

## **NEW WESTMINSTER DESIGN PANEL**

**Tuesday September 28, 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
Jennifer Stamp	- BCSLA Representative
Alla Titenko	- Community Representative
Mark Vance	- AIBC Representative

#### **VOTING MEMBER REGRETS:**

Doug Shearer	- BCSLA Representative
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#### **STAFF:**

Bev Grieve	- Manager of Planning
Jim Hurst	- Planner
Michael Watson	- Planning Assistant
Donna Martin	- Committee Clerk

The meeting was called to order at 3:08 p.m.

### **1.0 ADDITIONS TO AGENDA**

### **2.0 ADOPTION OF MINUTES**

#### **2.1 Adoption of the Minutes of August 24, 2010**

##### **MOVED and SECONDED**

*THAT the minutes of the New Westminster Design Panel meeting held on August 24, 2010 be received and amended as follows:*

- *Item 3.1 - delete the incomplete sentence at the end of the third paragraph on Page 2; and*
- *Item 3.1 –second bullet in the motion should read, “Strengthening the pedestrian realm on Belmont by moving the commercial and residential out”.*

**CARRIED.**

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

**PROCEDURAL NOTE:**

Jennifer Stamp was excused from her duties as a Panel member in order to make a presentation on the following item.

**3.0 DESIGN APPROVALS**

**3.1 609 and 625 Fifth Avenue**

**File: DP040 (UT)**

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. Jim Hurst, Planner reported on the updates to the drawings for 609 and 625 Fifth Avenue.

Mike Alivojvodic, Chris Dikeakos Architects Inc., reviewed the updates to drawings Level 1 and Level 2 floor plans and elevations for 609 and 625 Fifth Avenue. Jennifer Stamp reviewed the landscape updates.

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

- Have there been any changes to the Smart Growth Strategy? *There are no changes at this time.*
- Was the Seventh Avenue facade changed? *Seventh Avenue façade has masonry work, metal panels and column work.*
- Are there any changes to the proposed materials? *The proposed materials have not been changed.*

**Comments from the Panel:**

- Footprint of the tower seems outdated;
- Concerned about walkway through to Belmont Street, suggest moving building out to property line and arcade;
- Consider using a grating into the parking lot rather than concrete;
- Should have rain cover;
- Like idea of townhouses;
- Proposed landscaping on podium good;
- Street elevation on Belmont Street is improved;
- Disappointed there are no changes to the Smart Growth Strategy;
- Moving towers is better for future neighbours;
- Nice materials; and

- Pedestrian connection could be improved.

**MOVED and SECONDED**

*THAT the drawing updates for 609 and 625 Fifth Avenue be supported with the following considerations:*

- *CPTED for walkway.*

**CARRIED.**

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

**4.0 DOWNTOWN DESIGN APPROVALS**

**5.0 INFORMATION PRESENTATIONS**

**5.1 Draft Sustainability Report Card (Former Smart Growth Development Checklist)**

Bev Grieve, Manager of Planning reported on a proposed update of the existing Smart Growth Development Checklist the purpose of which was to raise awareness of sustainability. Council would like to up the awareness of sustainability with a renaming to Sustainability Report Card. Staff will be more involved by having a conversation with the applicants about sustainability before the application goes forward. Sustainability will be scored. Incentives and reduced parking are things being given some consideration.

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

- Who will monitor what is being required? *Staff are seeking input on monitoring and are still working out the operational details.*
- Will Certificate of Occupancy depend on this report card?
- Quantify how much green space is required and what is it based on?
- How much does applicant fill? *The applicant will fill out the information and staff will fill in the rating area.*
- What is the timeline? *The draft must go before various committees for comment and then hopefully it will go to council by the end of year.*
- Does the City have any plans to provide district energy? *District energy is currently being reviewed.*

**Comments from the Panel:**

- Happy staff is taking a leadership role; suggest staff be more aggressive in driving development;
- Green roofs may not be the best way to meet storm water treatment objectives;
- Provide infrastructure to support food growth (check bylaw on this issue) such as irrigation, balconies of ample size.
- New report card should be easy to understand;
- Suggest narrowing the list to make it more streamlined and easier to accomplish;
- Check list for redundancies with what is already in the building code;

- List focuses on residential development and needs to have more emphasis on requirements for office space, commercial
- Consider a higher point value or more points for energy efficiency;
- Incentives are very important as it puts onus on the developer;
- Points should be awarded for innovation;
- Be always cognizant that the report card is not a static document;
- Need for a storm water management needs to be emphasized.
- Need to have horticultural assessment to ensure that plants are appropriate and installed according to standards;
- Planting does not need to be native can be non-invasive or adaptive plantings
- Provide a high quality landscape to BCNTA standards and installed to their recommendations. Suggest an experience professional;
- Concern it will be subjective by staff;
- Need to go over what can be recycled in a building with the building division;
- Encourage City to be more adamant about character for ground units;
- Not sure how composting would work in multi-unit buildings;
- Publish a guide to completing the report card.

## 6.0 NEW BUSINESS

### 6.1 Committee Membership Reminder – Deadline Date: OCTOBER 29, 2010

Members wishing to serve on the Panel for another term must submit an application by October 29, 2010. Application forms are available on the City's website: [http://www.newwestcity.ca/city\\_hall/committees/index.php](http://www.newwestcity.ca/city_hall/committees/index.php).

## 7.0 REPORTS AND INFORMATION

### 7.1 New Westminster Design Panel Submissions Requirements

Mike Watson, Planning Assistant requested comments on the design review submission requirements for the Advisory Planning Commission.

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

- Do Panel members step down if there is no professional landscape architect? *Staff will check on this.*
- Is staff filtering applications before they come to Design Panel? *The project development planner assigned is responsible for screening applications.*

#### Comments from the Panel:

- Be sure the applicant knows if they do not meet the requirements their application will not go forward to the Design Panel.

Staff asked for feedback on using couriers to distribute Design Panel packages.

- Alla Titenko and Marilee Schultz will pick up agenda packet. The remainder of Design Panel members wished to have the packet couriered to their office.


**8.0 CORRESPONDENCE**

**9.0 NEXT MEETING**

**October 26, 2010 at 3:00 pm in Committee Room No. 2.**

**10.0 ADJOURNMENT**

**ON MOTION**, the meeting adjourned at 4:40 p.m.

*per*   
**Chris Block**  
**Chair**

  
**Donna Martin**  
**Committee Clerk**