

## **NEW WESTMINSTER DESIGN PANEL**

**Tuesday, May 24<sup>th</sup>, 2016 3:00p.m.  
Committee Room No. 2**

### **AGENDA**

	<b>Page</b>
<b>1.0 ANNUAL HOUSEKEEPING</b>	<b>3:00pm</b>
<b>2.0 ADDITIONS TO AGENDA</b>	
<b>2.0 ADOPTION OF MINUTES</b>	
2.1 Adoption of the Minutes of April 26, 2016	<b>3</b>
<b>3.0 REPORTS AND INFORMATION</b>	
3.1 None	
<b>4.0 DESIGN REVIEWS</b>	
4.1 737 Carnarvon St Exterior renovation to repair water penetration	<b>7</b>
<b>5.0 NEW BUSINESS</b>	
<b>6.0 UNFINISHED BUSINESS</b>	
<b>7.0 CORRESPONDENCE</b>	
<b>8.0 NEXT MEETING</b>	
8.1 Tuesday June 28 <sup>th</sup> , 2016 (in Committee Room #2)	
<b>9.0 ADJOURNMENT</b>	





## **NEW WESTMINSTER DESIGN PANEL**

**Tuesday, April 26<sup>th</sup>, 2016 3:00 p.m.**  
**Committee Room No. 2**

### **MINUTES**

#### **MEMBERS PRESENT:**

Meredith Mitchell	- Chair, BC Society of Landscape Architects
David Roppel	- Vice Chair, Development Industry Representative (UDI)
Maranatha Coulas	- Architectural Institute of BC
Maria Fish	- BC Society of Landscape Architects
Rodney Maas	- Architectural Institute of BC

#### **REGRETS:**

Donald Andrew	- AIBC Representative
Robert Duke	- AIBC Representative

#### **STAFF:**

Mike Watson	- Senior Planning Analyst
Debbie Johnstone	- Committee Clerk

The meeting was called to order at 3:03 p.m.

### **1.0 ADDITIONS TO AGENDA**

There were no additions.

### **2.0 ADOPTION OF MINUTES**

#### **2.1 Adoption of the Minutes of March 22, 2016**

##### **MOVED and SECONDED**

*THAT the minutes of the March 22, 2016 New Westminster Design Panel be adopted.*

**CARRIED.**

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

## **3.0 REPORTS AND INFORMATION**

### **3.1 Zoning Bylaw Update**

Mike Watson, Senior Planning Analyst, provided a presentation and summarized the report dated April 26, 2016, regarding the draft version of the new Zoning Bylaw for the City of New Westminster.

Mr. Watson directed the Panel to provide feedback regarding the following sections:

#### **Townhouse Setback Standards in Multiple Unit Residential Districts**

- A small sketch or drawing could be utilized to better illustrate the guidelines regarding the minimum side setback. It was suggested that the current language surrounding this guideline be made clearer;
- Further clarification regarding the determination of front and side yards could be required. A reference back to the definitions section could be provided; and,
- The vision clearance regulation with a rear setback adjacent to a park could be reconsidered. Currently, New Westminster has a guideline of 6 feet; however, areas like Surrey have implemented 4 foot fence guidelines with townhouse units that are adjacent to a park.

#### **RM-3 Multiple Unit Residential District (Six Storey Residential)**

- Further clarification regarding bonus density was recommended. It was suggested that this section could be misinterpreted to suggest that bonus density was equal to the base amount plus the bonus density amount, which is not the intent of the regulation;
- Concerns were expressed regarding the maximum building height. Using a 45 foot base density for six storey buildings could confuse builders and developers, as it would be nearly impossible to implement. Instead, it was suggested that no base density be listed for six storey buildings, or the base density and bonus density both be indicated at 75 feet; and,
- Providing too strict of a height guideline could limit the type of roof that could be implemented. 75 feet would provide more flexibility.

#### **High Technology and Business Park District (CHT)**

- Providing a clearer definition regarding the High Technology and Business Park District was suggested;

- The charts at the beginning of the section are helpful; however, a reference or link back to this section could be provided for ease of reference;
- Issues with security could arise due to the large setbacks suggested in this district;
- Encouraging mixed use buildings could activate the space during evenings and weekends;
- It was suggested that the City look into high technology districts in places like Seattle for examples regarding how to properly utilize the district; and,
- Enquiries were made on whether this zone is actually required, and if so, additional work with regard to this section was suggested.

The Panel provided the following additional comments with regard to the new Zoning Bylaw:

- Overall, the Zoning Bylaw is easier to read, and the graphics act as clear reference points;
- Once the document is finalized, page numbers will need to be corrected and page breaks inserted to ensure that tables and diagrams are displayed properly. Providing wider or alternating margins was also suggested to accommodate hole punches;
- Inconsistencies were highlighted regarding the use of floor area ratio (FAR) and floor space ratio (FSR);
- Consistency for metric and imperial measurements need to be implemented throughout the document;
- Providing a digital copy of the Zoning Bylaw with the ability to hyperlink to different sections and definitions was suggested;
- Section 120.11 states that the height on a sloped roof would be indicated as the average or mid-point of the roof; however, the graphic design does not reflect this;
- The regulation at section 130.17 is worded in a way that could eliminate walk up units. It was suggested that the word “isolated” be removed from the guideline;
- The percentages indicated at section 130.19 could be reworded to provide additional clarity. The intent for the regulation would be for 30% of the units to be two or three-bedroom dwelling units, and at least 10% of the units have three or more bedroom units;
- Additional clarification could be required regarding gross floor area exemptions (Section 130.34 [f] and [g]);
- Under height and setback exemptions (Section 130.35) it was suggested that green roof and roof top access be exempt to encourage more greenspace for livability. It was further suggested that storage spaces and

cladding be reconsidered as an exclusion, as this clause was created due to issues with leaky condos;

- It was suggested that guidelines surrounding permeable materials in parking areas be considered; and,
- Additional consideration regarding parking (in areas such as parks, for example) and above ground bike parking was suggested.

#### **4.0 DESIGN REVIEWS**

There were no items.

#### **5.0 NEW BUSINESS**

There were no items.

#### **6.0 UNFINISHED BUSINESS**

There were no items.

#### **7.0 CORRESPONDENCE**

There were no items.

#### **8.0 NEXT MEETING**

**May 24, 2016 (in Committee Room No. 2)**

#### **9.0 ADJOURNMENT**

**ON MOTION**, the meeting was adjourned at 5:05 p.m.

Certified Correct,

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**Meredith Mitchell**  
**Chair**

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**Debbie Johnstone**  
**Committee Clerk**

# REPORT

## DEVELOPMENT SERVICES DEPARTMENT

To: Members of the New Westminster Design Panel                      Date: May 24, 2016

From: Michael Watson                      File: SDP00206  
Senior Planning Analyst

Subject: Special Development Permit – 737 Carnarvon Street

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### **RECOMMENDATION**

*THAT this report be received for information.*

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### **PURPOSE**

An application has been made for a Special Development Permit to allow changes to the exterior of the existing mixed use building at 737 Carnarvon Street. The subject site is within the #1 Downtown Development Permit Area and is subject to the design guidelines contained within the Downtown Community Plan which are attached as Appendix A.

The purpose of this report is to provide information to the New Westminster Design Panel on the proposed exterior alterations and to seek feedback from the Panel regarding these alterations.

### **BACKGROUND**

Applicant	NSDA Architects
OCP Land Use Designation:	Mixed Use High Density
Development Permit Area Designation:	#1 Downtown
Zoning:	Comprehensive Development District (737 Carnarvon Street) CD-44

## **APPENDICIES ATTACHED TO THIS REPORT**

1	Downtown Community Plan Design Guidelines	2	Design Rationale
3	Site Context Map	4	Architectural Plans

### **PROPOSAL**

In 2012 a rezoning application was approved for the subject site to rezone it from C-4 to CD-44. This application allowed the conversion of several floor in the base of the tower from office space to rental residential units.

