

NEW WESTMINSTER DESIGN PANEL

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

MINUTES

VOTING MEMBERS PRESENT:

Eric Pattison, Chair	- Chair, AIBC Representative
Paul Goodwin	- AIBC Representative
Tom Morton	- Development Industry Representative (UDI)
Keith Ross	- BC Society of Landscape Architects
Mark Vance	- AIBC Representative
Steve Wong	- BC Society of Landscape Architects (arrived at 3:10 p.m.)

REGRETS:

Chris Block	- AIBC Representative
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STAFF:

Jim Hurst	- Development Planner
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 December 13, 2011

MOVED and SECONDED

THAT the minutes of the New Westminster Design Panel meeting held on December 13, 2012 be received and adopted.

CARRIED.

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

Steve Wong joined the meeting at 3:10 p.m.

The Chair moved to Item 4.0 Downtown Design Reviews

4.0 DOWNTOWN DESIGN REVIEWS

4.1 48 Eighth Avenue (Hops! Pub)

File: SDP00185

Barry Waitt reported an application has been received for a Special Development Permit to allow renovation to the façade of the new pub and liquor store (including signage) and to feature a twenty seat patio for Hops, A Northwest Pub located at 48 Eighth St. It was noted some work has already been done without a permit.

Mr. Waitt reviewed the site context along with community plan considerations and Design Panel considerations. It is noted the patio area is currently part of the property to the south and west (Plaza 88), however, a subdivision application is in process in which the pub patio would become a part of 50 Eighth Street.

Liam Robertson, Watermark Design, Chris Jordan, Urban Image and Todd Arbuthnot, owner were present to answer questions.

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

- Describe what is happening with the façade? *The applicant wishes the Pub and Liquor Store to be seen as two distinct businesses. The Liquor Store background is textured with corrugated cladding to create a northwest feel. Below the sign is a mountain scape which will be lit up in the evening.*
- Are the finishes carried down to the grade? *On the Liquor Store, the finishes are from the arbour down and on Hops the stonework goes down to grade.*
- Is there a retractable awning? *No retractable awning is being proposed.*
- Is the arbour covered? *The first six feet of the arbour is covered with glass.*
- Is the patio intended as smoker's seating? *There will be no smoking on the patio.*

Comments from the Panel:

- Trellis looks thin and needs more members
- Suggest growing hops on the trellis
- Consider metal/timber wood as timber will require more maintenance
- Open up sidewalk on Eighth Street for safety
- Connect street wall to building with materials
- Reconsider hedge planting and how it works with respect to safety
- Nice improvement to a tough area
- Consider public art for visual interest
- Bike parking may have some CPTED issues
- Concerned about patio noise carrying into neighbourhood
- Suggest a tree like Japanese maple in front of Liquor Store to soften the corner

MOVED and SECONDED

THAT the Special Development Permit for façade change and pub patio be supported with the following considerations:

- *Use more durable material for trellis*

- *Reconsider scale and spacing of trellis members*
- *Suggest plant material for trellis be hops*
- *More programming or planting in front of Liquor Store*
- *Reconsider hedge material due to maintenance issues*
- *Consider art for visual interest*
- *Ensure adequate lighting on patio*
- *Consider retaining existing ironwork fences along sidewalk*
- *Suggest cladding patio side of street edge of concrete wall with stonework.*

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. (**Brian Hart and Company**)

This item was deferred to a future meeting due to the absence of the applicant.

3.3 42 South Dyke Road

File: REZ00018

Jim Hurst, Senior Planning Analyst reported this application has been before the Design Panel for review and the Panel supported the application at that time to rezone the property at 42 South Dyke Road from Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) to a Comprehensive Development District in order to allow the development of 36 townhouse units.

Mr. Hurst noted Wood Street is going through and the applicant is now proposing to raise the northerly row of townhouses 4 additional feet in order to accommodate roof decks to give buyers a better view of the Fraser River.

Mr. Hurst requested comment on the following items:

1. The consistency of the proposal with that shown to the public and Council at the Public Hearing for the rezoning application.
2. The conformance of the proposal to the Development Permit Area Guidelines and the Maritime Riverfront Village concept.
3. The grading of the site with relationship to adjacent properties.
4. The privacy of the existing houses to the west of the site.
5. The privacy of the proposed units to the north on the 702 Salter Street site.

Don Andrews, Creekside Architects reviewed the changes on the third floor noting the penthouses have been designed as transparent as possible. Privacy fences will be between units with roof top terraces on the river side. He noted the windows will now be rectangular for a more contemporary look. Elevating the development will reduce the slope and the need for the retaining wall.

Comments from the Panel:

- Design of roof decks is an improvement and great outdoor space
- Redesign of high windows is also an improvement
- Concerned with grading as it is not known what is happening to the project to the north
- Like idea of roof decks to take advantage of view
- Concerned with elevation with respect to the neighbouring property
- Grading should be planned in conjunction with other properties
- Yards to the west would lose some privacy
- Decks not necessarily a good thing for privacy
- Roof decks too big suggest guardrails are too close to edge for character of decks, consider pulling back 6-8 feet
- Keep guardrail closer on river side
- Gables need to be longer or changed to a parapet profile
- Screens need to turn corner and create solid portion to street with a place to stack outdoor furniture

MOVED and SECONDED

THAT the Development Permit Application for the property at 42 South Dyke Road be supported in response to questions identified by the Development Services Department:

- *the proposal is consistent with the proposal shown to the public and Council at the Public Hearing for the rezoning application;*
- *the proposed architectural design conforms to the Development Permit Area Guidelines and the Maritime Riverfront Village concept identified in the Queensborough Official Community Plan;*
- *the proposed grading of the site does not adversely impact the adjacent properties to the west;*
- *the proposed grading of the site does not adversely impact the proposed units to the north on the 702 Salter Street site;*
- *the roof decks be redesigned and pulled back from the ends of the townhouse blocks;*
and

THAT

- *the guardrail's continuous length be relieved by embellishing with privacy screens;*
and
- *the position of the front guardrails be reconsidered relative to the depth of the gable roofs.*

CARRIED

Two members opposed the motion.

5.0 REPORTS AND INFORMATION

There were no reports or information to consider.

6.0 UNFINISHED BUSINESS

There was no unfinished business.

7.0 NEW BUSINESS

There was no new business.

8.0 CORRESPONDENCE


There was no correspondence.

9.0 NEXT MEETING

February 28, 2012 at 3:00pm in Committee Room No. 2 as required.

10.0 ADJOURNMENT

ON MOTION, the meeting adjourned at 5:12 p.m.



Eric Pattison
Chair



Donna Martin
Committee Clerk