

## **NEW WESTMINSTER DESIGN PANEL**

**Tuesday August 28, 2012 3:00 p.m.  
Committee Room No. 2**

### **MINUTES**

#### **VOTING MEMBERS PRESENT:**

Mark Vance	- Chair, AIBC Representative
Tom Morton	- Development Industry Representative (UDI)
Keith Ross	- BC Society of Landscape Architects
Richard Vallee	- AIBC Representative
Jay Hiscox	- AIBC Representative (arrived at 3:17 pm; departed at 5:18 pm)

#### **REGRETS:**

Paul Goodwin	- AIBC Representative
Steve Wong	- BC Society of Landscape Architects

#### **STAFF:**

Jim Hurst	- Development Planner
Michael Watson	- Planning Technician
Barry Waitt	- Senior Planner
Lynn Roxburgh	- Planning Analyst

#### **1.0 ADDITIONS TO AGENDA**

There were no additions to the Agenda.

#### **2.0 ADOPTION OF MINUTES**

##### **2.1 Adoption of the Minutes of June 26, 2012**

#### **MOVED and SECONDED**

*THAT the minutes of the New Westminster Design Panel meeting held on June 26, 2012 be received and adopted.*

**CARRIED.**

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

### 3.0 DOWNTOWN DESIGN REVIEWS

#### 3.1 188 Agnes Street

DPA00002

An application for a Development Permit for 188 Agnes Street has been received in order to allow development of a 121 unit high-rise with 9 townhouse units at the base. (**GBL Architects**)

Michael Watson, Planning Technician, reported on the site context, Official Community Plan considerations and Zoning considerations. He asked the Panel to consider the following:

- Design changes – This project has been through the development process before with a different owner. The new applicant is looking at modernizing and updating the previous design however, is somewhat constrained by previous approvals (i.e. the site has already been rezoned to a CD zone)
- Design guideline changes – Since approval of first design, the Downtown Community Plan has been adopted. Staff would encourage the applicant to attempt to comply with as many of the new design guidelines as possible.
- Top of building - Some floor space has been relocated from the base units to the penthouse units. Staff would like feedback on appearance and bulk of the building.
- Horizontal and vertical elements – Applicant proposes to add more vertical elements which have meant a loss of some of the horizontal elements. Staff is seeking comments on the how the building can be given a distinct bottom and base on the north and east elevations.

#### **Questions for Staff from the Panel** (*Response in italics*);

- Can you expand on the comment about the loss the horizontal elements at the base? (*Answered by Erich Schroder*) *More vertical elements have been added and some of the horizontal provided a base where lost. The materials were changed after staff gave this feedback to the applicant. The change in materials may address the concerns about the loss of these elements – want panel feedback.*
- Is the site the same? *Yes – changed in previous renditions – the single family property at the northwest corner of the site was added.*
- Has this project always included the link to the park? *Yes.*

Eric Schroder, Architect, briefly outlined the previous design that was approved and made the following comments:

- Features that have been changed include some of the horizontal elements.
- The new design has re-energised the building, including some of the vertical elements.
- The floor plans of the units have changed; there are only some minor party wall changes inside the building.
- Some of the townhouses and was moved up to the top floors to help with the layout of the penthouse units.
- The key design elements haven't changed. The typical floors have not changed.

- The main emphasis has always been on views. This includes views from the building but also views around the building from up the hill. The building is narrow for this purpose. In the new design the balconies have been changed to glass so that the views are improved and the units feel more open.