The site has now been sold and the current owners are proposing upgrades to the exterior of the building and have made an application for a Special Development Permit. These changes are described in detail in the design rationale provided by the applicant (under the scope of work heading) attached to this report as Appendix 2. The proposed architectural plans are attached in Appendix #4.

### **CONTEXT**

#### **Site Characteristics and Context**

The site is located at the intersection of Carnarvon and Begbie Streets within the Downtown Neighbourhood.

Adjacent to the subject site to the east and west along the north side of Columbia Street are two storey commercial buildings providing retail, public assembly uses and office space. On the south side of Carnarvon Street is the Russell Housing Centre, which contains a mix of emergency shelter beds and supportive housing units, and the Seniors Services Society. To the south east is a strata mixed use building containing retail and 80 residential units. North of the site is Douglas College. A site context map has been attached in Appendix #3.

### **POLICY CONTEXT**

#### **Development Permit Area**

The site is designated as part of the #1 Downtown Development Permit Area. The intent of the Development Permit Area Designation is to “ensure that new development supports a vibrant, pleasant, and people oriented downtown.” The Downtown Development Permit Area Design Guidelines are attached as Appendix #1.

## **DESIGN CONSIDERATIONS**

Staff has reviewed the submission and would appreciate comment from the NWDP on the proposed building and site design. Additionally, staff would appreciate comments on the following considerations:

### CPTED Elements

It has been reported that loitering in front of this building can occasionally be problematic. The front of this building is likely attracting loitering as weather protection is provided by the deep alcove, seating provided at the edge of the planters and low lighting conditions. Additionally, some of the surrounding uses such as adjacent clubs and the Russell Hotel may contribute to the amount of loitering observed.

Security has also been identified as problematic at the rear of the building. The applicant has proposed changes to the rear of the building to improve security. Comments from the Panel on the proposed changes and how security and other CPTED elements might be improved would be appreciated.

### Design Guidelines

Staff would appreciate comments from the Panel on how the proposed building changes relate to the relevant guidelines within the #1 Downtown Development Permit Area. These guidelines are attached in Appendix #1.

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Michael Watson,  
Senior Planning Analyst

## *Attachment #1*

# *Downtown Community Plan Design Guidelines*

# 16.0 Design Guidelines

## OBJECTIVES

The City of New Westminster will ensure that new development supports a vibrant, pleasant, and people oriented downtown. The guidelines for Downtown are based upon the following objectives for development:

- Reflect the context of New Westminster and unique characteristics such as history, views and topography.
- If building in the Columbia Street Historic District, form, height and character will be evaluated based on adjacencies to heritage assets. If building outside the historic district but next to a heritage asset, factors such as sympathetic design and materials must be considered.
- Support the protection and revitalization of heritage buildings and the neighbourhood's heritage character.
- Provide safe and pleasant streets and public spaces where pedestrians feel comfortable and welcome.
- Create a positive, people oriented connection between new buildings and the street, between public and private spaces.
- Promote excellence in architectural design and creativity in the architectural form, massing and character of new development.
- Protect important public views, and ensure light and air penetration to the street.
- Promote a vibrant and diverse local economy through the encouragement of attractive and functional commercial areas.
- Guide the development of new buildings which conserve energy, materials and water.
- Encourage new habitat and a greened built environment which supports ecological cycles and reconnects people with nature.
- Minimize negative impacts on air quality and the water quality of the Fraser River.
- Maximize opportunities for rooftop features which generate energy, minimize runoff and create multi-purpose green spaces.
- Promote sustainable modes of transport (e.g., walking, cycling, transit).

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## GUIDELINES

### 1. BUILDING FORM AND MASSING

The massing and form of buildings should showcase high level design and creativity, respecting the pedestrian scale and heritage assets of the Downtown.

- a. Vary the shape, massing, and exterior finishes of buildings in order to avoid a repetitive appearance when the development is viewed as a whole. Extra attention should be paid to doorways and corners.
- b. Create focal points and prominence in building design at the corners of street intersections. Gateway elements are encouraged at visually prominent intersections.
- c. Design the building with continuity throughout. Design elements or key proportions from the tower may extend through the podium and be reflected at street level.
- d. Provide a consistent and cohesive colour palette utilizing colours appropriate to a New Westminster context. Consider the heritage colour palette in the older buildings of New Westminster.
- e. Quality, natural materials that are historic to New Westminster are encouraged.
- f. Contribute to the unique character of the city through clear architectural references. While it is important not to mimic heritage buildings, the use of traditional materials, proportions and details that help reinforce New Westminster as a historic place are encouraged.
- g. Buildings located adjacent to heritage assets must ensure the form, massing and design of the building is sympathetic to the heritage building.
- h. The spacing of towers and units should be staggered so that private views are directed past neighbouring high-rise developments.
- i. Locate the portion of commercial buildings below 12 metres (40 feet) in height close to the edge of the sidewalk. Special attention should be given to the first 3 or 4 storeys to reinforce the pedestrian scale.
- j. Provide a minimum 4.5 metre (15 foot) setback from the edge of the top of a podium fronting a pedestrian oriented street. This does not apply to lanes or narrow streets intended primarily for access, utilities and servicing.

- k. Reinforce the scale and character of heritage buildings through ensuring the top edge of the heritage façade forms the edge of the podium of the building. The setback from the edge of a street front heritage façade should be at least 4.5 metres (15 feet).
- l. When designing point towers:
  - Integrate the design of the podium with the tower.
  - Shape buildings above the 7th storey as tall and slender towers that respect views, and provide for light and air penetration to the street.
- m. Reinforce the conclusion of the building design through special consideration of the form, massing and detail of the top several floors and roof of the building. Provide organized rooftops that are attractive when seen from above as well as the street. Rooftop mechanical and service equipment should be screened in a way that incorporates it as an integral part of the building's architectural design.
- n. Provide some variety and unique characteristics of each building where there are multiple buildings in one development to reinforce individual building identity.
- o. Creativity in the design of the building and landscaping is encouraged to promote interest and whimsy in the Downtown.
- p. Interior sidewalls, created as a result of construction/redevelopment phasing, should be designed to complement the overall appearance of development, and should not appear temporary or unfinished.

## **2. COLUMBIA STREET HERITAGE DISTRICT**

These guidelines are based on the conservation and enhancement of heritage buildings along Columbia Street. The intent is to provide appropriately rehabilitated heritage buildings, while providing guidelines for new development that adds to the ambience of the Columbia Street Heritage District.

- a. Original materials should be left in place and new materials should be sympathetic and compatible.
- b. New development will respect the scale and historic street pattern.
- c. The saw-tooth profile of the historic streetscape must be maintained.
- d. New construction will be compatible with adjacent heritage assets and complement the overall Columbia Street Historic District.
- e. New buildings should provide an appropriate transition between differing scales and heights of neighbouring buildings.
- f. New construction will respect and enhance the horizontal alignments on neighbouring heritage buildings.
- g. The first storey will maintain a similar articulation to the heritage buildings on either side and upper storeys should respect or continue the decorative details and articulation of neighbouring heritage buildings.
- h. Storefronts should respect the existing pattern of building widths along the street.

- i. A new building that is wider than 20 metres (66 feet) should maintain the rhythm of the streetfront building pattern, such as using strong vertical design elements at the centre and sides of the new building.
- j. Display windows should reflect the repetitive and vertical pattern of display windows in adjacent heritage buildings.
- k. Upper storey windows should reflect the fenestration pattern of neighbouring heritage buildings and may be of punched design.
- l. Signs should add to the interest of the building and respect the historic character of the area, and not create visual clutter.
- m. Signs and awnings on heritage buildings will follow the HARP design guidelines for size, colour and material.
- n. New awnings should have a traditional profile, with sloped awnings being preferred. Material should be of high quality canvas or glass.
- o. Where structurally possible, awnings should align horizontally with neighbouring canopies.

