

NEW WESTMINSTER DESIGN PANEL

**Tuesday July 27, 2010 3:00 p.m.
Committee Room No. 2**

MINUTES

VOTING MEMBERS PRESENT:

Jennifer Stamp	- Vice Chair, BCSLA Representative
Eric Pattison	- AIBC Representative
David Roppel	- UDI Representative
Alla Titenko	- Community Representative
Mark Vance	- AIBC Representative

VOTING MEMBER REGRETS:

Chris Block, Chair	- AIBC Representative
Tracey Mactavish	- AIBC Representative
Doug Shearer	- BCSLA Representative
Marilea Schultz	- Community Representative

STAFF:

Bev Grieve	- Manager, Development Services
Jim Hurst	- Senior Planning Analyst
Stephen Scheving	- Planning Consultant
Donna Martin	- Committee Clerk

The meeting was called to order at 3:15 p.m.

1.0 ADDITIONS TO AGENDA

There were no additions to the agenda.

2.0 ADOPTION OF MINUTES

2.1 Adoption of the Minutes of July 8, 2010

MOVED and SECONDED

THAT the minutes of the New Westminster Design Panel meeting held on July 8, 2010 be received and adopted.

CARRIED.

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

3.0 DESIGN APPROVALS

3.1 609 and 625 Fifth Avenue

File: DP040 (UT)

Jim Hurst, Senior Planning Analyst, reported an application has been received for a Development Permit in order to construct a 24 storey mixed use building with 170 residential units and 6,564 square feet (609.8 square metres) of commercial floor space which would face Belmont Street, and a 20 unit four storey residential building which would face Fifth Avenue. The existing medical building at the corner of Fifth Avenue and Seventh Street would be retained. The existing building at 608 Fifth Avenue would be demolished. The proposed project will require significant side setback variances to the abutting properties to the east and west along Belmont Street.

PROCEDURAL NOTE: Vice-Chair Jennifer Stamp was to be the presenter for Item 3.1. This created a lack of quorum for Item 3.1. Therefore, the meeting was recessed at 3:17 p.m. to await the arrival of the presenter for Item 4.1.

The meeting reconvened at 4:00 p.m. with everyone present as stated above and the applicant, Mr. DeGelder and the architect Mr. McGarvin.

4.0 DOWNTOWN DESIGN APPROVALS

4.1 811 Carnarvon Street (Plaza 88 Retail)

File: SDP 158

Stephen Scheving, Planning Consultant, reported VIA Architecture is offering an altered scheme for the eastern extremity of the project. Major elements include:

- Retail space at the ground level for the building occupying the former Blackie Street property;
- Moving the Blackie Street building back five feet from the front property line;
- Patterning on the east property line wall;
- Creating a triangular garden at level 5;
- Terminating exit stairs on the south side of the SkyTrain entrance at Eighth Street and connecting them to levels 5 and 7; and
- Provide a glass projecting canopy over the south side exit stairs.

Graham McGarvin, reviewed the design changes. Translink has indicated a connection on level 5 is desirable. The Spagetti Factory is also interested in a connection to this site.

Mr. McGarvin offered three options for Kyoto Site that will provide connectivity if desired in the future:

- Pedestrian access at rear of existing building;
- Pedestrian right of way through site with flanking retail space; and
- Pedestrian right of way through site with flanking covered public spaces.

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

- Is the area of the existing access on the ticket platform Translink land? *Translink has a right-of-way over this land.*
- How large is the triangular garden? *The garden is about 4.9 m by 3 m.*
- Does the stair link P4 and P7? *Yes.*
- Why is there a canopy over the garden? *The canopy over the garden is for visual effect.*

Comments from the Commission:

- Appreciate revision to Columbia Street to set tone;
- Like tartan concept but have concern about how the tartan meets the Columbia Street façade;
- Curtain wall and glazing on upper level would be good;
- The triangular garden is acceptable, canopy animates it;
- Need more information regarding the plaza entry to station;
- Concerned about the impact of the blank wall at the end of the pub;
- Seems to be a level of detailing missing in drawings;
- Like pattern on wall even without glazing; do not like shape of end rooms;
- Generally supportive with exception of the external corner, would support a rounded glass corner;
- Like how façade is pulled back;
- Retail on Columbia a good approach;
- Garden too small for an entrance;

MOVED and SECONDED

THAT the application for a Special Development Permit at 811 Carnarvon Street (Plaza 88 Retail) be supported; and

THAT the applicant is to come back with further design development to the Garden of Hope with respect to its significance and size, and more detail for the Blackie Street and Columbia facades and their intersection at Columbia Street.

CARRIED.

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

5.0 INFORMATION PRESENTATIONS

6.0 NEW BUSINESS

7.0 REPORTS AND INFORMATION

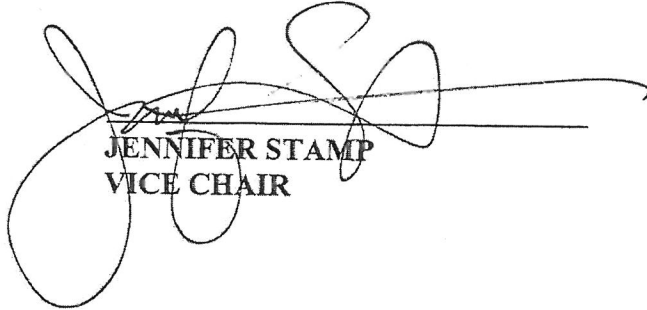
8.0 CORRESPONDENCE

9.0 NEXT MEETING

August 24, 2010 at 3:00pm in Committee Room No. 2

10.0 ADJOURNMENT

The meeting adjourned at 5:15 p.m.



JENNIFER STAMP
VICE CHAIR



DONNA MARTIN
COMMITTEE CLERK