd. |

STAFF:

- | | |
|-----------------|-------------------|
| Mike Watson | - Senior Planner |
| Heather Corbett | - Committee Clerk |

The meeting was called to order at 3:00 p.m. In Fabian Leitner's absence, Mark Thomson assumed the Chair.

1.0 HOUSEKEEPING

1.1 Virtual Meeting Introductions

Heather Corbett, Committee Clerk welcomed Panel members to the meeting and briefly reviewed how to use the online meeting functions.

2.0 ADDITIONS TO AGENDA

2.1 Adoption of the Agenda of December 8, 2020

MOVED and SECONDED

THAT the agenda of the December 8, 2020 New Westminster Design Panel (NWDP) meeting be adopted as circulated.

CARRIED.

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

3.0 ADOPTION OF MINUTES

3.1 Adoption of the Minutes of September 22, 2020

MOVED and SECONDED

THAT the minutes of the September 22, 2020 New Westminster Design Panel meeting be adopted as circulated.

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 97 Braid Street – Application Background Presentation and Master Plan Rezoning Submission

Procedural Note: At 3:05 p.m., Mark Thompson declared a conflict of interest on Item 5.1 as he is the Architect of Record. Mr. Thompson inquired whether any panellists had objections to him presenting the project to the Design Panel, and none were declared.

Geoff Lawlor assumed the Chair.

Mike Watson, Senior Planner, summarized the staff report dated December 8, 2020, regarding the application for a complete, mixed-use, sustainable and transit-oriented master-planned community, referred to as "Sapperton Green". The proposed project would include a combination of mixed-tenure residential units, including secured market rental housing, and affordable housing, as well as office space, retail space, a community centre, childcare spaces and publicly accessible open spaces.

Mr. Watson explained that the design review would be in two parts, with the overall concept reviewed at this meeting, and an opportunity to review and provide feedback on the design guidelines at a subsequent meeting.

Mark Thompson, MCMP Architects, Bruce Hemstock, PWL Landscape Architects, and Mackenzie Biggar, QuadReal Property Group, provided a PowerPoint presentation regarding the application, highlighting the following information:

- A review of the project timeline, including the inclusion of affordable housing and approval of the Official Community Plan uses;
- Site context, topography within the surrounding area, and urban design and Master plan principles driving the site's vision;
- Overall design analysis, including links to transit, connectivity hierarchy and the precinct concept, which respond to location context, and associated program;
- Land use overview and public realm concept, including landscaping influences that would be reinforced by the greenway and adjacent river;
- Aspects and sections of the greenways and how they relate to the existing Central Valley and Brunette River Greenways;
- Details of the community parks, including character images and bird's eye views of the landscape areas;
- Plans for restoration of the Brunette River Greenway and stormwater management;
- Subdivision principles, including a site overview of density and height elements of the site, which would include a buffer from nearby transportation; and,
- Phases of the proposed development.

Procedural Note: At 4:07 p.m. Mark Thompson left the meeting.

In response to questions from the Panel, Mr. Hemstock, Ms. Biggar, Mr. Watson and Tyler Thomson, Bunt and Associates, provided the following information:

- The elevation of the site is well above the river level, and this would be examined further in conjunction with the City's Engineering department;
- The environmental performance goal for the market-housing part of the project would be in keeping with the City's requirement at the time, and will depend on the district energy proposed for the project;
- The environmental performance goal for the below market housing would be dictated by the development partner;
- The City has progressively increasing Step Code requirements, which the proposed development would be required to meet; and if the City introduces new policies, they would be examined to see how they apply to each of the project's stages;
- It is not likely that the buildings on the site would impact the solar requirements of the river; however, the impacts on the flora and fauna of the banks of the river could be impacted by building shadows. The project team is working with Metro Vancouver and the City to mitigate these impacts; and,

- The traffic volumes for the project have been studied over a number of years, and a multi-modal transportation study is being developed along with the Ministry of Transportation and Infrastructure (MOTI), the City, and TransLink, however precise numbers are not yet ready to be shared.

The Design Panel members made the following comments about the proposal:

- The overall concept is very strong, well thought-out, and balanced;
- The connectivity of the proposal to the Brunette River and riparian areas could be more strongly demonstrated in the design drawings;
- The layout of the precincts, the pedestrian connectivity, and the hierarchy of greenways are all very successful;
- The East/West greenway is convincing because of the surrounding parks and the green fingers that access the river walkways
- The topography of the buildings is successful; however, the building heights feel dominant along the river greenway;
- Creating more gaps between buildings may be beneficial to the river area;
- It would be important to keep the footprint of the underground parking in mind in terms of the stormwater layer and direction of water to the wetland;
- It would be important to consider traffic and how it may conflict with the East/West greenways and the surrounding neighbourhood; and,
- The 90 degree bike turn in Section 10 could be smoother;

MOVED and SECONDED

THAT the New Westminster Design Panel receive the staff report dated December 8, 2020.

CARRIED.

(Mark Thompson absent for the vote due to Conflict of Interest)

6.0 NEW BUSINESS

There were no items.

7.0 UNFINISHED BUSINESS

There were no items.

8.0 CORRESPONDENCE

There were no items.

9.0 NEXT MEETING

Tuesday, January 26 2021, via electronic meeting.

10.0 ADJOURNMENT

ON MOTION, the meeting was adjourned at 4:25 p.m.

Certified Correct,

ORIGINAL SIGNED

**Mark Thompson
Chair**

ORIGINAL SIGNED

**Geoff Lawlor
Chair for Item 5.1**

ORIGINAL SIGNED

**Heather Corbett
Committee Clerk**