

NEW WESTMINSTER DESIGN PANEL

**Tuesday June 28, 2011 3:00 p.m.
Committee Room No. 2**

MINUTES

VOTING MEMBERS PRESENT:

Eric Pattison, Chair	- Chair, AIBC Representative
Chris Block	- AIBC Representative
Paul Goodwin	- AIBC Representative
Tom Morton	- Development Industry Representative (UDI)
Keith Ross	- BC Society of Landscape Architects
Mark Vance	- AIBC Representative
Steve Wong	- BC Society of Landscape Architects joined meeting at 3:16 p.m.

STAFF:

Stephen Scheving	- Planning Consultant
Donna Martin	- Committee Clerk

The meeting was called to order at 3:06 p.m.

1.0 ADDITIONS TO AGENDA

2.0 NEW BUSINESS

The Panel requested a presentation on the sustainability initiatives coming out of Development Planning with respect to landscape irrigation.

3.0 ADOPTION OF MINUTES

3.1 Adoption of the Minutes of May 24, 2011

MOVED and SECONDED

THAT the minutes of the New Westminster Design Panel meeting held on May 24, 2011 be received and adopted.

CARRIED.

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

4.0 INFORMATION PRESENTATIONS

5.0 DESIGN APPROVALS

6.0 DOWNTOWN INFORMATION PRESENTATIONS

7.0 DOWNTOWN DESIGN APPROVALS

5.1 660-700 Columbia Street (Trapp Block)

**File: REZ00002
SDP00159**

Stephen Scheving, Planning Consultant, reported the City has received an application from the Salient Group to amend the schedule for the Comprehensive Development Districts (Trapp Block) (CD-19) and to issue a new special development permit for the proposed mixed-use project at 660-700 Columbia Street. He noted there is also an HRA for this project. (**IBI/HB Architects**)

Mr. Scheving presented the history of the building. There has been a reworking of this project and it differs from the proposal approved in 2008 as follows:

- Increase in total floor space ratio from 6.26 to 7.45.
- Increase in the residential floor space ratio from 5.84 to 7.05
- Increase in the tower site coverage from 35 to 42 percent
- Increase in height of the building from 179 feet 6 inches to 183 feet.
- Decrease in number of housing units from 180 to 190

The owner withdrew from the site an area at the south-west corner of the project.

Questions from the Panel: (*Response in italics*)

- How far did HRA and zoning go last time? *The project went all the way through the planning process in 2008.*
- What is the rationale for withdrawing the southwest corner? *Withdrawing the southwest corner leaves a rectangular piece which makes any negotiations easier.*

Comments from the Panel:

- Suggest the presenter consider bringing comparative drawings of the 2008 proposal and this project to facilitate the Panel's understanding.

Panel did not feel they could move forward with this discussion until the architects for the project made their presentation.

8.0 REPORTS AND INFORMATION

9.0 CORRESPONDENCE

10.0 NEXT MEETING

July 26, 2011 at 3:00pm in Committee Room No. 2 as required.

11.0 ADJOURNMENT

ON MOTION, the meeting adjourned at p.m.



Eric Pattison
Chair



Donna Martin
Committee Clerk

NEW WESTMINSTER DESIGN PANEL

**Tuesday May 24, 2011 3:00 p.m.
Committee Room No. 2**

MINUTES

VOTING MEMBERS PRESENT:

Eric Pattison, Chair	- Chair, AIBC Representative
Paul Goodwin	- AIBC Representative
Keith Ross	- BC Society of Landscape Architects
Steve Wong	- BC Society of Landscape Architects

VOTING MEMBER REGRETS:

Chris Block	- AIBC Representative
Tom Morton	- Development Industry Representative (UDI)
Mark Vance	- AIBC Representative

STAFF:

Michael Watson	- Planning Assistant
Donna Martin	- Committee Clerk

1.0 ADDITIONS TO AGENDA

2.0 NEW BUSINESS

3.0 ADOPTION OF MINUTES

3.1 Adoption of the Minutes of April 26, 2011

MOVED and SECONDED

THAT the minutes of the New Westminster Design Panel meeting held on April 26, 2011 be received and adopted with the following amendments:

