

NEW WESTMINSTER DESIGN PANEL

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

MINUTES

VOTING MEMBERS PRESENT:

Mark Vance	- Chair, AIBC Representative
Jay Hiscox	- AIBC Representative
Tom Morton	- Development Industry Representative (UDI)
Keith Ross	- BC Society of Landscape Architects
Richard Vallee	- AIBC Representative
Steve Wong	- BC Society of Landscape Architects (arrived at 3:05 p.m.)

REGRETS:

Paul Goodwin	- AIBC Representative
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STAFF:

Jim Hurst	- Development Planner
Donna Martin	- Committee Clerk

The meeting was called to order at p.m. 3:00 p.m.

1.0 ADDITIONS TO AGENDA

Committee Orientation – the role of the New Westminster Design Panel (NWDP)

Donna Martin reviewed the following documents with the Panel:

- Terms of Reference
- Rules of Conduct
- Voting
- Social Media Policy

Ms. Martin distributed Permission Forms for members to read, sign and return.

1.1 Election of Chair and Acting-Chair: Committee Clerk

By consensus, Mark Vance was chosen to Chair the meetings. Tom Morton was chosen to act as chair in his absence.

2.0 ADOPTION OF MINUTES

2.1 Adoption of the Minutes of January 24, 2012

MOVED and SECONDED

THAT the minutes of the New Westminster Design Panel meeting held on January 24, 2012 be received and adopted.

CARRIED.

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

3.0 DESIGN REVIEWS

3.1 1209 – 1211 Fourth Avenue

File: REZ00057

An application has been received to rezone the above captioned property from Single Detached Dwelling Districts (RS-2) to a Comprehensive Development District to allow the construction of eight townhouse units.

Jim Hurst reviewed the application process noting this application is before the Panel for formal consideration

Mr. Hurst gave an overview of the site context noting the objectives of this designation are:

- Guiding this area toward a multi-family residential development area;
- Mitigate the impact of the transportation corridor; and
- Implement architectural designs which complement the neighbourhood context.

Brian Hart, Brian Hart and Company, addressed some of the comments the Panel made at the January 24, 2012 meeting:

- Lane will be landscaped more like a minor street;
- Courtyard changes include articulation of paving through the use of different coloured materials;
- Green elements introduced to divide townhouse driveways.
- Restructured roof and enlarged glazing area;
- Balconies in interior lane have been modified and some colour has been added;
- Balcony separation will be glass;
- Siding will be coloured hardiplank and grey corrugated steel;
- Existing trees will be removed.

Patricia Campbell, PMG Landscape Architects indicated the landscape will be more contemporary through the use of uniform plant material and the introduction of texture in the courtyard. Stepping planters will be used to accommodate with grade change. A planting bed will be added to the end of driveway. Pavers will be a uniform colour.

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

- Has the applicant considered a non-accessible roof? *Focus has been on the stairs to the roof and how to provide recreational space.*
- What is the proposed colour of the corrugated metal siding? *The corrugated metal portion will be grey.*
- Is there an opportunity to use wood? *The applicant has integrated wood beams into the glass canopy. The only other area where wood could be used is on the Fourth Avenue façade.*
- Will the type of cladding materials affect how the windows on the top floor are treated? *The applicant explained if wood is used, the hardipanel would be installed first with the wood over top of the hardipanel.*
- Will there be any detailing on the arbour trellis? *The trellis will be a metal green screen for the vines to grow up.*

Comments from the Panel:

- Like this type of infill project;
- Wood is a good secondary element;
- Addition of canopies improves the site;
- Encourage developer to incorporate the high windows as a part of the main window;
- Concern the water will accumulate in the courtyard;
- Danger of too many materials appearing too busy;
- Suggest a low maintenance roof top solution;
- Like industrial scheme and simplicity;
- Consider green roof with possibly removable trays with plantings;
- Support breaking up the driveway massing with plantings;
- Suggest sandblasted finish for paving rather than broom finish;
- Nice to have uniformity of trees;
- Plant material for trellis should be robust;
- Constructing an arbour over garage doors would add some green character;
- Like architectural treatments but feel site is lacking in planning
- Having an internal roadway seems too much;
- Consider more courtyard plantings;
- Issues with courtyard grades too bumpy, not useable;
- Doorways to the lane are not acceptable;
- Would like to have seen the existing trees on Fourth Avenue saved;
- Suggest stair design could be more welcoming;
- West façade seems a dramatic change to the neighbouring property;
- Consider reconfiguration of courtyard;
- In general, see an improvement in project.