**Procedural Note:** Jay Hiscox entered the meeting at 3:17 pm.

Eric Schroder, Architect, reported on the location and context of the building. The following comments were made about the design of the building:

- The owner wants to reorient the entrance to the building towards Elliot Street to get an Elliot Street address. One name being considered for the development is 'The Elliot.'
- The shadows haven't changed.
- The main change is the orientation of the building to Elliot Street. This change works because the downtown area and sky train is to the west of the site. The new location of the door acknowledges that residents will want to leave the building and head this direction.
- The connection to the park has been maintained.
- The access to the parking for the exiting building to the east of the site has been maintained. Access to its parking off of Sarnia, which has now been consolidated into this development site.
- Views are the defining element.
- Most of the landscape features have been maintained from before (e.g. the link to park, municipal vehicle access to the park).
- The biggest change in the landscape plan is at the northwest corner as a result of the change in the front entrance orientation.
- Previously, only a small amount of amenity space was provided. It has now doubled. The space has expanded to include outdoor space that is accessible from the front door area. The quality and the dynamic of the shared space have improved.
- There is still an access point from Agnes Street provided.
- Townhouses have had internal changes. The floorspace has been reduced to give more room on the street.
- A dwelling unit on the ground level has been lost – the space is now amenity space that connects to the front yard/outdoor amenity space. The typical floor plan and overall floor plan hasn't changes – new unit layouts
- The extra floorspace has been added to the penthouse level. There is two feet of additional width in some spots.
- Plans have generally stayed the same as the previous plans. The height and the FSR are the same.
- The elevations have been modified. The horizontal elements have been reduced. The focused is on vertical elements. But some horizontal elements have been maintained through the spandrels in the glass.
- The glass is now clear instead of coloured.
- The building colour is now more dynamic.
- The entry element has been changed from horizontal to vertical.
- The lantern at the top of the building has increased significance.

- The townhouse level is the bulk of the base on the west and south elevations. They are what you see at the street level. The concrete has been changed to ebony brick.
- The entry way to the tower is also defined with this significant solid piece at the base of the building that uses the same material. This provides an overlap and a reference between the tower and the townhouses. The brick is used in a simple 'hand in hand' element in both building and townhouses.
- The other little piece that changes is the entry way along the street. There is a low wall with columns and a trellis. This design references the picket fence at Irving House. This element defines the entry.
- The vertical goes up and turns back into the building.
- The design has cadence. A few elements tie the building together.
- The renderings show how the building is carved back on the upper levels.
- The vertical elements are a terracotta coloured panel. Considered changing this colour, but still come back to it. Think its best.
- Some brick in the last design has been taken away but has been added into the base of the townhouse in a different colour. Now beige brick which create an arm element.
- A French blue has been added into the horizontal elements.
- The Downtown Community Plan is met through the provision of ground oriented housing; provisions of family oriented housing (through a mix of 1 and 2 bedroom units); greening of the streets; tapering and sculpting of the top floors; a variety of views; reduction of repetition (as you move around this building it changes – it is not one repeating elevation); maintenance of views with narrow tower; unit layouts maintain ventilation (almost all units have exterior two sites which improves cross venation).

Senga Lindsay, landscape architect, presented the landscape plan:

- The major changes to the landscape plan are to the north west corner to accommodate the change in orientation of the front entrance and the desire to activate the frontage. Everything else is from original application
- Before the design was very insular. There was no access from Elliot Street. There was a wall that wrapped around and the only building access was from Agnes Street. It worked with the programming at the time because there was an additional unit at the base of the tower. There was some conflict with adjacent amenity room.
- Activation of the walkway and turning the ground floor unit into amenity space has created a much more dynamic and open space.
- Now there is an improved amenity area between townhouses and the main building that leads out into the major walkway. The grade change is addressed through a series of small steps up to original entryway. The separation between common area and the walkway means the semi-private area is defined and is distinct from the walkway. The space has been opened up but there are a series of low walls and trellises create a semi-private space. So if you are walking on the street the common area feels like it is a semi-private area which means people will feel more comfortable in the courtyard.
- One the inside of the wall there are a series of stepped water canals which step down with the grade. The water feature creates white noise and activates the space.