### **3. SOLAR ORIENTATION AND ENERGY EFFICIENCY OF BUILDINGS**

The intent is to maximize energy conservation opportunities through application of passive design principles. These principles lead to buildings designed to require less energy input to cool in hotter months and heat in colder months. Further, the intent is also to limit the energy consumed by buildings by encouraging use of alternative energy sources and the use of high quality durable materials with a long lifespan.

- a. Orient and mass buildings to maximize opportunities for passive solar heating and cooling, solar hot water and photovoltaics, and natural lighting and ventilation. Where possible, situate the long axis of major building elements in the east-west direction.
- b. Site and orient buildings to take advantage of prevailing winds for cross ventilation. Buildings should have units with exterior ventilation (operable windows) on two sides to encourage passive cooling through cross ventilation.
- c. Building massing that promotes units with potential for exterior ventilation on two sides is strongly encouraged.
- d. Incorporate the use of roofing materials and colours with a high “albedo” (e.g., materials that reflect heat energy from the sun) to reduce the absorption of heat into the building and reduce the “heat island effect.”
- e. Use exterior shading devices to manage heat gain from solar exposure. These may be adjustable, such as fixed awnings or retractable canopies, or fixed, such as projecting roofs, deep balconies, light shelves, fixed fins and similar features into building design to shade during the summer but provide solar access in winter.

- f. Limit the amount of glazing, especially on west and southwest exposures, where mid-afternoon summer sun is difficult to shade effectively. Maximize glazing on building facings with limited sunlight exposure. For mid- and low-rise facades, a maximum of 50% glazing is permitted. Above 3 storeys, glazing of less than 60% is encouraged.
- g. Encourage glazing technologies that allow daylight penetration into buildings and minimize heat conduction.
- h. Produce 10% of the building's annual energy demand from on-site renewable sources (solar, geo-exchange [earth energy]). "Solar ready" design is encouraged to extend energy production later.
- i. Select exterior materials with low embodied energy and long lifespan to minimize energy used in building construction.

#### 4. COMMERCIAL STREET FRONT

The orientation and design of commercial buildings should add to the street vitality and safety by promoting active, street level uses and informal surveillance of the area.

- a. Locate uses to reinforce a vibrant, safe pedestrian experience. Encourage retail and service activity on the first floor immediately adjacent to the sidewalk on important commercial streets.
- b. Ensure a direct relationship between commercial activities and the pedestrian. Where commercial activities front the street level there should be:
  - Clear or tinted (not reflective or opaque) windows on the street
  - Prominent doorways
  - Architectural building detail at the pedestrian eye level
  - Visual interest including lighting, awnings, landscaping containers, and/or creative use of colour
  - Varied store fronts (large storefronts without fenestration detailing are strongly discouraged)
- c. Signage should not create visual clutter.
- d. Outdoor seating, cafes, tables or outdoor displays are encouraged to promote street activity, where possible.
- e. Provide a separate, safe, covered entrance for residents where residential and commercial uses are in the same building. The residential entrance should be located on the less prominent street if possible and not interrupt a continuous commercial street front.
- f. Large blank walls that front streets, including retaining walls, are strongly discouraged. If unavoidable, they should be mitigated by:
  - Using different textures, materials and colours on the wall to articulate the surface and make it more visually appealing.
  - Murals or other forms of public art.
  - Installing a trellis or living, green wall.
  - Providing a raised or terraced planter bed with adequate area to plant landscaping that can grow to screen the wall.
  - Incorporating the wall into a patio or sidewalk café area.

## 5. RESIDENTIAL STREET FRONT

Residential buildings should be oriented and designed to balance a sense of community and neighbourliness while still allowing privacy of individual units.

- a. Emphasize residential scale and street orientation through changes in architecture and articulation of building form.
- b. For medium density developments, reduce the building's bulk and volumetric impact on the street by setting back upper portions of the building.
- c. Provide a comfortable separation between residences and the street to allow for landscaped front yards, porches or patios. A set back of at least 3 metres (10 feet) from the property line should be included.
- d. Ensure a relationship between residential activities and the sidewalk through building and site design. There should be:
  - Expression of individual units reflected in the overall form of the building as well as at street level;
  - A visual and physical connection between residences (townhouse or apartment) and the street with ground level units having individual front doors that are directly accessible and visible from the street;
  - large windows facing the street and useable outdoor space;
  - Oversight of the street from the building; and
  - Design of walking areas, patios, retaining walls, lighting and fences that are detailed, decorative and reflective of the individual precinct.
- e. Where patios are located along the street front, they should be elevated slightly to provide a degree of privacy while still allowing street surveillance.
- f. If the building has a main pedestrian entrance, it should be clearly evident, directly connected to the street and integrated within the design of the building. There should be direct sight-line into the elevator lobby from the street.
- g. If the building has a main pedestrian entrance, provide a gateway transition feature for walkways which are intended for use by residents, thereby delineating the private property. Locate the feature near the sidewalk and integrate it with the design of the development.
- h. Large blank walls fronting streets, including retaining walls, are strongly discouraged. If unavoidable, they should be mitigated by:
  - Using different textures, materials and colours on the wall to articulate the surface and make it more visually appealing.
  - Using murals or other forms of public art.
  - Installing a trellis or living, green wall.
  - Providing a raised or terraced planter bed with adequate area to plant landscaping that can grow to screen the wall.
  - Incorporating the wall into a patio or sidewalk café area.

## 6. THE PUBLIC RIVERFRONT

The public riverfront will promote active and recreational uses along the Fraser River and encourage high quality open space and development that improves public access and views of the river.

- a. Apply guidelines regarding pedestrian comfort and circulation (Section 8) and public open spaces (Section 9) to important pedestrian and public riverfront places.
- b. Commercial buildings located adjacent to the Esplanade are encouraged to have outdoor seating areas that open onto the walkway and contribute to the activity of the space.
- c. Buildings are to reflect the marine character of the Fraser River.
- d. Suitable space for entertainment and tourism uses that contribute to the vitality and activity along the riverfront are strongly encouraged.

## 7. PEDESTRIAN COMFORT AND CIRCULATION

These guidelines aim to create a high quality, comfortable and pleasant experience for pedestrians in the Downtown.

- a. Provide for the comfort and interest of pedestrians on the sidewalk and in public spaces through lighting, signage, seating and continuous weather protection such as canopies and awnings.
- b. Provide high quality and pleasant public streetscapes with sidewalk details such as interesting tree grates, paving inlays, stamps, or colour, and are consistent with existing sidewalk patterns.
- c. Provide easy access that is suitable for all ages and abilities from the street to building entrances and for important walkways within the development. Provide smooth, non-skid walking surfaces and gentle grades. There may be changes in the grade of walkways from individual units to the public street.
- d. Provide shielded, down lighting to ensure the safety and comfort of pedestrians on the public sidewalk. Provide for security and ambient lighting but minimize light pollution. Energy efficient lighting such as LED or solar powered lighting should be used where ever possible.
- e. Ensure safe circulation by distinguishing areas for walking and cycling from parking and traffic.
- f. Provide street trees in public right-of-ways along streets to soften the urban environment and reduce the scale of the street to a more human level.
- g. Ensure lanes and narrow streets are pleasantly designed and safe by indicating an edge between the public street and private land. Consider interesting paving details that delineate pedestrian circulation and drainage patterns. Provide opportunities for visual oversight and lighting from buildings onto narrow streets or lanes.

- h. Incorporate the principles of Crime Prevention Through Environmental Design (CPTED) such as lighting, visibility or natural surveillance, control of trespass, prevention of blind spots or hiding places, clear access, and safe parking garages. Seek professional evaluation for large or complicated proposals.
- i. Within CPTED guidelines, minimize exterior lighting energy demand by minimizing lighting and using high-efficiency luminaires and bulbs such as LEDs.

## 8. OUTDOOR SPACES

Open spaces should be thoughtfully designed to maximize daylight and provide functional space that is comfortable for a variety of ages and users.

