



NEW WESTMINSTER DESIGN PANEL

**Tuesday February 26, 2013 3:00 p.m.
Committee Room No. 2**

MINUTES

VOTING MEMBERS PRESENT:

Tom Morton	- Chair, Development Industry Representative (UDI)
Keith Ross	- BC Society of Landscape Architects
Jay Hiscox	- AIBC Representative (left the meeting at 4:45 p.m.)
Jacob Weber	- Development Industry Representative
Richard Vallee	- AIBC Representative (arrived at 3:05)
Steve Wong	- BC Society of Landscape Architects (arrived at 3:15)

REGRETS:

Mark Vance - AIBC Representative

STAFF:

Jim Hurst	- Development Planner
Michael Watson	- Planning Technician
Stephanie Lam	- Committee Clerk
Kelly Sims	- Committee Clerk

The meeting was called to order at 3:05 p.m.

1.0 ADDITIONS TO AGENDA

No items.

2.0 ADOPTION OF MINUTES

2.1 Adoption of the Minutes of January 22, 2013

MOVED and SECONDED

THAT the Minutes of the New Westminster Design Panel meeting held on January 22, 2013 be adopted.

CARRIED.

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

3.0 NEW BUSINESS

3.1 Committee Orientation – The role of the New Westminster Design Panel

Stephanie Lam, Committee Clerk, welcomed the 2013 New Westminster Design Panel members and advised them on the following items:

- Amendments to the Rules of Conduct: Advisory Committees & Bodies of Council Importance of quorum, Committee Terms of Reference, recruitment; recommendations to council and process, minutes and circulation, need to RSVP, revisions to the minutes; and
- Social Media Policy, FOI forms, and Schedule – online at www.newwestcity.ca.

Jim Hurst, Development Planner, advised Panel members that the Planning Department would respond to requests for additional information regarding NWDP meetings, however, such requests should be made prior to the next meeting scheduled.

3.2 Oath of Office – Stephanie Lam, Committee Clerk

Stephanie Lam, Committee Clerk, asked all members 2013 New Westminster Design Panel members to recite the committee oath after her – those present repeated their oath and affirmed their commitment to the Panel.

It was noted that Mark Vance, AIBC Representative, still needs to affirm his oath and sign an FOI form.

3.3 Election of Chair and Vice Chair

The Panel considered candidates for the 2013 New Westminster Design Panel (NWDP) Chair, and Vice Chairs positions. Discussion ensued and nomination for Tom Morton, AIBC Representative, as Chair and Jay Hiscox, AIBC Representative, as Vice Chair were seconded by Panel members.

MOVED and SECONDED

THAT the New Westminster Design Panel elect Tom Morton, Urban Development Institute representative, as the Chair of the Panel for the February 2013 - January 2014 year.

CARRIED.

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

MOVED and SECONDED

THAT the New Westminster Design Panel elect Jay Hiscox, AIBC Representative, as the Vice Chair of the Panel for the February 2013 - January 2014 year.

CARRIED.

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

4.0 UNFINISHED BUSINESS

No Items.

5.0 DESIGN REVIEWS

5.1 260 Twelfth Street

REZ00066

An application has been received to rezone the property addressed as 260 Twelfth Street from Light Industrial Districts (M-1) to Public and Institutional Districts (Medium Rise) (P-2) in order to allow a 32,850 square foot church. (Architect: Derek Crawford Architect Inc).

Jim Hurst, Development Planner, advised Panel that the proposed development was reviewed on November 13, 2012. The applicant was asked to address the following points in any resubmitted plans:

- Study the coffee shop/lounge area structure and its impact on the plaza.
- Study raising the building to create plaza that better addresses the street levels.
- Study increasing the presence of the foyer.
- Provision of a materials board.
- Landscape treatment on the west property line and the parking spaces.
- Study the building setback to 12th Street and the west property line.
- Provide an assessment of the existing trees and a rationale for retention or removal - assessment/rationale for existing trees.
- Update plans to include the proposed streetscape treatment on 12th Street and on 3rd Avenue.