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

- The beige colour brick is used in the townhouse? *Yes. It's a beige colour with ebony flecks that tie in nicely with the ebony brick on at the base of the tower.*
- Which is the ebony brick on the rendering? *An arm around the townhouse entrance and vertical band starting at the entrance of the tower.*
- Can you expand on the comment about the loss of horizontal elements at the base? *More vertical elements have been added and some horizontal elements previously provided at the base have been lost. Since receiving staff's feedback the materials have been changed, which may address staff concerns – want panel feedback.*
- Is the site the same? *Yes – but the site did change in previous renditions. Added in the one sdd property.*
- It always included the link to the park? *Yes.*
- What's the width at the most shallow point of the outdoor common area – between townhouse wall and the wall and the tower wall? *Think the distance is 16 feet plus or minus. There is enough space to accommodate a walkway, planters and a café table.*
- Townhouses back onto this space? *Yes – there is a semi-permeable separation between the townhouses and the common space created by planters.*
- How much change between the floor level of the townhouses and the street? Have to have privacy for townhouses from the street/walkway. How is this handled? *There is grade change – the floor level is above the street. There is a patio area and then planters are used to step down to the sidewalk/walkway.*
- Are the planters at the height of a guardrail? How high is the planter? *It appears on the plans that there is a solid guardrail, but planters should be shown instead. The planters step down gradually, less than a two foot drop to soil level, to avoid having to include guardrails. In some cases there are two steps of planters (i.e. on the south side).*
- How does the dark and light fenestration work? What determines what is dark and what is light? *The dark is influenced by the elevator core. Right now it shows at two different tones, but it should all be the same.*
- Comment to the panel – not withstanding that this is a resubmission – this would be easier to see as a model. In general it would help if all projects provided a model in order for the panel to get the idea of the building. This should be added as an item for discussion on the next agenda.
- In the rendering what is the material for the up-stands in front of the townhouses? *A concrete base and a series of planters.*
- What is the material of the planter? *It was going to be concrete and the steps will be butcher block slabs of concrete as well. Concrete pavers will also be used.*
- There are two colours/materials on the townhouse body – a light and dark – what is the dark colour/material? *The ebony brick – same as being used on the tower.*
- The townhouses will have a mixture of two bricks? *Yes.*
- The orange is painted concrete? *No, we are using a metal panel system not painted concrete.*
- What are the internal building uses that surround the outdoor amenity space? What does the elevation look like? Are there windows? *One wall is townhouses, which back onto the space. The townhouse units have a solid wall and a door that accesses*

*this space. The rest is is meeting space/amenity space with glazing. The second floor apartments have windows looking into this space.*

- What is the character of the public walkway? What is the path width? The width is 1.5 metres along the south section and then the path widens to 3 metres along the segment where there is vehicle access is required. All of the details of the design have been worked out with the Parks and Engineering departments in great detail. Pedestrians are the focus of the southern access, which is why it is so ornate and why seating is provided. The east access is utilitarian because it has to accommodate vehicle access. Still have been able to include tree allees.