MOVED and SECONDED

THAT the application to rezone the property at 1209-1211 Fourth Avenue to accommodate construction of eight townhouse units be supported with the following conditions:

- *Improve appearance of roof perhaps by introduction of a green roof system;*

- *Reconsider courtyard design with attention to how water moves across it;*
- *Additional landscaping to improve central courtyard*
- *Greater use of wood in design;*
- *Consider more robust species of vines and additional arbour or trellis greenery*
- *Refine materials palette.*

CARRIED.

One opposed.

3.2 610 Sixth Street

File: DPU00044

Jim Hurst reported an application has been received for a development permit in order to allow the addition of a new elevator on the north wall of Royal City Centre Mall which would serve a Fraser Health Authority Kidney Dialysis Clinic. Mr. Hurst requested the Panel comment on off-site impacts as most clients of the Clinic will utilize the HandiDART bus.

Greg Richardson, Omicron, reported the proposed elevator on Princess Street will be incorporated into the existing façade with improvements to the landscaping. Sidewalk improvements will include a loading zone adjacent to the elevator for the Handi DART bus. The elevator will be tucked behind the landscaping.

Patricia Campbell, PMG Landscape Architects, explained the significant landscape changes will be on the centre of the block of Princess Street. The upper level planters will be retained and the lower level planters will be rebuilt. The plantings will be shade tolerant. Existing trees will be retained with the exception of one which needs to be removed.

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

- Do you have flexibility in location of planters? *The applicant indicated there is not a lot of flexibility due to the clearance needed for wheelchairs.*
- What is the sidewalk standard? *The sidewalk standard is 5 feet in width.*
- Is the elevator public? *The elevator is private with key card access only.*
- Will the bus stop be a regular HandiDART stop? *It may be possible to board or get off at that point.*
- Will the water coming down the building be a problem during a storm? *A planter and a canopy will assure the water is directed away from clients.*

Comments from the Panel:

- Suggest larger canopy for better rain protection;
- May want to increase signage and lighting;
- Sidewalk for general pedestrian flow seems narrow;
- Check road width to see if the sidewalk could be wider;
- Like design and landscaping materials;
- Sidewalk passage for wheelchairs seems limited;
- Consider ways to maximize passage at curb cut;
- Consider low level seating on exterior of building as an amenity with lighting;

- Could remove planter next to door to expand entry way;
- Architecturally support design;
- Good fit for neighbourhood;

MOVED and SECONDED

THAT the application for a development permit to allow the addition of a new elevator on the north wall of Royal City Centre Mall to serve a Fraser Health Authority Kidney Dialysis Clinic be supported with the following considerations:

- *Reconfigure canopy area to offer more coverage from weather;*
- *Reconsider traffic configuration to provide more sidewalk passage and a broader landing;*
- *Introduction of seating and lighting for waiting clients and neighbouring community.*

CARRIED.

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

4.0 DOWNTOWN DESIGN REVIEWS

4.1 848 Royal Avenue

**File: SDP00185
DVP00531**

Jim Hurst reported applications for a special development permit and a development variance permit have been received in order to allow the construction of 35 townhouse units, largely in two buildings. The application is considered phase 2 of the developer's project in this block. Mr. Hurst requested the Panel comment on the considerations outlined in Mr. Waitt's staff report.

Mathew Cheng, Matthew Cheng Architect Inc, reviewed the proposal to infill the block using a similar form and character and materials to continue what was done in the first phase of this project. There will be two buildings, one facing Royal Avenue and one facing Moody Street with a bridge linking the two. The intent is to improve the appearance of McInnes Street. Entry to the parking will be on McInnes Street. There will also be access from a staircase on Royal Avenue with a secondary access on the east side of the lot.