Discussion ensued and clarification was made on the following points:

- If and when the adjoining property was developed that an access way would be given along the south property line;
- That the zoning does allow for a two storey building;
- That the parking requirements for the building are based on the Zoning Bylaw - currently the site is short 2 spaces;
- That setbacks are required on the site, however as the church is not in a suburban area there is a desire to bring the building closer to the street, similar to a C- 2 Zoning and those of which are reflected in the Twelfth Street Area Plan.

Rodger Amenyogbe, Architect, updated the Panel on the redesign of the proposed Calvary Worship Centre. Mr. Amenyogbe informed the Panel that the new building will include the following design elements:

Summary:

- Issues with items that relate to the property line- cross walk over driveways, drop off points, and landscaping concerns;
- Drop off sections should be lengthened - work with the City regarding the bus stop;
- Parking is unresolved and limited access – consider a barrier free parking design;
- Material board presented is inconsistent with the one previously proposed, too many materials;
- Rendering of the pavilion needs to be clarified appears to compete with the building forms;
- Access to the rooftop garden needs to be resolved;
- Concern regarding proposed hedging material.

MOVED and SECONDED

THAT the Application to rezone the property addressed as 260 Twelfth Street from Light Industrial Districts (M-1) to Public and Institutional Districts (Medium Rise) (P-2) be received for information, and be brought back for further consideration subject to the comments made from the New Westminster Design Panel Meeting dated - February 26, 2013.

CARRIED.

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

5.2 180 East Columbia Street

**DPS00029
DVP00553**

Applications for a Development Permit and a Development Variance Permit have been received in order to allow a 27,047 square foot two storey building in the next phase of the Brewery District Development. **(IBI Group)**

Mike Watson, Planning Technician, advised the Panel that the Planning Department received revised plans from the applicants on February 8, 2013 that resolved many of the issues made note of on January 22, 2013 NWDP meeting. Mr. Watson asked the Panel to consider items (2, 3, 4 and 5) as noted in the staff report regarding the proposal to construct a building on Parcel 2B for the Health Services Association.

Richard Hendriquez, Architect, gave an oral background regarding the proposal to construct a building as part of the next phase of the Brewery District Development. Mr. Hendriquez noted that that the primary uses of the building will host office space, differing from the original intent of the project which was to develop retail. Mr. Hendriquez commented on the revised plans and made note of the following points:

- The second floor is designed to support increased density;
- The corner at Brunette Avenue and East Columbia Street of the site has been repurposed with a heritage element from the site area – to mark the importance of the building as an entryway and the history of the area (signage could also be incorporated into the design);

- A rainwater feature will run down the edge of the building and into the corner as part of a shallow swale;
- Wet and dry planting elements are added and compliment the rain water and landscaping elements of the site;
- Informal seating space is featured to maintain contemporary design;
- Planting Plan has been added to the revised design plans – reflects planting lists, design features, landscape and courtyard sections;
- Plaza includes: a built-in bench along wall to form a court yard space, brick paving in parkway pattern, with the loading bay reflecting the same colour of brick but paved with concrete (durability)
- Street trees to be coordinated with the City.
- The bus stop has been relocated.

Discussion ensued and the Panel made comments on the following points:

- Consideration should be made to retaining cherry trees on site;
- Corner of the site at Brunette Avenue and East Columbia Street is significantly improved and is no longer a passive landscape;
- Canopy helps to express the entryway and is a suitable design feature along the Columbia Street edge;
- The applicant and the City could do more regarding the use of public art at the corner of Brunette Avenue and East Columbia Street
- Bike racks should be placed at the front of the building rather than the rear;
- Site furnishings are modest
- Further consideration should have been given to incorporating the bus stop into the building;
- Improve treatment of retaining walls on Brunette Avenue.

MOVED and SECONDED

THAT the New Westminster Design Panel support the motion to approve a Development Permit and a Development Variance Permit to allow a 27,047 square foot two storey building in the next phase of the Brewery District Development.

