

NEW WESTMINSTER DESIGN PANEL

Tuesday, September 27, 2016
3:00p.m. Committee Room No. 2
AGENDA

| | | Page |
|------------|---|---|
| 1.0 | ADDITIONS TO AGENDA | |
| 2.0 | ADOPTION OF MINUTES | 3:05pm |
| 2.1 | Adoption of the minutes of August 23, 2016 | |
| 3.0 | REPORTS AND INFORMATION | |
| 3.1 | Infill Housing Design Guidelines | City of New Westminster Ramsay Worden Architects |
| | | 11 |
| | Presentation to the New Westminster Design Panel of the first draft of the Infill Housing Design Guidelines for Laneway and Carriage Houses, and for Townhouse and Rowhouses for review and comment. | |
| 4.0 | DESIGN REVIEWS | |
| 4.1 | 300 Salter Street – Port Royal | DPQ00110 DVP00612 Ramsay Worden Architects |
| | | 58 |
| | A Development Permit application has been received to permit 87 “loft units” ranging from studio units up to two and three bedroom units. The project contains one level of underground parking and secured bike storage, as well as a large common amenity facility and children’s play area. The application is in conjunction with a Development Variance Permit application to vary the height from the allowable 50 feet (15.24 metres) to the proposed 60.66 feet (18.48 metres). | |
| 4.2 | 1002, 1012, 1016 and 1020 Auckland Street | REZ00127 Bingham Hill Architects |
| | | 98 |
| | An application has been received to amend the Official Community Plan, Rezone and issue a Development Permit for the site at 1002, 1012, 1016 and 1020 Auckland Street. The purpose of this report is to provide information to the New Westminster Design Panel for their consideration of the development. | |

4.3 612-618 Brantford Street

OCP00016
HER00571
DPU00055

Boldwing Continuum Architects

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The applicants are bringing forward a revised design in order to address the comments received at the August 23, 2016 New Westminster Design Panel (NWDP) Meeting. The development proposal still entails an OCP amendment, Heritage Revitalization Agreement, and Development Permit to facilitate the construction of a mid-rise, 42 unit multi-residential building, which includes ground-oriented units with private patios. The proposal also includes the retention and restoration of an existing 1890 heritage house located on the site. The heritage home would be relocated to the west edge of the property in order to provide a better transition from and juxtaposition to the neighbouring single family dwellings to the west. The house would be a 3 bedroom detached strata unit, with private rear yard and access directly from the street.

4.4 100 Braid Street – Urban Academy

DPS00045

Grant Architecture Studio

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The applicant (Urban Academy) has applied for a Development Permit to facilitate the construction of a 4,726 square metre (50,870 square feet) private school on the westerly portion of the 100 Braid Street property at the corner of Braid Street and Rousseau Street. There is an active OCP Amendment and Rezoning Application to amend the land use designation, implement Development Permit Area guidelines, and change the zoning of the site to allow for the proposed school and future residential. The proposed OCP Amendment and Rezoning Amendment Bylaws have received third reading and staff is working with the applicant in finalizing these applications before final adoption. In the meantime, the applicant wishes to initiate the Development Permit process and will also be making an application to subdivide the property. Both applications would be subject to the final approval of the OCP Amendment and Rezoning.

5.0 NEW BUSINESS

6.0 UNFINISHED BUSINESS

6.1 Review of start time

7.0 CORRESPONDENCE

8.0 NEXT MEETING

8.1 Tuesday October 25, 2016 in Council Chamber

9.0 ADJOURNMENT