

NEW WESTMINSTER DESIGN PANEL

**Tuesday, March 3, 2020 at 4:00 p.m.
Council Chamber, City Hall**

MINUTES

MEMBERS PRESENT:

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| Taichi Azegami | - Architectural Institute of BC Representative |
| Achim Charisius | - 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:

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| Geoff Lawlor | - Architectural Institute of BC Representative |
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GUESTS:

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|---------------|---------------------------------|
| Pat Campbell | - PMG Landscape Architects Ltd. |
| Samuel Chan | - Ionic Architecture Inc. |
| Manika Grover | - Ionic Architecture Inc. |

STAFF:

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|-----------------|--------------------------------------|
| Rupinder Basi | - Supervisor of Development Planning |
| Hardev Gill | - Planning Technician |
| Heather Corbett | - Committee Clerk |

The meeting was called to order at 4:03 p.m.

1.0 HOUSEKEEPING

1.1 Committee Orientation

Heather Corbett, Committee Clerk, led a round of introductions and provided a Committee orientation presentation, reviewing the following documents:

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

Ms. Corbett administered the Oath of Office to all new members of the Committee.

Rupinder Basi, Supervisor of Development Planning, discussed the City's policies and general procedures concerning New Westminster Design Panel (NWDP) project reviews.

1.2 Appointment of Chair and Alternate Chair to New Westminster Design Panel

Heather Corbett, Committee Clerk, requested nominations for Chair and Alternate Chair for the 2020/2021 term.

MOVED and SECONDED

THAT Fabian Leitner be appointed as Chair of the New Westminster Design Panel for the 2020/2021 term; and,

THAT Mark Thompson be appointed as the Alternate Chair of the New Westminster Design Panel for the 2020/2021 term.

CARRIED.

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

2.0 ADDITIONS TO AGENDA

There were no additions.

3.0 ADOPTION OF MINUTES

3.1 Adoption of the Minutes of August 27, 2019

MOVED and SECONDED

THAT the minutes of the August 27, 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

5.1 435 Canfor Avenue: Development Permit for Industrial Warehouse Development

Hardev Gill, Planning Technician, summarized the staff report dated February 25, 2020, regarding a Development Permit application for site improvements at 435 Canfor Avenue, noting the following:

- Details of the site location and project overview, including existing land use, proposed warehouse, office area, and landscaping;
- The proposal is compliant with the City's design guidelines, zoning entitlements and the Official Community Plan; and,
- A portion of the subject site is located within a riparian reserve which is under consideration for a future dike by the City.

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

- No design has been completed for the dyke and Multi-Use Pathway (MUP); however, it is proposed to meet the required level of 5.2 m;
- The Parks Department has reviewed the proposal and suggested that trees not be planted along the riverfront, because they may have to be removed once the greenway is to be constructed;
- The construction of a MUP that continues along the river towards Pier Park is a future objective but is not proposed as part of this development; and,
- The setback of 24.5 metres was approved by the Engineering Services Department.

Samuel Chan, and Manika Grover, Ionic Architecture Inc., and Pat Campbell, PMG Landscape Architects Ltd., provided a PowerPoint presentation covering the following information regarding the application:

- Site layout of the application, including the vehicular entrance, modifications made to aid in truck maneuvering, and parking;
- Intended operations for the warehouse and details of fencing and security considerations;
- Building features, including the main entrance, landscaped plaza and patio area;
- Details of the proposed building form and character, colour palette and glazing details, reflective of industrial nature of the site;
- CPTED strategies proposed, including glazing, entry locations, access point controls, and defined pathways;
- Sustainability measures being implemented to promote energy efficiency and sustainable transportation aspects;

- Details of landscaping and planting both onsite and along Brunette Creek, including native plants;
- Planned improvements to existing landscaping; and,
- Details of proposed fencing of the perimeter of the site.

In response to questions from the Panel, Mr. Chan and Ms. Campbell provided the following information:

- An industrial development is located at the north end of the site, adjacent to the proposed plaza;
- The 64 trees listed in the landscape plans are proposed to be planted in the riparian area;
- There would be no replacement trees required for the site, as the existing trees are not being removed and the 64 trees listed in the plans are proposed for the riparian area;
- The visibility of the main entry from the street would be improved once the ivy that hangs from the branches of the existing trees is cleaned up;
- The planned organization of the interior office space would allow some outdoor views through the window;
- The intention is to work within City guidelines for operable windows and energy efficiency;
- The hours of operation of the business are 6am to 5:30pm, with skeletal staff in the evenings;
- The whole site is currently covered in asphalt; however, landscaping pavers would be installed where possible; and,
- The installation of barbed wire around the entire site is a requirement of Canada Border Services Agency.

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 how this proposal addresses the streetscape along Canfor Avenue and the lane in regards to providing a safe and attractive development and connectivity between the public and private realm.

- The resolution of the site in regards to the edges and streetscape is reasonable;
- Appreciation was noted for the setbacks provided from the riparian area and the visibility it will provide to the MUP in future;
- The layout and configuration of the plaza next to the entrance with windows facing it is successful; however it could benefit from rain cover; and,
- From a wayfinding perspective, the main entry seems hidden and could be improved through re-consideration of the entrance, and clearing of tree branches.

Question 2) Staff seeks input from the NWDP in regards to the overall scale and massing of the building.

- The scale and massing is reasonable for the site and for the zoning; and,
- Although the geographic location of the site does not receive significant passerby traffic, the scale of the building addresses security and visibility from the street.

Question 3) Staff seeks input from the NWDP in regards to the selection of building materials and color scheme for the proposed development.

- The proposed building materials are appropriate for the development;
- To align better with the applicable design guidelines, it may be worthwhile to vary the treatment of colours on the building to highlight architectural details; and,
- The introduction of colour on the warehouse bay doors is effective.

The Panel made the following general comments about the proposal:

- The amount of proposed trees along the edge of the property may be excessive, as they are big leafed maples and would need thinning out considering the proposed proximities;
- Concern was noted about the proposed *Amelanchier Alnifolia* and *Douglas Spirea* in terms of open site lines and CPTED, as they could be dense and may create reduced visibility between the pathway and the street;
- The proposed dune grass is a good choice; however, it can be quite aggressive; and,
- Consider maximising the southern orientation of the building and ensuring that daylight views and operable windows are incorporated to create a healthy workplace and maximize energy efficiencies.

MOVED and SECONDED

THAT the New Westminster Design Panel support the project with consideration of the Panel's comments.

CARRIED.

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

6.0 NEW BUSINESS

Procedural Note: Although Item 6.1 was not formally added to the agenda, the Panel members discussed the item following item 5.1

6.1 Urban Design Institute (UDI) Backup Member

The Panel discussed whether it would be appropriate to amend the NWDP Terms of Reference to include a second UDI member in case of a conflict with an agenda item.

It was decided that City staff would investigate this issue and compare the current NWDP terms of reference with those of similar panels in the region, and bring the discussion forward to a future meeting.

7.0 UNFINISHED BUSINESS

There were no items.

8.0 CORRESPONDENCE

There were no items.

9.0 NEXT MEETING

Tuesday, March 24, 2020, in Council Chambers.

10.0 ADJOURNMENT

ON MOTION, the meeting was adjourned at 5:28 p.m.

Certified Correct,

ORIGINAL SIGNED

Fabian Leitner
Chair

ORIGINAL SIGNED

Heather Corbett
Committee Clerk