

NEW WESTMINSTER DESIGN PANEL

Tuesday December 13, 2011 3:00 p.m.
Committee Room No. 2

MINUTES

MEMBERS PRESENT:

Eric Pattison, Chair	- Chair, AIBC Representative
Chris Block	- AIBC Representative
Paul Goodwin	- AIBC Representative
Keith Ross	- BC Society of Landscape Architects
Mark Vance	- AIBC Representative

REGRETS:

Tom Morton	- Development Industry Representative (UDI)
Steve Wong	- BC Society of Landscape Architects

STAFF PRESENT:

Barry Waitt	- Senior Planner
Donna Martin	- Committee Clerk

The meeting was called to order at 3:07 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 October 25, 2011

MOVED and SECONDED

THAT the minutes of the New Westminster Design Panel Meeting held on October 25, 2011 be received and adopted.

CARRIED.

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

3.0 INFORMATION PRESENTATIONS

There were no presentations.

4.0 DESIGN APPROVALS

There were no design approvals.

5.0 DOWNTOWN INFORMATION PRESENTATIONS

5.0 414 – 420 Royal Avenue

File: SDP00184
DVP00528

Barry Waitt, Senior Planner reported this project came before the panel first as a case study. The application for a Special Development Permit to allow the construction of a medium density, six storey wood apartment building containing 124 residential units is being presented to the panel for their consideration for approval.

Mr. Waitt noted the changes since the last presentation:

- Brick detailing simplified and brick balcony columns have been eliminated above the building base;
- The two-storey entrance canopy has been extended to make the entrance more prominent; and
- Number of studio units reduced and units with internal bedrooms reduced to accommodate larger ground oriented units.

Mr. Waitt asked the Design Panel to comment on the following:

- Overall bulk and massing;
- Usability of enclosed outdoor spaces between units on Royal Avenue and Cunningham Street;
- Any lost opportunities on the roof;
- Parking structure along southerly and westerly elevations.
- Development variances requested which affect building bulk.

Dale Staples, Integra Architecture Inc. reviewed the issues raised at the last presentation noting a shadow impact study, a view impact study and a parking study have been done with no adverse affect being reported.

QUESTIONS FROM THE PANEL: *(Response in italics)*

- Were there any changes that resulted from the public process? *The design has not changed since the public process.*
- What is the material for the soffits? *It will be cedar or cedar like panelling.*
- How did you avoid calling it a seven storey building? *Applicant is still working with the building department on this issue. Fire department is requiring better access which the applicant is willing to provide.*
- Have you coordinated with structural engineers on the project? *The consultant indicated meetings with the structural engineer are scheduled to occur next month, however, they have been designing this type of building for a considerable amount of time.*

COMMENTS FROM THE PANEL:

- Better rendering, colours are better;
- Concerned windows will need to be changed to meet structural requirements;
- No amenity space;
- Significant improvement in warmth and richness;
- Support variances;
- Consider recessing top floors on Royal Avenue;
- Sunken decks on Royal Avenue not liveable;
- More street trees on boulevard;
- Consider pedestrian sidewalk lighting on Royal Avenue;
- Suggest making more pedestrian friendly along Cunningham Street, including pedestrian lighting;
- Consider pedestrian access from Cunningham Street to lobby and ground level units;
- ;
- Could have more outdoor common space, i.e. gardens;
- Question liveability in ground units on Royal Avenue due to traffic noise;
- Bulk along Royal well articulated but east side dwarfs the lot at the end of the street, would like to see building stepped back;
- Consider roof top amenity space;
- More recognition of what is going on adjacent to the building to the east;
- Variance of length is supportable;
- No problem with six storey mass;
- Outdoor spaces set back bedrooms not liveable;
- Roof gardens not necessary;
- Parking structure will work once landscaping grows in;
- Soffits should be cedar not hardipanel, opportunity for signature building;
- Entry porch should also be real wood;
- Consider articulation of guardrails;
- Need substantial pedestrian lighting on Royal Avenue and Cunningham;
- From CPTED point of view, stairs exiting parkade into lane needs roof or gate, could be used for bicycle movement;

MOVED and SECONDED

THAT the application for a Special Development Permit for 414-422 Royal Avenue multiple dwelling residential development be supported with the following considerations:

- Improve pedestrian character and access from Cunningham Street including CPTED issues at centre stair;
- Support using real cedar soffits especially at main roof
- Consider pedestrian lighting along both streets
- Support variances
- Ensure acoustic provisions provided at Royal Avenue for residential units
- Address deep building recesses at first floor
- Consider refining landscape scheme for more useable areas for residents.

CARRIED.

Chris Block opposed.

6.0 DOWNTOWN DESIGN APPROVALS

7.0 REPORTS AND INFORMATION

8.0 UNFINISHED BUSINESS

9.0 NEW BUSINESS

10.0 CORRESPONDENCE

11.0 NEXT MEETING

January 24, 2011 at 3:00pm in Committee Room No. 2.

12.0 ADJOURNMENT

ON MOTION, the meeting adjourned at 4:03 p.m.



Eric Pattison
Chair



Donna Martin
Committee Clerk