### **Comments from the Panel**

- I think that the top of the building works well and steps back enough. It is pleasant enough.
- No comment about the base.
- Like the building, the way it works and the narrowness.
- It is a nice project but the design elements – the colours and materials – seem confusing. The terracotta colour doesn't seem to work with the brick material below. Where material and colour starts and ends seems arbitrary. It may be a matter of the rendering and the confusion between revisions but the tower doesn't seem to have a relationship to the townhouses, which are an important part of the base.
- The townhouse walls have the same confusion. It would be useful to try and incorporate more of a connection between materials.
- Tone down the ornamentation of the walkway. It's a lovely walkway that gets less lovely when it gets to the park.
- I don't think the building tappers enough but the slender edge is oriented to the Pattullo Bridge so it addresses planning's comment.
- The Agnes Street facade is 19 stores straight to the base. This elevation accentuates the towers height in an unfortunate way.
- It is hard to comment on colour because of the different iterations of the renderings shown.
- It is a rather large façade – appreciate the verticality but the bold colour used to define the edge of the building accentuates the width. A glass corner can dissolve the edge.
- One colour up to level 5 – don't get a lot of building clarity out of it. I am not sure the building material carries out the intention of drawing people to the Elliot Street lobby. Landscape features do but the entry is meek. Do more to draw people to the tower lobby – maybe something with massing. The canopy is too slender.
- Not an inviting entrance.
- Concerned about outside amenity space. It is not secured which is ok but may be a safety concern. It is not the semi-private/public relationship described because lack of pedestrian moment in this area. There is a lack of eyes on the courtyard. (*Staff clarification: The outdoor space faces northwest not north so you might get evening light.*) But the outdoor space is still behind the one story of townhouses.
- Link to top and bottom is handled well. It is no better or worse than before.
- Agree with the townhouse colour comments. Need to see the final proposal for materials. (*ES confirmed the terracotta will be a metal panel not painted concrete*).
- The colour and materials of the townhouse should relate to the overall project.

- Support the massing but agree with that the colour vertical element makes the building seem wider. This could be re-thought.
- On the ground level and the landscape plan there are some context issues. Like what you have done but the entry is really downplayed.
- Some doubts about the courtyard but support the way you explained it. There will be enough overlook from above units. I like the feeling of keeping it open. The fire is inviting. There is good viability from amenity space.
- The biggest concern is the design of the public walkway. Since the original design was done we now know there will be a school just west of this site. This walkway will be the school's main pathway to the park. Someday it will be a great park and an attractive feature. A little concerned that part of the pathway adjacent to the building looks private because of ornamentation. Maybe people won't walk through there because they feel it is private. Consider how lighting, way finding and the entrance from Elliot Street can make it an inviting public pathway. The width should be greater – 3 to 4 metres all the way through. The dog leg part is weak. There are a lot things happening with access here but it is still primarily a pedestrian access. The feeling that this is a service access shouldn't dominate. Look at Westminster Pier Park as an example of the sharing a space with service access without a space feeling like it was designed for service access.
- Like the project overall. It's attractive. Like the massing. It is a handsome building. Like the way the corner opens out to the street.
- The concern is architecture of brick. When you use brick you get into masonry architecture, which is a different architecture than spandrels and glass. Might address the 19 storey straight floor to roof if the building had a different base/material. The townhouses are not a brick design. Brick is a great material. It feels so good. Maybe design should be more bricky. Maybe a more brownstone feel would be nice. A tower on a base can be nice but sometimes the townhouses can be cold and distant and shoved up on the street. Make sure they are private but not alienating.
- None of these comments are game changers in my view.
- Not bothered by the colours but agree with comments made about the way the tower meets the ground. Relying on the change of colour and material to draw attention to the entrance. Maybe it's not strong enough. Maybe if rendering focused on the approach more we would get a better idea of how it works but more work is probably needed on strengthening the entry.
- Maybe change the architecture to use brick as was said before.
- Like that the podium is broken so you can see the base of the tower. Just need some extra strength beyond our field of view.
- Not much objection.
- Feel strongly about the walkway/public access to the park. *(SL comment: applicant did not have a lot of say in the design. The ornamentation will be toned down).* The context has changed. It is appropriate to go back to Parks and Engineering and re-examine this. Both departments have better experience now because of Westminster Pier Park.
- The panel encourages Parks and Engineering to work with the applicant to improve the pathway and address constraining elements. This is an important greenway link.

- Support the project, assuming that the application will work with staff to refine the plans and address the issues identified.
- Staff has the discretion to bring the project back – not required.

**MOVED and SECONDED**

*THAT the proposal for 188 Agnes Street be supported with the following considerations:*

- *The applicant continue to work with staff to address the comments identified above;*
- *The applicant continue to work with staff, including staff from Engineering and Parks, Culture and Recreation, to improve pedestrian access to the park.*

**CARRIED.**

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

**3.2 737 Carnarvon Street**

**REZ000065  
SDP000186**

Applications have been received for a Rezoning and Special Development Permit in order to convert 3 levels of the existing 19 storey building from commercial office space into 34 market rental housing units. **(IBI Group)**.

