



NEW WESTMINSTER DESIGN PANEL

**Tuesday April 24, 2012 3:00 p.m.
Committee Room No. 2**

MINUTES

VOTING MEMBERS PRESENT:

Paul Goodwin	- AIBC Representative
Tom Morton	- Development Industry Representative (UDI)
Keith Ross	- BC Society of Landscape Architects
Richard Vallee	- AIBC Representative

REGRETS:

Jay Hiscox	- AIBC Representative
Mark Vance	- AIBC Representative
Steve Wong	- BC Society of Landscape Architects

STAFF:

Barry Waitt	- Senior Planner
Michael Watson	- Planning Technician
Donna Martin	- Committee Clerk

The meeting was called to order at 3:06 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 March 27, 2012

MOVED and SECONDED

THAT the minutes of the New Westminster Design Panel meeting held on March 27, 2012 be received and adopted.

CARRIED.

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

3.0 DESIGN REVIEWS

3.1 325 Gifford Street

File: DPQ00050

An application has been received for a Development Permit for the property located at 325 Gifford Street. The applicant proposed to construct a 45,530 sq. ft. building which would contain approximately 30,000 sq. ft. second hand goods store and a 15,000 sq. ft industrial space. (**Chip Barrett, Architect**)

Michael Watson, Planning Technician reported on the site context noting Value Village will occupy the larger space and an as yet unidentified industrial user will occupy the smaller space. Development Permits issued in the area shall be in accordance with the guidelines indicated in the Queensborough Industrial Park Design Guidelines.

Gary Pooni, Brook Pooni Associates Inc., reviewed the site history, area context, policy context, and proposal summary.

Darcy Forcier, d. Force Design Inc., reported on the site plan, floor plan, elevations, materials and massing. Mr. Forcier noted there are two components of the building—second hand retail sales in the front portion and a sorting area with a drop off of used goods in the rear. He indicated the applicant is attempting to work with Lowes and Starlight Casino regarding connectivity, with no resolution at this time.

Al Tanzer, landscape architect, reviewed the landscape plan noting he looked at surrounding sites for context of outer landscaping and then layered the inside area for affect. The streetscape blends in with existing landscaping to anchor corner. There will be low hedging in parking lot for safety with ornamental trees in layers. Structural soils will be used for the health of trees. Decorative paving will be used at the driveway and main entrance to create more interest. Shrubbery will be low on glazed sides of building.

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

- What is breakdown of retail vs. sorting employees? *The applicant did not have a definitive number but suggested it is probably one third of employees in retail and two thirds of the employees in the sorting area.*
- How is garbage and recycling handled? *Garbage will be in the rear of the sorting and storage area. The retail portion will use the recycling through the loading area at the back of the building.*
- Where is closest transit access? *Transit would be access at either Queensborough Landing or at the corner of Westminster Highway and Gifford Street.*
- How much parking will be provided? *The number of parking spaces will be over the minimum required by the City.*
- Will there be interpretive panels on the corner? *Placement of the interpretive panels is not known at this time. The applicant will work with the City's Heritage Planner and the Fraser River Discovery Centre.*
- What is proposed for the roofing? *The material will be a light colour on a flat roof.*

Comments from the Panel:

- Building well defined, industrial character maintained, like canopies;
- Pedestrian flow is a bit of a concern;
- Public art good;
- Like overall concept, but feel amenity area for employees is a bit skimpy encourage expanding;
- Decorative pavement on corner could be expanded;
- Garbage and recycling needs to be further developed;
- East and west elevations are of no concern, but beef up front elevation;
- Like to see connection to Lowes;
- Would like to see interpretive panel expanded and develop further;
- Landscaping generous;
- Pedestrian circulation issues a concern, consider extending sidewalk to Lowes and provide some way to get across parking lot to SE corner;
- Decorative paving seems random could extend to entrance of building;
- Suggest decorative paving of main roadway and more decorative paving at front of building;
- Drop off area seems odd may need to be addressed with signage or blocking off area so no dumping at night;
- Like to see more vision glazing;
- Like to see more trees in parking lot area;
- Suggest expanding canopy to 3 ft. X 16 ft. for full extent of sidewalk.