CARRIED.

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

5.3 455 Brunette Avenue

DPS00028

An application has been received for a Development Permit in order to allow the conversion of an existing industrial warehouse building to a public mini-storage facility and to allow a 306.58 square metre (3,300 square foot) addition to the south side of the existing building.

Michael Watson, Planning Technician, provided a background on the Development Permit received for 455 Brunette Avenue. Mr. Watson noted, that the subject site is located on Brunette Avenue midblock on the west side between Braid Street and Sherbrooke Street and was previously used as a truck shop and currently is vacant. The

applicant, Canadian Mini-Warehouse Properties is proposing the conversion of and an addition to an existing industrial building on the subject site in order for it to be used as a public mini storage warehouse.

The conversion of the existing building consists of a 306.58 square metre (3,300 sq. ft.) one storey addition to the south west portion of the building, the addition of a second level to the rear double-height warehouse portion of the building and the conversion of the front office portion of the building. All areas will be converted to include storage units. It was also noted that the building is situated in Light Industrial (M-1) zoning district and meets all Bylaw requirements.

Mr. Watson outlined specific points for the Panel to consider:

- How the development could be modified to mitigate potential impacts from adjacent land uses (adjacent residential/RS-1 properties);
- Sound and visual impacts regarding the design of the building;
- Opportunities to increase landscaping.

Discussion ensued and clarification was made on the following points:

- Impact of development on residential neighbourhood;
- Access into the site from Brunette Avenue;
- That the applicants proposal has been circulated to all city departments including the Fire Department - in reference to access requirements into the site.

Chip Barrett, Architect, outlined the design details of converting the existing industrial building located at 455 Brunette Avenue into a public mini storage warehouse. Mr. Barrett noted the following points:

- The proposed land use of the site is less intensive than its former use as a truck repair shop;
- Majority of the traffic will enter through a gate, and vehicles will access the second floor via a ramp;
- The current site is vacant and in a state of disrepair – new design will restore building and surrounding landscape;
- Reuse of the current building is supportive of the sites zoning;
- The building will feature metal cladding, at the front of the building, and will feature a chain link fence;
- Feature ramp will connect the upper floor of the second floor of the storage facility;
- No screening designs have been implemented regarding visual impacts.

Jonathan Losee, Landscape Architect, outlined the landscape design features for the public mini storage warehouse. It was noted that improvements to landscaping around building will include cleaning it up and restoring the health of existing trees on site.

Discussion ensued and the following points were made by the Panel:

- Concern with grade change at the back lane of the site, with respect to the impact on the neighbouring properties - but difference of opinion on how that will be suggestions

include incorporating visual screening through the use of a landscaping fence (ivy wall), or out of concrete

- Suggestions to break up the length of the wall include shading and using a different panel colour and or material elements;
- That greater landscaping measures should be considered to ensure that the reuse of the site and building are consistent with the City's design guidelines.

MOVED and SECONDED

THAT the New Westminster Design Panel support the motion to approve a Development Permit 455 Brunette Avenue upon addressing the following considerations:

- 1) *Mitigating the affect of the long south wall*
- 2) *Improving the visual impact of the proposed development on the neighbours to the West with particular attention to the fencing and additional landscaping, and*
- 3) *Improving landscaping along Brunette Avenue and the entryway to meet applicable design guidelines.*

CARRIED.

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

6.0 REPORTS AND INFORMATION

No items.

7.0 CORRESPONDENCE


No items.

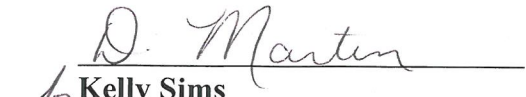
8.0 NEXT MEETING

March 26, 2013 at 3:00 p.m. in Committee Room No. 2.

9.0 ADJOURNMENT

The meeting adjourned at 6:35 p.m.


for **Mark Vance**
Chair


for **Kelly Sims**
Committee Clerk