Barry Waitt, Senior Planner, reported on the site context, original building use/design, Official Community Plan considerations and Zoning considerations. He asked the Panel to consider the following:

- Landscaping – Are there more opportunities for usable open space in this development? Should more/improved landscaping be required? Should a landscape plan be required for this land use conversion project?
- Design Improvements – Are the proposed design improvements sufficient for this exiting building?
- Building Entrance – Are there steps that should be taken to improve the appearance of the building entrance area?

Martin Bruckner, Architect, IBI Group, reported on the location, context and existing use of the building. The following comments were made about the building design:

- The building is a combination of smooth and ribbed concrete. It is a clear and simple design, typical of the time it was built.
- There are existing CRUs at grade on Carnarvon and rental residential units in the tower that will be maintained. The second, third and fourth floors are currently vacant office space.
- Because this is a rental project the economics are more limited economics. The margins are thin.
- There are new residential units on the front portion of the second floor. These new units are fairly deep. Storage space for tenants has been added in the remainder of the space. New windows will be cut new windows into concrete in the spaces on the south elevation that don't already have windows. An engineer has confirmed that is feasible. The exiting office windows will be replaced with higher performance windows.

- On the third level there will be two sides fully developed with residential. New windows will be added to match the new windows being added on the second level. Again, when the units are too deep storage space has been added.
- There will be a small windowless meeting room on this level which was added at the panel's request.
- No windows can be added on the east or west elevation because the building is built right to the property line.
- The units will be a mix of 1 and 2 bedrooms.
- The fourth level is at the base of tower, where it comes out of the podium. Units will have private outdoor patios. The objective is to minimize the amount of roof intervention so this area will not be designed for public use. Private outdoor space is the best way to use this space.
- All the walls will be insulated.
- There will be new windows on the east and west elevations on fourth level because this level is set back from property line.
- A substantial part of the building is dug into the ground. This makes access, parking and elevator function challenging.
- There are very high ceilings on the second and third level so even the deep units will feel large and loft like.
- The existing suites will also be upgraded when existing tenants move out.
- The whole building will be revitalised and will help revitalise the downtown.
- The entry on Carnarvon is recessed. Pulling the entry to the edge of the street was considered at the request of the Planning Commission. However, it is too much of a challenge to change the entry. Instead planters, bike racks and more lighting will be added to make the space feel safer and more populated and to decrease the opportunities for loitering.
- In the past there were a number of temp accesses put in on the back side of the building. These access points are stairways will be filled in and removed.
- The waste and recycling area will now be inside. This will improve the building and will improve garbage pickup.
- All of the parking is secured.

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

- Are the new units facing Victoria on the third level above the street or at street level? *Yes, there is one level 8'6" above grade.*
- Are these going to be strata? *No – rental.*
- Are there inside bedroom units that need ventilation? *Yes, these units will have additional mechanical ventilation. May be able to add a bore of light coming in 8 or 9 feet. This hasn't been decided yet.*
- The aim is to have minimal intervention but adding 34 units is a big change. Are seismic, code upgrades triggered? How much investigation has been done on this side? *We have a good understanding on what upgrades are needed.*