- a. Accessible, outdoor public spaces are encouraged in all developments, including commercial and institutional buildings.
- b. Provide high quality, interesting, and durable outdoor spaces. Coordinate the design of all elements including lighting, paving, outdoor furniture, and garbage receptacles. The design of the gathering area should be integrated with the site and building.
- c. Incorporate public art in all open spaces where ever possible.
- d. Provide for pedestrian permeability with multiple opportunities to access and move through public open space.
- e. Locate outdoor spaces to capture the sun and create an inviting gathering space. Suitable overhangs, canopies and trees for shade and rain protection should be incorporated.
- f. Spaces should be designed to be programmable for inter-generational activities and uses. They could include:
  - a playground suitable for a variety of ages and that is visible from residential units
  - benches and/or tables
  - landscaping
  - a patio to encourage social interaction
- g. Lower flat roofs should be structurally and architecturally designed to accommodate forms of rooftop landscaping and outdoor activity.

## 9. PUBLIC VIEW CORRIDORS

Care should be taken to avoid disrupting views to Downtown's primary element, the Fraser River, as well as to Mt. Baker.

- a. When a development occurs along a significant street (Fourth Street, Sixth Street and Eighth Street), the applicant will provide an view impact analysis evaluating how the proposal affects views to the Fraser River and Mt. Baker.

## 10. LIGHT AND AIR PENETRATION

Ensuring adequate light and air circulation of new development and minimizing its negative impact on existing buildings is important in the urban context of Downtown.

- a. Provide for light and air penetration through a minimum separation between towers of 27 metres (89 feet). For the purposes of the guidelines a tower is deemed as a building 7 storeys or higher.
- b. Shape towers so that views are maximized around and between them.
- c. Provide a shade/shadowing study and view analysis for all buildings.

## 11. NOISE

Due to the proximity to rail, SkyTrain and the truck route in the Downtown, new development needs to consider noise abatement techniques to enhance the livability of residential units.

- a. An array of design and construction techniques should be used to buffer residential units from noise, including:
  - orienting outdoor areas and bedrooms away from noise sources
  - using alternate ventilation (to provide an alternative to opening windows)
  - using concrete construction
  - using glass block walls or acoustically rated glazing
  - using sound absorptive materials and sound barriers on balconies
- b. Provide a report prepared by qualified persons trained in acoustics and current techniques of noise measurements demonstrating that the noise levels in residential units meet CMHC levels.

## 12. PLANTS AND LANDSCAPE

Abundant landscaping should be used to maximize the 'green-ness' of Downtown and soften the urban landscape.

- a. Make substantial use of landscaping and contribute to a green Downtown. Use landscaping in all areas including walkways, patios, public spaces or other hard surfaces, and include setbacks from the property line.
- b. Provide landscaped ("green") roofs on all concrete podiums to manage runoff, add visual appeal, improve energy efficiency and reduce heat island effects, and provide amenity value.
- c. Landscaping integrated into the building roofline, patio and podium edges, and along the building facade at grade is encouraged to soften building edges, provide a degree of privacy, and reduce summertime solar gain. Landscaping should provide only a partial screen to enable surveillance of the street, transparency of commercial frontages, and to provide for safety.

- d. Retain good quality existing landscaping where possible. Ensure any retained mature trees will be safe when construction is complete.
- e. Provide good quality plants and support long-term maintenance through using professional standards. Specify these or higher standards on the landscape plan:
  - Plant material in the specified container size must meet the BC Landscape Standard of the BC Nursery Trades Association
  - All trees shall be staked in accordance with the BC Landscape Standards.
- f. Mulch planting beds to a minimum depth of 50 mm to reduce evaporative losses and increase absorption of soils.
- g. Choose plants that are species native to the area and:
  - Provide complex multi-storey habitat through a combination of groundcover, shrubs and trees, and the use of species that provide nesting habitat, protection from predators, and food for songbirds;
  - Are hardy, drought-tolerant, perennial species, reducing the need for maintenance, pesticide use, and irrigation.
- h. Design and place landscaping to facilitate year round moderation of the internal building climate. Appropriate deciduous trees on the south and west side of buildings will shade in summer and allow sunlight through in winter.
- i. Communal gardens and private balcony or roof gardens are encouraged, to provide residents with space to garden and grow food. Edible decorative landscaping is also encouraged.
- j. Consider rainwater collection and storage in cisterns to use for landscape irrigation.
- k. Design landscapes, including planters and decorative landscape areas, to incorporate low-impact storm water features that retain and/or infiltrate run-off in order to treat it to storm water quality objectives set out in the applicable storm water management plan, or as required to meet Water Quality Objectives for the receiving water body.

### 13. PARKING

The location and design of parking structures should avoid negative impacts on the pedestrian environment and to adjacent properties.

- a. Development should support vibrant, safe streets by ensuring people oriented uses in buildings front prominent sidewalks where substantial pedestrian use is expected. Parking structures and parking lots will be designed to be unobtrusive to the pedestrian environment.
- b. Above ground open air parking lots will be strongly discouraged.
- c. Parking structures are strongly encouraged to be located below ground. Where below ground structures are not possible, above ground parking structures should be located behind active, street level uses.
- d. Above ground parking structures that dominate the pedestrian environment are not permitted. Attention and detail should be given to the design of the structure, including:
  - Decorative grating applied to any face of the structure fronting a street
  - Creative use of colour
  - Colourful landscaping
- e. Soften the views and reduce the visual scale of parking from the sidewalk and street with landscaping. Ensure that landscaping supports public safety through allowing visual surveillance of parking areas.
- f. Provide access to parking and utilities from a lane or narrow street and ensure a continuous pedestrian interface and neighbourhood quality on the primary street. Where lane access is available, access to parking areas or structures from a street will generally not be permitted.
- g. Integrate the access to parking with the design of the building. Minimize the number of sidewalk crossings and impacts upon pedestrians.
- h. Provide secure and separate parking for residential and commercial activities where both share a parking structure.
- i. Ensure underground parking for commercial uses is readily accessible, well signed and easily used by customers.
- j. Support transportation options such as carpools, cooperative car use, parking for people with disabilities through providing appropriately sized and conveniently located parking spaces.

- k. Plant trees and shrubs throughout any surface parking areas to intercept precipitation, reduce surface heating, enhance appearance and protect pedestrians from the elements. The use of native plants is preferred.
- l. Design parking and other paved areas to minimize negative impacts on surface runoff volume and quality. Use an appropriate selection of strategies such as the following:
  - Install oil/water separators for high traffic areas.
  - Direct runoff to landscaped filter strips, bio-swales, and bio-filtration strips.

#### **14. RECYCLING, GARBAGE AND COMPOST RECEPTACLES**

The location of recycling, garbage and compost receptacles should be given thoughtful design to encourage the reduction of solid waste and promote sustainability within individual developments.

- a. Encourage the installation or provision of space for a 3-stream (compost, recyclable, waste) collection facility in all residential units and food service establishments, and/or in common areas in buildings to ensure that centralized organics collection facilities are in-place once organics collection is mandatory in the coming years.
- b. Ensure the 3-stream collection facility is located in a secure, well designed, screened area that is safely accessible by both residents and service trucks.
- c. Encourage the incorporation of 3-stream separation into kitchen areas to make recycling convenient.
- d. Reduce the impact of odor from compost bins through careful location and an enclosed design complementary to the design of the building.
- e. Access to waste should be located off of lanes or secondary streets.

*Attachment #2*  
*Design Rationale*

May 12, 2016

## Design Rationale

Project: Exterior Alternations & Refurbishment @ 737 Carnarvon Street

Municipality: New Westminster

### Design Rationale to accompany Special Development Permit application and Urban Design Panel Review

The principal rationale for the proposed work at 737 Carnarvon Street is to undertake building envelope repairs and refinishing to address water ingress from wind driven rain. In addition, improvements are proposed to the main entrance area, planters, and rear alcoves, that will in part, address CPTED concerns raised by the City of New Westminster.

