

NEW WESTMINSTER DESIGN PANEL

Tuesday, March 28th, 2017 3:00p.m.

Council Chamber

AGENDA

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1.0 ADDITIONS TO AGENDA	
2.0 ADOPTION OF MINUTES	3:05pm
2.1 Adoption of the Minutes of February 28 th , 2017	4
3.0 REPORTS AND INFORMATION	
4.0 DESIGN REVIEWS	
4.1 Queen's Park Neighbourhood Heritage Conservation Area: Residential Design Guidelines	12
City of New Westminster	
<p>The City of New Westminster is presenting the New Westminster Design Panel with a full draft of the Queen's Park neighbourhood's residential design guidelines. These new guidelines focus on compatibility with the existing streetscapes rather than a prescriptive architectural style. The guidelines are being updated as part of a proposal to implement a Heritage Conservation Area in the Queen's Park neighbourhood.</p>	
4.2 660 Quayside Drive	DVP00615 SDP00208
	Amanat Architect 54

An application has been received for a Special Development Permit (SDP) and Development Variance Permit (DVP) application for the development of a mixed use development with two high rises and one three-storey commercial building at 600 to 720 Quayside Drive. The proposed development would provide approximately two acres of green space to be extended to Westminster Pier Park, complete the missing waterfront esplanade link between the Fraser River Discovery Centre and Westminster Pier Park, provide improved pedestrian and cyclist access to the waterfront via Begbie and Sixth Streets and provide a 40 space childcare facility along with at-grade commercial space near Begbie Street. The proposed SDP would be accompanied by a DVP, which is a response to a revised site plan. The DVP would allow an increase in building height, a larger tower footprint above the second storey and revised building siting to reflect the proposed site layout.

4.3 330 East Columbia Street

PF007062

Bird Construction

189

The applicant (Bird Construction) has submitted design drawings for the first phase of the Royal Columbia Hospital (RCH) redevelopment, located at 330 East Columbia Street, which includes the proposed Mental Health and Substance Use (MHSU) building and Energy Centre (See Appendix 1 – Location Map). Given that the subject property is not located within a Development Permit Area and is institutional, no development permit is required for the site.

In order to facilitate the proposed development, a Development Variance Permit application has also been submitted to vary the front yard setback requirements for certain portions of the building. The proposed variances would only apply to two (2) minor structural encroachments into the required building setbacks along Allen Street and Brunette Avenue, with the majority of the building being sited in accordance with P-3 zoning requirements, and are considered reasonable.

4.4 618 Carnarvon Street

**SDP00204
REZ00116**

GBL Architects

252

Applications have been received for a Rezoning and Special Development Permit to allow a 33 storey mixed use, commercial multi-unit residential development at 618 Carnarvon Street. The proposed building includes 252 residential units, 526.3 square metres (5,665 square feet) of at grade commercial floor space. The applicant has also proposed the provisions of a privately owned, publically accessible 87.14 square metre (938 sq.ft.) pocket park at the south east corner of the site and encapsulation of the Sky Train guideway which surface from underground at the south edge of the site.

4.5 OUR CITY 2041 – Draft Development Permit Areas and Design Guidelines for the Official Community Plan

364

City of New Westminster

The City of New Westminster is presenting the New Westminster Design Panel with an excerpt of the first draft of the Development Permit Areas and associated design guidelines, for their review and comment. These Development Permit Areas will be included in the new Official Community Plan, which is now in draft form.

5.0 NEW BUSINESS

6.0 UNFINISHED BUSINESS

7.0 CORRESPONDENCE

7.1 ON TABLE – Petition against proposed development density and height of mixed use tower at 618 Carnarvon Street from July 20, 2016.

8.0 NEXT MEETING

8.1 Tuesday April 24th, 2017 (in Council Chambers)

9.0 ADJOURNMENT