### Comments from the Panel

- This is not the prettiest building in New West.
- I think there are some more design interventions that can be done. A landscape plan would help, so yes it should be included.
- There are not a lot of design changes.
- Just by converting the space to residential makes a clearer, safer building entrance.
- This building doesn't meet the Downtown Community Plan objective to provide safe and pleasant streets – but how should this objective be applied to an existing building?
- There has to be something better than a cancelation of negative elements. There has to be some addition of positive elements.
- There are a number of things in the guidelines that this building does not address. The merits of rental aside, the merits of design have to be considered. Not ready to support it going forward.
- Need a landscape plan to overcome what is happening now. When this becomes all residential is the time to look at the public plaza/entry. It is not a safe attractive space. Look at the space again. Implementing good ideas so far with planting and lighting but need more dramatic improvement to the space. The project would benefit from a landscape architect.
- The Victoria Streetscape also needs addressing including the overview onto the street, planting/streetscape improvements, as well as the removal of stairwells. This project should improve the walkability of Victoria Street. It is not a good residential street. People access Douglas College from here.
- Support all that is being done inside but needs a lot more external work.
- Initial concerns were about the building and depth of units, but this is a good internal layout. A lot of the potential issues have been resolved.
- On the 4<sup>th</sup> level, the small units should play up indoor-outdoor link to enhance livability.
- Encourage following through with the potential to glaze high portion of the wall. These walls are not designed for this use – push the proponent to maximize improvements.
- Comment to the Planning Department – these conversions should be done carefully. Don't fracture the office district with residential conversions.
- The lobby needs a hard look. It is an expensive area to play with but it is an important component.
- The bike room, exit and garbage room have funny back connections. There should be a way to clean this up. Break-ins are a worry.
- It is hard to make any rental building work. Anything you can do to increase rental should be commended.
- When the panel is asked questions about design, we have to answer – even if it is a constrained condition. Fully support the conversion.
- There isn't a market for this office space. This is a clear improvement over what is there now. If it is better because of occupancy, community service, only one use and if our comments about the back street are addressed, then everything is an improvement.

- Support the project. Of course we can make comments about improving the design. This is from a brutalism design age – there is very little room to maneuver.
- The proponent should not have to come back just to show us a landscape plan given the scale of the enterprise.
- There are improvements – there is not a lot of obligation to go back and improve an existing building.
- The amount of landscaping is minimal but the applicant should look at streetscapes both front and back.

**Response from the Architect**

- Can work with some points but others will be hard to address.
- Will work with the client to address the comments to the best of the client’s ability.
- Taking out the old continuous strip windows will be a benefit. We don’t have to cut or change exiting window area except on the blank end walls.
- We looked at changing front entrance but there are access points in the recessed area that have to stray. We would sooner do cosmetics with landscape rather than greater intervention into this space. There may be an opportunity to add landscaping to Victoria Street if there is space between the building and the property line.

**MOVED and SECONDED**

*THAT the proposal for 737 Carnarvon Street be supported subject to issues raised being resolved by Staff.*

**CARRIED.**

Richard Vallee opposed.

<b>4.0</b>	<b>DESIGN REVIEWS</b>	<b>4:00 pm</b>
------------	-----------------------	----------------

<b>4.1</b>	<b>702 Salter Street</b>	<b>REZ00063 DPQ00057</b>
------------	--------------------------	------------------------------

Applications have been received for a Rezoning and Development Permit to allow a 65 unit townhouse development. **(Patrick Cotter Architect Inc.)**

Jim Hurst, Development Planner, reported on the site context, Official Community Plan considerations and Zoning considerations. He asked the Panel to consider the following:

- Wood Street will be the most important north – south street in the community. It is the only street to connect the south portion of the perimeter trail with the north portion of the trail. The project needs to address both Wood Street and Salter Street. Both streets have the potential for high volumes of pedestrians. The project needs to clearly identify the public and private realms while providing a view of the street from activity areas of the townhouses. Pedestrian access and internal circulation should also be considered. (e.g. what route do kids take to get to school).
- There needs to be a clear distinction between the architecture of the different projects while supporting the Maritime riverfront village theme identified in the Queensborough Community Plan.