In conjunction with the improvements noted above, a simple palette of 2 new exterior colours for the building envelope are proposed as are 4 related colours for new metal accent panels above the main entrance – the colours are both nautical and contextual, and are intended to give the building more prominence in the context of newer adjacent structures and bring definition and vibrancy to the entrance area. A similar colour palette defines the main entrance floor recess through the use of a new porcelain tile product. New metalwork and balcony metalwork are to be painted a standard black, in keeping with the context and reference images provided by New Westminster.

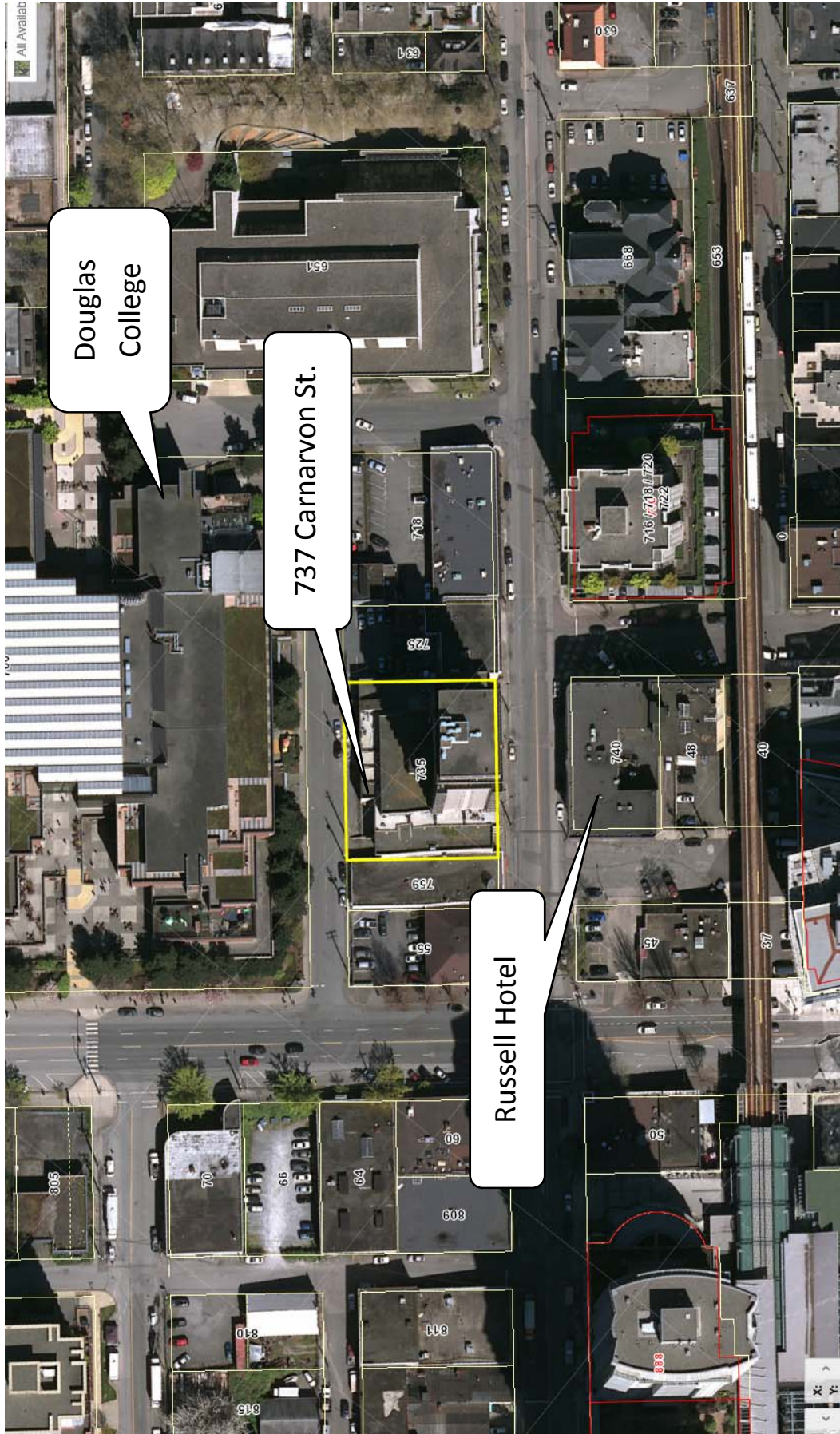
The scope of work includes:

- a) Concrete repairs to cracks, delamination and spalling at mass concrete walls, balcony floors and balcony parapets
- b) Replacement of exterior sealants
- c) New waterproof traffic membranes to balconies
- d) Exterior finish recoating to concrete surfaces to conceal repairs and existing staining
- e) Exterior finish recoating of metal balcony guards
- f) New porcelain floor tile finish to recessed entrance area
- g) Repainting of wall, soffit and column surfaces at main entrance
- h) New pre-finished decorative metal fascia panels at second floor level (below windows)
- i) New soffit and column lighting to address CPTED concerns
- j) New decorative metal railing installed at entry planters to deter loitering (to address CPTED concerns)
- k) New metal exit gate to enclose exit alcove adjacent to residential entrance (to address CPTED concerns)
- l) Enhancements to existing planting in entry planters
- m) Painting of concrete planters at entrance
- n) Installation of new chainlink fence and gate at rear service alcove, in conjunction with new wall-mounted lighting and a surveillance camera (to address CPTED concerns)

The DJA presentation will include:

- 1) A summary of existing conditions
- 2) An overview of the proposed scope of the alterations
- 3) An overview of the intended material palette and products
- 4) A summary of the CPTED concerns and how they are being addressed

