



Corporation of the City of
NEW WESTMINSTER

NEW WESTMINSTER DESIGN PANEL

**Tuesday January 26, 2010 3:00 p.m.
Committee Room No. 2**

MINUTES

VOTING MEMBERS PRESENT:

Chris Block, Chair	- AIBC Representative
Tracey Mactavish	- AIBC Representative
Eric Pattison	- AIBC Representative
David Roppel	- UDI Representative
Marilea Schultz	- Community Representative
Doug Shearer	- BCSLA Representative
Jennifer Stamp	- BCSLA Representative
Alla Titenko	- Community Representative
Mark Vance	- AIBC Representative

GUESTS;

Ron Andrew	- Creekside Architects
Don Andrew	
Meredith Mitchell	- DMG Landscape Architects
Michael Burton-Brown	- Abbrach Architecture Inc.
Rick Jones	- UDGA

STAFF:

Jim Hurst	- Senior Planning Analyst (left meeting at 4:10 p.m.)
Michael Watson	- Planning Assistant
Donna Martin	- Committee Clerk

1.0 ADDITIONS TO AGENDA

There were no additions to the agenda.

2.0 ADOPTION OF MINUTES

2.1 Adoption of the minutes of November 24, 2009.

MOVED and SECONDED

THAT the minutes of the New Westminster Design Panel meeting held on November 24, 2009 be amended as follows and adopted:

- Page 4 comment 1 should read "Review courtyard stepping and paving material; and

- Page 4 comment 2 should read “Masonry patio walls along Royal Avenue to mitigate noise.

CARRIED

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

3.0 DESIGN APPROVALS

3.1 309 – 315 Ward Street

File: REZ 012

Senior Planning Analyst, Jim Hurst reviewed the application to rezone 309, 311 and 315 Ward Street to Multiple Dwelling Districts (Medium Rise) (RM-5A) zone in order to develop a four storey residential project with 25 two bedroom units and 26,517 square feet (2464 square meters) of floor space. The density would be 66.2 units per acre and a floor space ratio of 1.58. The applicant proposes to provide 37 parking spaces. The zoning bylaw would require 38 parking spaces.

Don Andrews, (Creekside Architects) presented details of the proposal noting the front and rear setbacks encourage positive use of the front yard by the residents while maintaining an open relationship to the public sidewalk.

Meridith Mitchell, DMG Landscape Architects, reviewed the landscape plan pointing out the low retaining walls allow a good view of both the street side and the lane side. The setback proposed will provide space for some nice large plantings.

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

- What is the setback for the adjacent building? *It is 25 feet.*
- Will the entire lane be finished by the City? *The City's intent is to finish the lane sometime in the future.*
- Why use stone at the entrance? *It is an entrance feature to distinguish the front door.*
- Will there be an enclosure for garbage and recycling on the north elevation? *The intent is to provide a screen.*
- How will residents get into the small corner parking stalls on the lane and turn around to come up the ramp? *It is a small area but it is accessible and a mirror will be installed.*
- If the building is moved back on the site will it cast shadows on the north building? *The impact will be minimal.*
- Are there more lockers than units? *The intent is to have 25 lockers large enough for bicycle storage.*
- What are the recyclable materials? *Materials will be determined at a later date but with the thought of utilizing materials that do not give off harmful gases.*
- Is there a common laundry room? *There will be a common laundry as well as laundry rooms in the units.*
- Will there be a space for children? *On the ground floor there will be an amenity room. The strata will determine the use of that area.*

Comments from the Panel:

- Setting back from Ward Street is the right thing to do;
- Large amenity room a plus;
- Consider doors on bicycle storage;
- Elevations well composed;
- North elevation could use some color and window sill detail;
- Terracing down to lane is well done;
- Nothing to gain by using sloped roof.
- Support rezoning and density;
- Suggest simplifying the front façade;
- River stone at entry does not seem to tie in;
- No issue with setback;
- Support flat roof and contemporary character;
- Appreciate irrigation;
- Explore screen around garbage;
- Consider something more contemporary for light fixtures;
- Concerned about lane dedication;
- Suggest swing doors on ground floor units;
- Do not support river rock, suggest brick;
- Entry canopy should be glazed metal;
- Windows above entry could be redefined;
- Do not care for colour scheme, suggest off whites and black.

Mark Vance declared he was previously involved with this project but has no bias.

MOVED and SECONDED

THAT the application for 309-315 Ward Street be supported with the following consideration:

- *encourage review of material selection and colours.*

CARRIED.

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

Jim Hurst left the meeting at 4:10 p.m.

3.2 805 Boyd Street

File: DP 012 (Q)

Chair Chris Block declared a conflict of interest and turned the duties of the chair over to Jennifer Stamp.