- The existing heritage house on the site needs to be integrated into the site plan of the project and respected by the architecture of the project. The heritage house is now located at the north east corner and contains two residential units. The house will be addressed by an HRA which is not being done now/will be separate from the rezoning. The purpose of the HRA is to protect the heritage value and exempt the house from complying with the Flood Construction Level requirements. The townhouses will all comply to the FCL requirements.
- The entry to the common outdoor space is constrained at both ends by parking spaces and residential units. Consideration should be given to opening up the entrance at both ends of the outdoor space.
- One of the townhouse buildings facing the Salter Street and the building facing Wood Street has a length of 133 feet. The buildings framing the open space have a length of 164 feet and 183 feet. The panel is asked to comment on the length of these buildings.

Patrick Cotter, Architect, reported on the location and context of the buildings. The following comments were made about the building design:

- Followed the grading of Wood Street in order to have an adjoining relationship with the development to the south.
- There is a centralized court yard which is a distinction between this project and a typical townhouse project. The width of the courtyard is 80 feet, much wider than typical.
- There is a variation in roofscape.
- Planning rationale was determined in part by access points, which for this project are fixed locations determined by Engineering.
- The perimeter units have a frontage relationship to street/sidewalk with a gate and connecting sidewalk.
- The last time this project was presented to the design panel two options were proposed for the location of the heritage house. Move it to the centre and make it amenity space or keep it in the current location and make it a residential use
- There are two access points onto Wood Street. The mail boxes are located on the north access. The other access point will be with the recycling and refuse area is, and where a pump station is located.
- Have designed internal circulation using these to access points. Drive aisles are in the centre. This way rear yards become the buffer to adjacent developments. The central space was formalized into an amenity space. All of the outdoor space was consolidated into this area.
- There are some small compact units with one parking space which increases the range of sizes of ground oriented units.
- There is a centre walkway to connect the formal open space with Salter Street. This is a pedestrian route which has been kept away from the drive aisles.
- There is ample space in the central green so there will be private outdoor space for the units backing onto the green, as well as the public outdoor space. Unlike other townhouse developments this space hasn't just been split into rear yards. The units are designed so that their formal front door is on the green side of the building.
- The end units around the green have their entry is on the drive aisle – they face the other way.

- A different material has been used at the intersection of drive aisles.
- All the units are three storeys.
- There is no tandem parking except for two pairs of units. Given the history of managing tandem in Queensborough, it was felt that this would benefit the overall project.
- The units that do have tandem parking have one enclosed parking spot and one exterior spot.
- Design references the maritime heritage colour pallet, scale and character. Design references were also taken from the precedent image, including the slope of the roof, the craftsmen bracket and the nested pair of gables.
- The heritage house has a functional design – it is not highly ornamented.
- The heritage house is being moved closer to the north east corner.
- CPTED principles have been incorporated. There is a lot of oversight on public space and a clear distinction between public spaces and private spaces
- Since the last design review the elevations have been revised to reduce the repetition of the blocks of townhouses. Each pair of townhouses will be a different colour which works well with the roof style.
- The colour pallet for the heritage house uses true heritage colours. The base colour is consistent with the elevated basement of flood area. The colours of the house are not the exact same as the new townhouses.
- There are gates and fences.
- The common area is framed with a formal pathway. The common area includes a play area and open area.
- There is a small lawn area that separates the heritage house from the rest of the development.
- The south elevation was raised as much as possible to meet the development to the south. The back yards of these units are raised and the parking is somewhat sunken. There is minimal grade separation – it won't feel a lot lower.