*Attachment #3*  
*Site Context Map*



Douglas College

737 Carnarvon St.

Russell Hotel

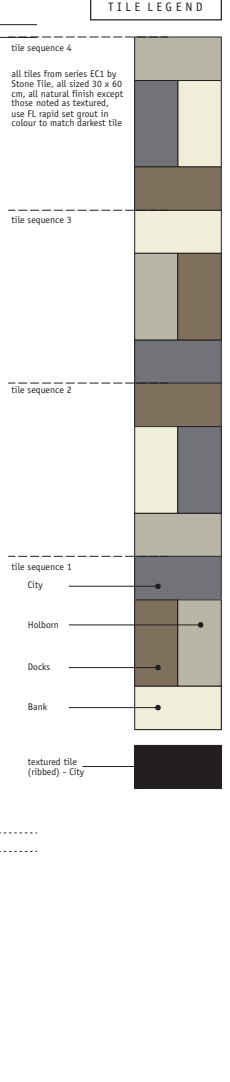
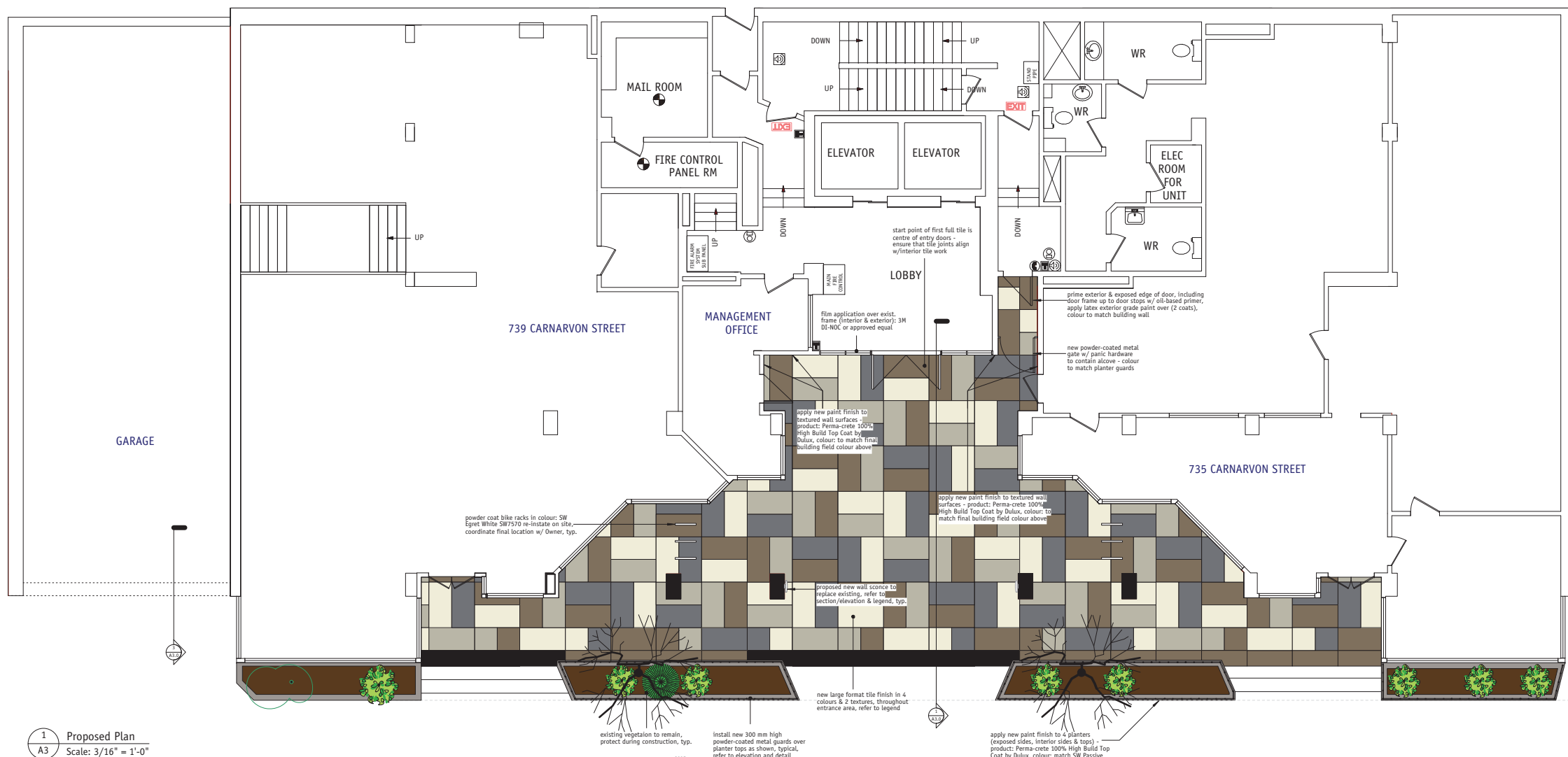
*Attachment #4*  
*Architectural Plans*











**ARCHITECTURAL LEGEND:**

- SECTION LETTER
- DETAIL NUMBER
- ELEVATION NUMBER
- WINDOW & DOOR I.D.
- FINISH TYPE
- REVISION REFERENCE NO.
- REVISIONS
- EXISTING DOOR
- EXISTING DOOR TO BE REMOVED
- NEW DOOR
- NEW POWER DOOR OPERATOR
- EXISTING LIGHT FIXTURE
- EXISTING LIGHT FIXTURE TO BE REMOVED
- NEW LIGHT FIXTURE

**SCHEDULE OF MATERIALS**

**WALL SCANCE:**  
ELROY wall-mount fixture 4765-NPL-WH by EUREKA Lighting, 14W LED 4000K non-dimming (contact TPL Lighting (Mike Hamilton 416 238 9793))

**RECESSED LIGHTING:**  
5W SLM "WET" by LOTUS LIGHTING, 4100K contact: 604 538 3090 (all exterior lighting at entrance to be replaced to increase light levels)

**ENTRY DIRECTORIES:**  
NIC

**DECORATIVE ELEVATION PANELS:**  
5 mm aluminum plate, powder coated in colours noted, suspended off existing building envelope, engineered shop drawings are required

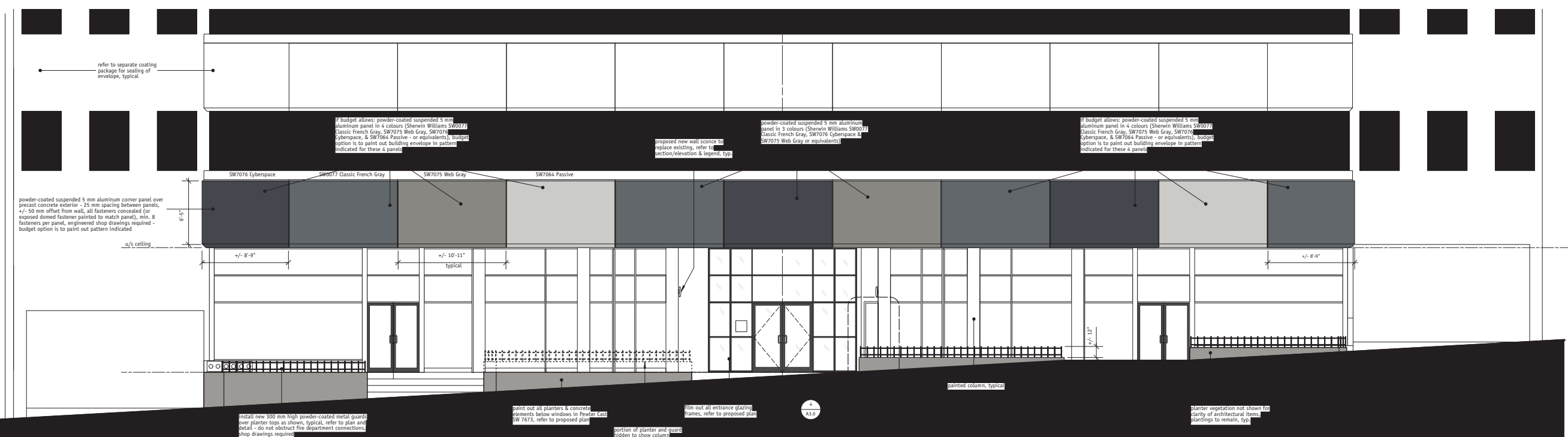
revisions

no.	issued for:	date
1	Special Development Permit	16/03/24
2	SDP - Updated Submission	16/05/12

This drawing is protected by copyright. Contractors must check all dimensions on site. Only figured dimensions are to be used. Discrepancies must be reported immediately to the Architect before proceeding.

- CONSTRUCTION NOTES:**
- 1) drawing to be read in conjunction with all associated structural, mechanical & electrical drawings, where provided
  - 2) verify all conditions and dimensions associated with proposed work prior to proceeding
  - 3) all materials to be installed in a level condition, maximum variation permitted is 6mm over 3000 mm, horizontally and vertically - advise Architect of sub-surface variations
  - 4) coordinate work with Interior Alterations scope
  - 5) provide hoarding as necessary to protect area of Work and persons from hazard, maintain access to entrance at all times or provide alternate measures to be approved by the Architect
  - 6) contractor to initiate site investigation to confirm structural assumptions for soffit work and advise consultants at start of Work.