Mike Watson, Planning Assistant, reported an application has been received to make an amendment to Development Permit 012 (Q) for Queensborough Landing to construct a 25,580 square foot addition to Wal-Mart.

Michael Burton-Brown, Abbarch Architecture reviewed the design elements of the project.

Meredith Mithcell, DMG landscape architects, presented the landscape details.

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

- Will there be access inside the store to the new food floor? *Yes.*
- Could the sign be located to line up with datum line? *No response.*

Comments from the Commission:

- Scale of drawings is a challenge;
- Support the direction of the project;
- Provide rain coverage between canopies;
- The food store entry should be recessed;
- Consider different location for flagpole;
- Do not support the building graphically;
- Not happy with facades;
- Impressed with colours but composition and motifs are too static;
- Successful proposal awnings a significant improvement;
- Concern regarding gables;
- Site plan is difficult to read.

MOVED and SECONDED

THAT the proposal for 805 Boyd Street be supported with the following considerations:

- *Further design development necessary with respect to the gables;*
- *Applicant to work with staff on recessed entry;*
- *Relocate flagpole; and*
- *Install continuous rain coverage on the front of the building..*

CARRIED.

Tracey Mactavish opposed.

3.3 401 Sixth Street

File: DP 039 (UT)

Chris Block returned to chair the meeting.

Mike Watson reported an application has been received for a Development Permit to upgrade the landscaping, and exterior of an existing building at 401 Sixth Street.

Rick Jones, Urban Design Group Architects, reviewed the design details of the renovation project noting an encroachment agreement will be needed for brick work along the southern property line. .

Meredith Mitchell, DMG Landscape Architects, presented landscape details.

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

- Is there provision for irrigation? *No, however hose bibs will be provided every 150 feet.*

- Is the canopy on Fourth Avenue providing rain shelter? *Glass canopies will be installed. I believe the answer here was: no, they will not cover pedestrian areas.*
- Is there retail space on the ground floor? *There will be no retail, only display space.*
- Is the brick work standard or giant? *The brick work will be standard.*
- What colour will the bollards be? *Existing bollards will be painted hunter green.*
- Will the garbage be moved closer? *There has been no discussion of moving the garbage. It lines up with the adjacent building.*
- Is the canopy glass? *It has been revised to a solar canopy. I believe the canopies are glass.*
- Will the parking lot be repaved? *The parking lot will be repaired. I believe the answer was that it wasn't being repaved, but the stalls were being relocated and lines were being repainted.*
- Is there any provision for bicycles? *Presently there is a bicycle rack at the front entrance. It is possible one will be provided inside for employees.*

Comments from the Commission:

- Suggest providing irrigation;
- Trellis at bus stop is a nice amenity, consider a cemented in post and a more urban materail;
- Window mullions could be dark;
- Provide more enclosure for staff patio;
- Nice retrofit of existing building;
- Bus shelter good addition;
- Do solar shading for the remainder of the second and third floor;
- Consider additional brick along bays on the north façade;
- Take cues from existing building;
- Cannot support project without photos of existing building;
- Gone too far with renovation of building no other buildings like this in neighbourhood;
- Materials and context not right for this building;
- Further attention to sunshades;
- Landscape architecture good;
- Question being true to existing building;
- North elevation and east corner need to be reviewed to keep new aesthetic;
- Submission not complete.

MOVED and SECONDED

THAT the application for a Development Permit for 401 Sixth Street be supported with the following considerations:

- *Review of north elevation;*
- *Solar shading on south elevation; and*
- *Metal trellis.*

CARRIED.

Tracey Mactavish
Eric Pattison and Marilea Schultz opposed.

4.0 DOWNTOWN DESIGN APPROVALS

There were no Downtown Design approvals.

5.0 INFORMATION PRESENTATIONS

There were no Information Presentations.

6.0 NEW BUSINESS

6.1 2010 New Westminster Design Panel Schedule

The schedule for 2010 was distributed in the agenda packet. Meetings are scheduled on the fourth Tuesday of the month.

7.0 REPORTS AND INFORMATION

There were no reports or information.

8.0 CORRESPONDENCE

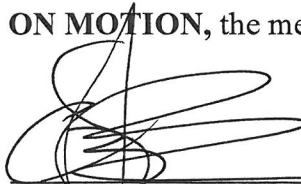
There was no correspondence.

9.0 NEXT MEETING

February 23, 2010 at 3:00pm in Committee Room No. 2

10.0 ADJOURNMENT

ON MOTION, the meeting adjourned at 5:20 p.m.


Chris Block
Chair


Donna Martin
Committee Clerk

March 23, 2010
Armed