

NEW WESTMINSTER DESIGN PANEL

Tuesday, January 23, 2018 3:00p.m.

Council Chambers

AGENDA

Page

1.0 ADDITIONS TO AGENDA	
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2.0 ADOPTION OF MINUTES	3:05pm
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2.1 Adoption of the Minutes of December 12, 2017 Meeting

3.0 REPORTS AND INFORMATION

4.0 DESIGN REVIEWS

4.1 228 – 232 Sixth Street	REZ00109 DPU00054
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Applications have been received for a Rezoning and Development Permit to allow a six (6) storey mid-rise development at 228 and 232 Sixth Street. The proposed building would include 53 residential units and a two-level underground parkade that would be accessed off of Welsh Street. The applicants are proposing 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).

Denis Turco Architecture Inc.
Keith Koroluk, Landscape Architect

4.2 406 – 412 E. Columbia Street	REZ00137 DPS00047
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The proposal now consists of 72 long-term secured market rental units (previously 80 units), 926 sq.m. (9,972 sq.ft.) of retail space at grade and 1,523 sq.m. (16,397 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. Underground parking would be provided with vehicle access off of the lane at the rear of the site. All residential units would have private balconies. There would be a common outdoor area for the use of all residents on the roof top.

Suva Architecture Inc.
PMG Landscape Architecture

4.3 118 Royal Avenue

**REZ00151
DP000700**

The proposal consists of a 8,075.84 ft² (750.24 m²) multi-dwelling ground-oriented rowhouse development facing Royal Avenue. Each of the four units would be approximately 2,004 ft² (186 m²) 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.

**PMG Landscape Architects Inc.
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. 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, February 27, 2018 (in Council Chambers)

9.0 ADJOURNMENT