1 Proposed Plan  
A3 Scale: 3/16" = 1'-0"



2 Proposed Elevation  
A3 Scale: 3/16" = 1'-0"

Daniel Johnson Architect Inc.  
25 Isabella Street  
Toronto, Ontario, M4Y 1M7  
P 416-920-0040

**DJA**

project  
**737 Carnarvon St.  
New Westminster, BC  
V3M 5X1**  
Exterior Alterations  
(Special Development Permit)

drawing title  
**Proposed Plan,  
Elevation & Material  
Schedule**

drawn	date
RB/PM	15/12/22
checked	plotted
PM	16/05/12

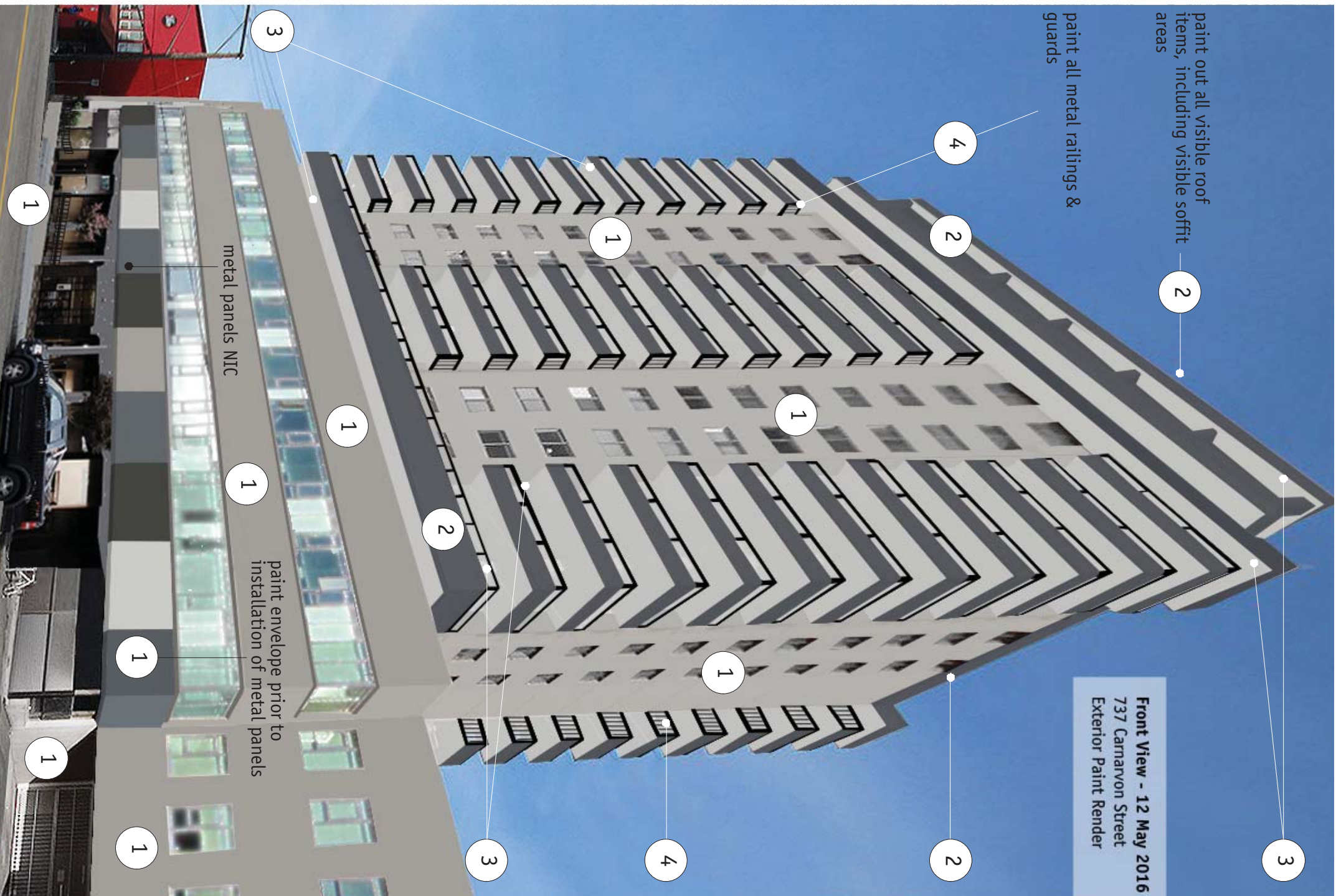
scale AS NOTED

project no 2015-138

drawing no





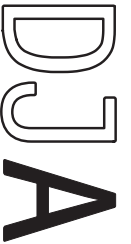


**FINISH LEGEND \***

- ① **Field Colour**  
(location: vertical faces of plinth tower, front and rear, excluding those that are accent colour 1 & 2 do not paint flashing, paint all walls up to entrance to parking area, paint front entry concrete planter  
SW7673 Pewter Cast
- ② **Accent Colour 1**  
(location: penthouse vertical surfaces, any visible rooftop mechanical items, balcony faces & service doors):  
SW7069 Iron Ore
- ③ **Accent Colour 2**  
(location: balcony vertical surfaces where recessed, including return and dividing walls, balcony soffits):  
SW7064 Passive
- ④ **Remove loose paint, prime bare metal, alkylde paint:**  
SW 6991 Black Magic (satin)

**METAL PICKETS/RAILINGS - BALCONIES**

(\* all colours are Sherwin Williams & are to be produced in the BASF Sonneborn product, 24" x 24" field samples are required, apply to section of building approved by project manager)

<p><b>Daniel Johnson Architect Inc.</b> 25 Isabella Street Toronto, Ontario, M4Y 1M7 P 416-920-0040</p>	<p><b>737 Carnarvon Street New Westminster, BC</b></p> <p><b>Exterior Coating</b></p> <p>15-138      May 12, 2016</p>	<p><b>Starlight Investments</b> 3250 Bloor St West, Suite 800 - East Tower, Toronto, ON M8X 2X9</p> <p>Contact: Mr. Joe Crupi Phone: 416-234-8444    Toll Free 1-866-782-7536 Email: jcrupi@starlightinvest.com</p>
		