The developer will use sustainable recycled materials, energy efficient lighting, programmable thermostats, and triple glazed windows to reduce noise from Royal Avenue.

Cameron Woodruff, PMG Landscape Architects, reported on the drought tolerant planting material for the courtyard. The Moody Street side will have a green screen against a fairly substantial concrete wall. The courtyard is designed to have private areas and communal areas with plantings maximizing the private patio spaces. Small trees will be incorporated into courtyard. The McInnes Street entrance to the courtyard will have an undercover checkerboard. The courtyard will be terraced to differentiate spaces.

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

- Did you consider running stairs right out to the street? *The applicant indicated the intent of turning the stairs is to give the appearance of a shorter staircase.*
- Is the site next door the same size? *The number of units for this phase have increased from 29 to 35 in order to offer a more affordable one storey unit.*
- What is the purpose of the space on the lower level of Royal Avenue? *This is flex space.*
- Was consideration given to leaving the building open to McInnes Street for solar orientation? *It is believed the bridge adds street presence to McInnes Street.*
- Did you give consideration to a four storey townhouse on the corner? *A four storey townhouse would make the project short of parking.*
- Is the courtyard sloped? *The courtyard is terraced.*

Comments from the Panel:

- Agree with reduction of parking spaces;
- The project would benefit from a massing model to better understand the relationship of the building to the grade of the site.
- Do not agree with reduction of sideyard setbacks on east side and Royal Avenue;
- McInnes Street setback seems too narrow;
- Concerned about privacy on street level;
- Consider softening high part of project with increased setbacks;
- Setback on Moody Street landscaping could be increased in height;
- Not supportive of the building width;
- Courtyard design definition of private and public space would be more distinct with a low fence or small barrier for the patio;
- Chess board in breezeway is a nice touch;
- Suggest more plantings in courtyard;
- Consider wider setback along McInnes Street;
- Satisfied with stairway to roof deck;
- Need something more to define private and public courtyard space;
- Enough variation from first phase to be distinctive;
- More attention to corner treatments especially at the lower level;
- Consider additional half level of parking;
- Bridge element will block west side light in courtyard;
- Reconsider stacking on Moody Street to get more light into units;
- Concerned with a hanging slab landing, suggest varying stairs to encourage community interaction;
- A building model would assist the Panel in the decision making process;
- Consider changing bridging as it causes some challenges for landscaping of courtyard;
- Reconsider design of units in building B;
- Windows do not fit Neo-Georgian character
- Like ground oriented housing;
- Massing needs to be mitigated;

- Suggest reconfiguring parking;
- Integrate light into lower unit on Moody Street.

MOVED and SECONDED

THAT the application for a Special Development Permit and a Development Variance Permit to allow the construction of 35 townhouse units in two buildings at 848 Royal Avenue be resubmitted to the New Westminster Design Panel after consideration of the following:

- *The project would benefit from a massing model;*
- *To achieve the goals of the Downtown Design Guidelines, reconsider parking configuration in order to mitigate effects of the high walls that detract from liveability of units on McInnes and Moody Streets;*
- *To achieve the goals of the Downtown Design Guidelines, reconsider the treatment of the prominent corners at Royal Avenue and McInnes Street and Moody Street and McInnes Street;*
- *Consider more glazing on side streets where there are blank walls;*
- *Review stairway configuration toward Royal and weather protection of the porches and stairs;*
- *The bridge element does not allow access to sunlight for many units in the northerly building. The Panel suggests considering a more open courtyard for sunlight purposes;*
- *Better definition of public and private areas in courtyard;*
- *Circulation to the top level of the three storey building for units F1 and G3;*
- *Assure a greater consistency with the proposed traditional architectural style.*

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

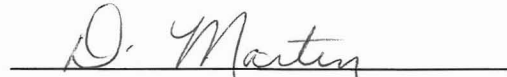
March 27, 2012 at 3:00pm in Committee Room No. 2 as required.

10.0 ADJOURNMENT

ON MOTION, the meeting adjourned at 6:07 p.m.



Mark Vance
Chair



Donna Martin
Committee Clerk