



# **NEW WESTMINSTER DESIGN PANEL**

**Tuesday, December 12, 2017 3:00p.m.**

**Committee Room #2**

## **AGENDA**

**Page**

**1.0 ADDITIONS TO AGENDA**

**2.0 ADOPTION OF MINUTES 3:05pm**

**2.1 Adoption of the Minutes of November 28, 2017 Meeting**

**3.0 REPORTS AND INFORMATION**

**4.0 DESIGN REVIEWS**

**4.1 616/640 Sixth Street DPU00065  
REZ00147**

Rezoning and Development Permit to allow a 29 storey, mixed use development consisting of 158 market strata residential units, 79 secured market rental housing units, and 1202.5 square metres (12,944 square feet) of commercial retail at grade. The total gross building area for the project is 20,472 square metres (220,361 square feet).

**Yamamoto Architecture Ltd.  
Connect Landscape Architecture**

**4.2 228 – 232 Sixth Street DPU00054  
REZ00109**

Proposal to rezone the subject property from Community Commercial Districts (High Rise) (C-3A) to a Comprehensive Development (CD) District based on the project design with a proposed maximum density of approximately 3.78 FSR and a building height maximum of 65 ft. (20 metres). The proposed rezoning would facilitate development permit application for a 53 unit, six-storey wood frame apartment building with a three level underground parkade

**Denis Turco Architecture Inc.  
Keith Koroluk, Landscape Architect**

**4.3 406-412 E. Columbia Street**

**REZ00137  
DPS00047**

The proposal now consists of a 80 long-term secured market rental units, 902.1 sq.m. (9,710 sq.ft.) of retail space at grade and 1,380.4 sq.m. (14,859 sq.ft.) of office space on the second storey. The density and height proposed exceeds that outlined in the existing Community Commercial Districts (Medium Rise) (C-2A), and thus a rezoning is required.

**Suva Architecture Inc.  
PMG Landscape Architecture**

**4.3 118 Royal Avenue**

**REZ00151  
DP000700**

The proposal consists of a 8,075.84 ft<sup>2</sup> (750.24 m<sup>2</sup>) multi-dwelling ground-oriented rowhouse development facing Royal Avenue. Each of the four units would be approximately 2,004 ft<sup>2</sup> (186 m<sup>2</sup>) in area with four bedrooms. The built-form would be two storeys off of Royal Avenue and three storeys from the rear at Cunningham Street. No variances are proposed.

**Miren A. Del Castillo, Architect**

**4.4 215 Mowat Street**

**DPB00028**

The subject site consists of a four storey multi-unit residential apartment building (Cedar Hill Manor) over a single storey parkade, facing westward on a sloped street, and featuring a large front yard with mature landscaping. The building was constructed in 1977. The applicant has submitted a design rationale which indicates that the existing building is in a degraded state, such that significant repairs to the building exterior are required to prevent further water ingress and damage to the structure. This project would repair the damaged and degraded conditions found with the existing components and assemblies that make up the building exterior of this property.

**BC Building Science**

**5.0 NEW BUSINESS**

**6.0 UNFINISHED BUSINESS**

**7.0 CORRESPONDENCE**

**8.0 NEXT MEETING**

**8.1 Tuesday, January 23, 2017 (in Council Chambers)**

**9.0 ADJOURNMENT**