- Item 4.2 – 777 Columbia Street motion should read: “**THAT** Special Development Permit No. 176 be supported with the following considerations:
 - Further articulation of stone band; consider extending to grade;
 - Green wall to grade;
 - All roofscapes should be considered with respect to the view from above;
 - Streetscape paving patterns need to be integrated;
 - Continuous street trees should be retained and/or replaced;

- *More lively colours;*
- *Consider more opportunities for glazing in stone band, especially SW corner of building;*
- *Suggest public access to balconies;*
- *More public art on exterior surfaces;*
- *Stairway to theatre in SE corner should be glazed to emulate the SW corner.”*
- Item 5.3 – 220 Salter Street motion should read, “**THAT** the height variance and Development Permit for 220 Salter Street be supported with the following considerations:
 - *Reconsider roof shape at mezzanine level including breaking up ridge;*
 - *In landscape amenity area, consider height of seating area with views to the river and more direct connection to the interior of the building;*
 - *Detail design of parking exits to CPTED principles;*
 - *Layout and detail of balcony beams should be similar on each section;*
 - *Further consideration of balcony tower at west end for better integration with building character*

CARRIED.

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

4.0 INFORMATION PRESENTATIONS

5.0 DESIGN APPROVALS

5.1 326 Hospital Street

File: REZ00031

Mike Watson, Planning Assistant reported a rezoning application has been received for 326 Hospital Street to rezone from RS-2 to a Comprehensive Development District. The proposed rezoning would allow a 4 unit ground oriented townhouse development.

Robert Webber, Chercover Massie & Associates reviewed the changes to the project noting the units have been divided for more direct access to the front doors.

Questions from the Panel: *(Response in italics)*

- What is happening with respect to the trees and retaining wall on the west property line? *The trees are actually on the adjacent property. The arborist has recommended removal of two of the trees but the applicant indicated everything possible will be done to retain the trees or the trees will be replaced. With respect to the retaining wall at the rear of the property, the applicant has re-graded the site and as a result, the retaining wall will now be 1.7 metres (3.5 feet) in height.*

Comments from the Panel:

- Balcony seems cantilevered out too far on west elevation;
- Difficulty with side elevation, roof slope seems forced;
- Suggest roof design be changed to street gable with side dormers;
- Consider traditional colour palette with more historic tones;

- Front yard setback seems too close, would prefer aligned with neighbouring properties;
- Question balconies intruding into setback;
- Courtyard is tight, did not resolve pedestrian feel;
- Seems faces of buildings facing courtyard need more work with respect to landscaping;
- Consider more permeable pavers
- Disappointed there are no recommendations from arborist on how to protect the trees;
- Suggest wall be rebuilt in a manner to save trees;
- Suggest adjusting building foundation on that corner to protect the tree as it screens balconies from courtyard;
- Would like to see more permeable pavers on west side and courtyard;
- Landscape palette good suggest applicant consider in ground irrigation system to maintain plants;
- Wood fencing too rustic – metal might be more in line with the multifamily units;
- Could pull roof down to get steeper gable;
- Broad side gables make project look bulky;
- Feel trees have outlived size and location, should be replaced with more trees.

MOVED and SECONDED

THAT the rezoning application for 326 Hospital Street be supported with the following considerations:

- *Take adequate measures to retain tree #1 on the west side (including reconstruction of retaining wall and placement if trees have to be replaced) to provide the adequate number of trees on site to properly screen adjacent property from the new units.*
- *Consider re-orienting roof design of street units with ridgeline running north – south;*
- *Suggest colour scheme be moved more toward traditional palette;*
- *Grade driveway and courtyard to reduce courtyard cross slope;*
- *Use permeable pavers in lieu of asphalt for courtyard.*

CARRIED.

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

6.0 DOWNTOWN INFORMATION PRESENTATIONS

7.0 DOWNTOWN DESIGN APPROVALS

8.0 REPORTS AND INFORMATION

9.0 CORRESPONDENCE

10.0 NEXT MEETING

June 28, 2011 at 3:00pm in Committee Room No. 2 as required.

11.0 ADJOURNMENT

ON MOTION, the meeting adjourned at 4:22 p.m.



Eric Pattison
Chair



Donna Martin
Committee Clerk