MOVED and SECONDED

THAT the Development Permit application for 325 Gifford Street be supported with the following considerations:

- *Further develop and clarify garbage/recycling area;*
- *Encourage increasing employee amenity area;*
- *Consider expanding decorative paving width in parking area closer to the building if possible;*
- *Increase cantilever of canopy;*
- *Encourage connection to Lowes recognizing restraints of building;*
- *Consider increasing vision glass;*
- *Further development of interpretive panel needed.*

CARRIED.

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

The meeting was recessed at 3:57 p.m. and reconvened at 4:05 p.m.

4.0 DOWNTOWN DESIGN REVIEWS

4.1 848 Royal Avenue

File: SDP00187
DVP00531

Applications have been received for a Special Development Permit and Development Variance Permit to allow the construction of 35 townhouse units, in two buildings at 848 Royal Avenue. (**Matthew Cheng Architect Inc**)

Barry Waitt, Senior Planner reviewed the application citing the need for the following variances:

- A reduction in the number of required automobile spaces;
- A reduction in the side yard setback;
- An increase in the maximum permitted width of the building.

Mathew Cheng, Matthew Cheng Architect Inc., provided a massing model so Panel members could better understand the project. He noted the following changes have been made:

- Removed podium feature to bring structure down to grade;
- Bridge unit has been removed to open up space between buildings;
- Brought corner element to ground level to reinforce corner at McInnis Street;
- Doors and glass to parking area have achieved look of ground oriented residence;
- Staircases redesigned on Royal Avenue;
- Private and public areas are defined with planters and low fencing;
- Lowered parking structure and ground floor of south unit for better circulation;
- Consistencies of doors – changed to all patio doors

Cameron Woodruff, PMG, reported using gates, low fences and planters to further define the private and public areas. The patios for Building B have been relocated to the Moody Street side with access to Moody Street.

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

- Are the units in this development the same size as the units in the adjacent project? *The units in this development are varied sizes.*
- How have you addressed solar glare? *Fins have been added to bring shade to the units facing south and west;*
- Did building size increase? *The building is relatively the same size.*
- Has the number of parking spaces been reduced? *The number of parking spaces remains the same.*

Comments from the Panel:

- Model very helpful to Panel;
- Improved livability of units on Moody and McInnes Streets;
- Good job of addressing concerns
- Back terrace above parkade not necessary

- Unit type E living and dining space tight could use den to capture more space;
- Hot water tank taking up space could use apartment size washer and dryer and get rid of hot water tank or relocate in E3 and F lower units

MOVED and SECONDED

THAT the Special Development Permit for 832-848 Royal Avenue be supported with the following considerations:

- *Reconsider double pathway off back terrace of unit above parkade entry;*
- *Encourage brick planters on McInnes Street and Royal Avenue;*
- *Consider improving livability of layout of units E3 and F with respect to location of hot water tank and washer and dryer type.*

CARRIED.

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

5.0 REPORTS AND INFORMATION

6.0 UNFINISHED BUSINESS

7.0 NEW BUSINESS

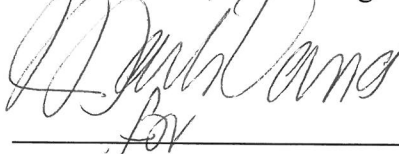
8.0 CORRESPONDENCE

9.0 NEXT MEETING

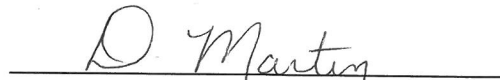
May 22, 2012 at 3:00pm in Committee Room No. 2 as required.

10.0 ADJOURNMENT

ON MOTION, the meeting adjourned at 4:34 p.m.



Tom Morton
Acting Chair



Donna Martin
Committee Clerk