

NEW WESTMINSTER DESIGN PANEL
MINUTES

Tuesday, April 26, 2022

Meeting held electronically and open to public attendance
Council Chamber, City Hall

PRESENT

Winston Chong*	Architectural Institute of BC (AIBC)
Brad Howard *	Development Industry Representative (UDI)
Caroline Inglis*	Architectural Institute of BC (AIBC)
Stanis Smith*	Architectural Institute of BC (AIBC)
Micole Wu*	BC Society of Landscape Architects (BCSLA)

REGRETS

Bryce Gauthier	BC Society of Landscape Architects (BCSLA)
Narjes Miri	Architectural Institute of BC (AIBC)

GUESTS

Robert Billard	Billard Architecture
Lu Xu	RPL Projects

STAFF PRESENT

Dilys Huang	Planner
Carilyn Cook	Committee Clerk

*Denotes electronic attendance

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

Winston Chong opened the meeting at 3:00 p.m. and recognized with respect that New Westminister is on the unceded and unsurrendered land of the Halkomelem speaking peoples. He acknowledged that colonialism has made invisible their histories and connections to the land. He recognized that, as a City,

we are learning and building relationships with the people whose lands we are on.

2. CHANGES TO THE AGENDA

MOVED and SECONDED

THAT the agenda of the April 26, 2022 New Westminster Design Panel meeting be adopted.

Carried.

All members present voted in favour of the motion.

3. ADOPTION OF MINUTES FROM PREVIOUS MEETINGS

3.1 Minutes of February 22, 2022

MOVED and SECONDED

THAT the minutes of the February 22, 2022 New Westminster Design Panel meeting be adopted.

Carried.

All members present voted in favour of the motion.

4. REPORTS AND PRESENTATIONS

4.1 Rezoning and Development Permit Applications: 1321 Cariboo Street

Dilys Huang, Planner, provided an overview of the project at 1321 Cariboo Street, inviting feedback from the panel on the project design, the overall scale and massing of the proposed building, the transition between the proposed development and adjacent properties, the proposed site layout, and the proposed outdoor common amenity area, private open space, and other landscaping features.

Robert Billard, Billard Architecture, provided a brief history of the site. Lu Xu, RPL Projects, provided an overview of the site plan.

In response to questions from the panel, Mr. Billard and Ms. Xu advised:

- The site is located within 400 metres of Twelfth Street, which is identified as a future Frequent Transit Network (FTN) route;
- Use of parking is around 50% at best in most apartment buildings;
- The Land Use and Planning Committee suggested fewer (eight instead of ten) parking spaces in favour of more outdoor space;
- For the fifteen units, there are 22 proposed bike stalls for the building plus 122 square feet of scooter charging area;
- There are outlets for charging electric bikes and in the scooter area;
- With respect to accessibility and aging in place, more detailed interior design considerations will be taken into account during the building permit stage;
- Looking at cement panel for the panelized areas as it is moderately durable and inexpensive;
- Red was an aesthetic choice selected with the client;
- There is an aquifer beneath the building, so there is no underground parking proposed. The development at the other end of the block encountered the aquifer which caused their building to be put on hold as the costs to finish the building were subsequently too high;
- It will be up to the residents to decide whether to use the proposed planters for annuals, perennials, or vegetable gardens;
- Will use wood frame and not concrete for this building;
- The transition between the white composite panels and the cedar siding should ideally occur at the privacy panel between the two balconies to hide the transition between the materials;
- The project will retain the north side retaining wall, and will have a bit of a retaining wall facing Fourteenth Street for the PMT. Further details are pending following consultation with BC Hydro; and
- The trees that previously existed on the property have been removed after the previous building was damaged by a fire.

The panel had the following comments on the project:

- The massing fits well with the topography, and the increase in density works well in this neighbourhood;
- Stair 1 seems to cut off some units from the rest of the floor plate— if one is moving a couch into those units, they would need to walk through the exit stair to reach the unit;
- Appreciate that the number of vehicle stalls is reduced;

- Supportive of the parking reduction, but encourage the inclusion of bike repair stations and lighting to ensure the space feels welcoming;
- Encourage more lighting from the lobby into the parking area;
- Supportive of the setback relaxation;
- Ensure there is adequate separation between the garbage area and the community garden and children's play area;
- The project should take into consideration accessibility and aging in place as it moves forward;
- Would like a colour that says something about New Westminster, for example aqua green in relation to the river, and the red may not age well;
- Recommend hardscaping instead of lawn beneath the benches;
- Recommend enhancing the safety of the pathway leading from the building to the community garden;
- Propose adding an architectural feature to address the vulnerable building corner by the driveway turn;
- If possible, introduce some conifer trees in addition to the deciduous trees so there is some greenery during the winter;
- Recommend using some step lights at the steps leading to the unit entries;
- Consider the feature wall detail as the signage is blocked by the proposed bench;
- If there is any way to partially locate utilities (mechanical room, etc.) underground, then should do that;
- There will need to be a mailroom added, and should consider including a parcel delivery room;
- On the upstairs of the Townhome 1 unit, there appears to be a living area both up and downstairs, where there could be a third bedroom;
- The 201, 301, 401, and 501 units are two-bedroom, 1 bathroom; by rearranging the kitchen a second bathroom could be added;
- Consider a scissor stair at the elevator to consolidate everything into one location;
- Could create added value by bringing the elevator up to the roof and having a common roof deck area; and
- Reconsider lighting, particularly along pathways.

MOVED and SECONDED

THAT the New Westminster Design Panel support the project at 1321 Cariboo Street subject to the following comments from the Panel being worked into the plan with the support of staff, if possible.

- Bike repair stations to be well lit;
- Increased visibility through the lobby;
- Separation of the garbage area from the community garden area;
- Consider aging in place more thoroughly;
- Consider alternate colours besides red, perhaps having the colour relate to the community of New Westminster;
- Hardscaping under the benches;
- A safe pathway to circulate onsite;
- Reconsider the vulnerable building corner condition and propose an architectural element there;
- Consider using conifers as well as deciduous trees;
- Identify the best locations for the trees, if there is interference to windows;
- Provide step lighting leading directly to the unit entries;
- Ensure the feature wall is visible;
- Consider the improvement of efficiency by burying some elements that are on grade;
- Include a mail room and parcel room within the lobby;
- Consider a scissor stair; and
- Consider a roof deck amenity.

Carried.

Winston Chong voted in opposition to the motion.

5. STANDING REPORTS AND UPDATES

There were no items.

6. NEW BUSINESS

There were no items.

7. END OF MEETING

On MOTION, the meeting ended at 4:26 p.m.

8. UPCOMING MEETINGS

Remaining scheduled meetings for 2022, which take place at 3:00 p.m. unless otherwise noted:

- May 24
- June 28
- July 26
- August 23
- September 13
- October 25
- November 23
- December 13

Certified Correct,

Original Signed _____
Winston Chong
Chair

Original Signed _____
Katie Stobbart
Committee Clerk