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

- Considerable costs in moving the heritage house – is there benefit to keeping it? Are you keeping it because you have to? *Yes – but keeping the house does mean that there are two one level – one bedroom units created. One will be accessible at grade. This unit type is rare in the community so this is a benefit. You see this at family housing?*
- Are families the target market? *Yes – but they are not the only target market.*
- What is the strategy regarding the play space? What is the relationship of the play space to the units? *The play area will animate the space. It will provide an area for structured active play. The open area allows for unstructured active play. (Staff clarification: the play area is intended to accommodate play for kids that aren't old enough to leave the site and go to the park on their own).*
- Couldn't find the fence height – is it 6ft? *It is only 6ft in areas where there is a desire for more privacy. The rest of the fencing would be lower.*

**Questions from Staff** (*Response in italics*);

- Did you consider raising the central area? *Looked at raising the area but it would make the space less assessable. Ramps would be needed to access the space. It would*

*also mean adding steps from the units into the space which would consume a lot space.*

### **Comments from the Panel**

- Look at the access to the units on the dog legs/at the edges – maybe there is away to break that up. The other units are clearly fronting a green. The end units create a pinch point that could be reoriented to the road. Clarify the entrance to the green because it falls away. This will strengthen the green. Let the ends be ends. Consider a break in the units.

**Procedural Note:** Jay Hiscox exited the meeting at 5:18 pm.

- On the exterior of the units there is a white band that is continues throughout rendering – but don't appear on the elevation. The design on the elevation is more successful but may cause flashing issues.
- Liked the way the building is colourised.
- Nice design
- Generally really like it.
- Don't understand why the heritage is being kept.
- I think this is successful because there are double garages and wide units, and because there are easy and definable entries. Can just image that if the heritage building wasn't there. You could move the townhouse block over and have a much more open/improved connection between the green and Salter Street. Instead the entry point is pinched and not as clear. It would be better if it was opened up but this is not a deal breaker.
- The central green is interesting. It is a different space, has a nice scale and distinguishes the internal units from the exterior units.
- Way finding to get to the front doors of internal units could be challenging for visitors. You need to have a way finding strategy. Think about site lines to entryways – even when planning landscaping. Think of sequence to get to front door for pedestrians and drivers coming from visitors parking.
- Way finding should include signs, lighting, paving etc.
- Increase the amount of decorative paving to highlight the entryways to the green – similar to what is done elsewhere on the site.
- Support the project.
- Support the comments made about way finding to units in the central square. It can be hard to communicate access to guests. This is also relevant for emergency access.
- Comment from Staff: the garbage room looks like a barn. Tie the design of this building to the rest of the development.
- A wonderful job has been done.
- The central court works well. It is better than the typical cattle pen design. It is a nice little feature.
- Originally supported the option of the heritage building being located at the centre = but now sold on this design and this location for the heritage building.
- Happy with massing.

**MOVED and SECONDED**

*THAT the proposal for 702 Saltor Street be supported with the following considerations:*

- *Way finding; and*
- *Improve garbage area design.*

**CARRIED.**

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

**5.0 REPORTS AND INFORMATION**

No items.

**6.0 UNFINISHED BUSINESS**

No items.

**7.0 NEW BUSINESS**

No items.

**8.0 CORRESPONDENCE**

No items.

**9.0 NEXT MEETING**

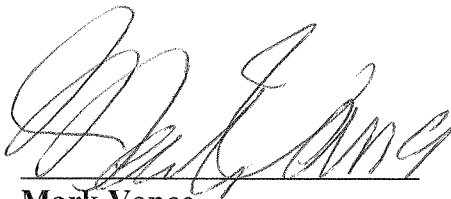
September 25, 2012 at 3:00pm in Committee Room No. 2 as required.

**10.0 ADJOURNMENT**

**4:30 pm**

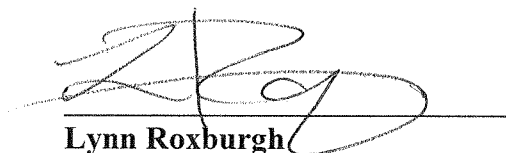
Please contact Michael Watson at (604)-527-4519 or [mwatson@newwestcity.ca](mailto:mwatson@newwestcity.ca) to confirm your attendance or if you have any concerns.

**ON MOTION**, the meeting was adjourned at 5:40 pm.



**Mark Vance**  
Chair

Certified Correct,



**Lynn Roxburgh**  
Planning Analyst