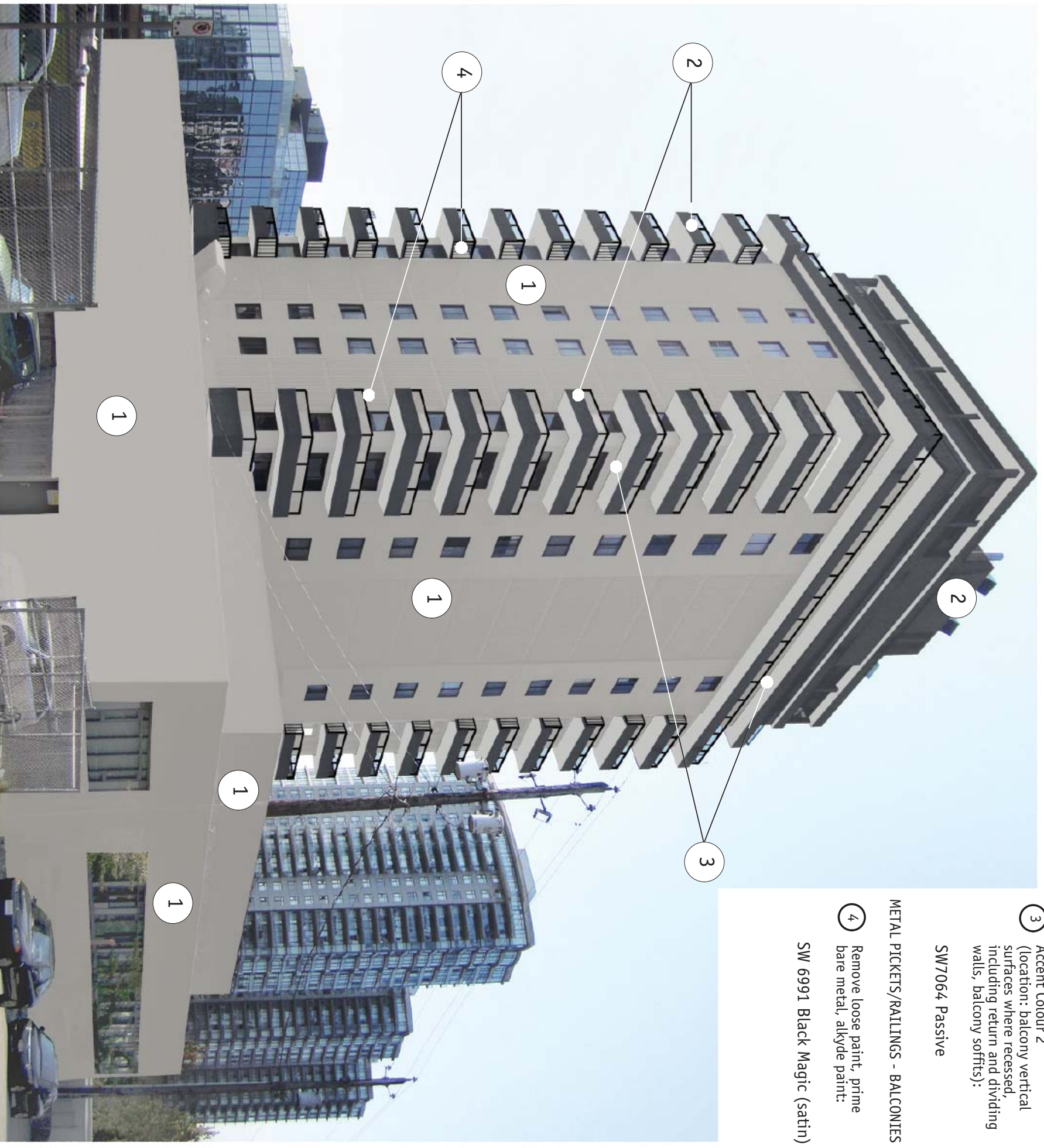
**FINISH LEGEND\***

- ① Field Colour  
(location: vertical faces of plynt tower, front and rear, excluding those that are accent colour 1 & do not paint flashing, paint all \ up to entrance to parking area, paint front entry concrete plant)
- SW7673 Pewter Cast

- ② Accent Colour 1  
(location: penthouse vertical surfaces, any visible rooftop mechanical items, balcony faces & service doors):
- SW7069 Iron Ore

- ③ Accent Colour 2  
(location: balcony vertical surfaces where recessed, including return and dividing walls, balcony soffits):
- SW7064 Passive

- METAL PICKETS/RAILINGS - BALCONIES
- ④ Remove loose paint, prime bare metal, alkyde paint:
- SW 6991 Black Magic (satin)



(\* all colours are Sherwin Williams & are to be produced in the BASF Sonneborn product, 24" x 24" field samples are required, apply to section of building approved by project manager)

SCOPE OF WORK:

1. Using the colour set indicated in the Finish Legend, prepare 24" x 24" field samples of each colour to be applied on building, for review and approval by Starlight Mgmt. and/or architect. Prepare an equivalent sample set of alternative colours, as above before proceeding (where provided in the Finish Legend).
2. Review MSDS material sheets for specific handling instructions - remove all loose or degraded surface material.
3. Deliver products to site in sealed and labeled containers; inspect to verify acceptability.
4. Container label to include manufacturer's name, type of paint, brand name, lot number, brand code, coverage, surface preparation, drying time, cleanup requirements, colour designation, and instructions for mixing and reducing.
5. Prepare surfaces in accordance with manufacturer's instructions.
6. Mask and protect adjacent surfaces and materials not receiving coating from over-spray, cut around building signage and life safety equipment; repair any damage.
7. Apply coatings in accordance with manufacturer's instructions. Do not apply finishes to surfaces that are not dry. Conform to Master Painters Institute (MPI) standards of quality.
8. Paint to the full extent of surfaces indicated. Cut in to meet adjacent surfaces with even/straight lines.
9. Where colour start or end points are uncertain or in apparent conflict, review w/ architect before proceeding.
10. Ensure product and application surfaces are protected from contamination during application and until completion of drying time as specified by manufacturer.
11. Follow manufacturer's recommendations for multiple applications of product.
12. Collect waste material and remove daily from site. Upon completion of work all materials and equipment used during and associated with completion of the work are to be removed from the site.
13. Maintain full building access and life safety systems. Coordinate with building Management. Where required, provide clear and durable signage instructing the public and emergency services of temporary access to building services.

GENERAL NOTES ON PAINTING:

**Product:** CONCRETE AND MASONRY COATINGS (Super Colorcoat VOC) . Texture: Smooth.

**Summary:** Application of waterborne, solvent-based, VOC-compliant, decorative waterproof coating for exterior, above-grade, vertical surfaces.

1. Provide protection plan of surrounding areas and non-cementitious surfaces.
2. Applicator Qualifications: Company with minimum of 5 years experience in application of specified products on projects of similar size and scope, and is acceptable to product manufacturer.
3. Apply material in accordance with manufacturer's written application instructions.
4. Field sample will be standard for judging workmanship on remainder of Project.
5. Obtain Architect's written approval of field sample before start of material application, including approval of aesthetics, color, texture, and appearance.

(continued)

**GENERAL NOTES ON PAINTING:**  
(continued from page 3)

**Delivery, Storage & Handling:**

1. Comply with manufacturer's ordering instructions and lead-time requirements to avoid construction delays.
2. Deliver materials in manufacturer's original, unopened, undamaged containers with identification labels intact.

**Project Conditions:**

1. Ensure surface and ambient air temperature are minimum of 35 degrees F (2 degrees C) or warmer with frost-free surface. Application may begin before ambient temperature reaches 35 degrees F (2 degrees C) in accordance with manufacturer's instructions.
2. Do not apply material if snow, rain, fog, and mist are anticipated within 12 hours after application. Allow surfaces to attain temperature and conditions specified before proceeding with coating application.
3. Do not apply over sealant joints.
4. Do not apply to traffic-bearing or other horizontal surfaces.

**Approximate Coverage Rates:**

1. Substrates, square feet per gallon (m<sup>2</sup>/L), per coat:
  - a. CMU: 50 to 60 (1.2 to 1.5).
  - b. Brick: 60 to 80 (1.5 to 2.0).
  - c. Concrete: 70 to 90 (1.7 to 2.2).
2. Average Wet Film Thickness: 16 to 27 mils (0.41 to 0.68 mm).
3. Average Dry Film Thickness: Smooth: 5 to 10 mils (0.13 to 0.25 mm).

**Surface Preparation:**

- A. Protection: Protect adjacent Work areas and finish surfaces from damage during coating application.
- B. Prepare surfaces in accordance with manufacturer's instructions.
- C. Ensure that substrate is sound, clean, dry, and free of dust, dirt, oils, grease, laitance, efflorescence, mildew, fungus, biological residues, and other contaminants that could prevent proper adhesion.
- D. Ensure concrete substrates have a minimum 28-day cure and are free of bond-inhibiting contaminants.
- E. Clean surface to achieve texture similar to medium-grit sandpaper.
- F. Repair holes and spalled and damaged concrete with repair materials approved by coating manufacturer.
- G. Remove protruding concrete accessories and smooth out irregularities.
- H. When chemical cleaners are used, neutralize compounds and fully rinse surface with clean water. Allow surface to dry before proceeding.
- I. Remove blisters or delaminated areas and sand edges to smooth rough areas and provide transition to existing paint areas.
- J. Check adhesion of existing paint in accordance with ASTM D3359, measuring adhesion by Tape Method A.
- K. Treat cracks greater than 1/32 inch (0.8 mm) with patching compound.
- L. Treat cracks greater than 1/4 inch (6 mm) as expansion joints and fill with sealant approved by coating manufacturer.
- M. Prepare and treat cracks in accordance with manufacturer's instructions.

**Mixing:**

- A. Mix coating in accordance with manufacturer's instructions to ensure uniform color and aggregate disbursement and to minimize air entrapment.
- B. In multi-pail applications, mix contents of each new pail into partially used pail to ensure color consistency and smooth transitions from pail to pail.

**Application:**

- A. Apply coating in accordance with manufacturer's instructions.
- B. Apply coating at correct coverage rate to properly prepared surfaces.
- C. Apply coating in pinhole-free, continuous membrane for waterproofing integrity.

**Products Manufacturer:** BASF Construction Chemicals  
889 Valley Park Drive  
Shakopee, MN 55379  
Customer Service: 800-433-9517  
Technical Service: 800-243-6739  
Direct Phone: 952-496-6000  
Internet: [www.buildingsystems.basf.com](http://www.buildingsystems.basf.com)