

## **NEW WESTMINSTER DESIGN PANEL**

**Tuesday March 27, 2012 3:00 p.m.  
Committee Room No. 2**

### **MINUTES**

#### **VOTING MEMBERS PRESENT:**

Mark Vance	- Chair, AIBC Representative
Paul Goodwin	- AIBC Representative (arrived at 3:05 p.m.)
Jay Hiscox	- AIBC Representative (arrived at 3:25 p.m.)
Keith Ross	- BC Society of Landscape Architects
Richard Vallee	- AIBC Representative
Steve Wong	- BC Society of Landscape Architects

#### **REGRETS**

Tom Morton	- Development Industry Representative (UDI)
------------	---

#### **STAFF:**

Jim Hurst	- Development Planner
Barry Waitt	- Senior Planner
Donna Martin	- Committee Clerk

The meeting was called to order at 3:02 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 February 28, 2012**

#### **MOVED and SECONDED**

*THAT the minutes of the New Westminster Design Panel meeting held on February 28, 2012 be received and adopted.*

**CARRIED.**

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

Paul Goodwin joined the meeting at 3:05 p.m.

### 3.0 DESIGN REVIEWS

#### 3.1 620 Salter Street

File: REZ00049  
DPQ

An application has been received to rezone the property at 620 Salter Street from Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) to Queensborough Townhouse Districts (RT-3) in order to allow a 54 unit townhouse development. **(Matthew Cheng Architects Inc.)**

Jim Hurst, Development Planner, summarized the site context noting that Wood Street will be constructed all the way through which changes the dynamics of this development with respect to the grade and service of the area.

Mathew Cheng, Matthew Change Architects, reported on the details of the project stating sixty percent (60%) of the parking will be side by side and the remaining forty percent (40%) will be tandem parking. Vehicle access will be controlled at Wood Street. The townhouse living area will be above the floodplain.

Cameron Woodruff, PMG Landscaping, provided information on the preliminary landscape plan. Trees are proposed around the outer edge of the property, along the pathway and to anchor the corners. There will be as much vegetation as possible in the inside areas.

Jay Hiscox joined the meeting at 3:25 p.m.

#### **Comments from the Panel:**

- Consider decorative paving to enhance look of property
- Elevation facing pathway seems stripped down
- Suggest widening amenity space
- Need more detail regarding pedestrian
- East pathway appears tight
- Develop outdoor amenity area for children
- Consider overlook into adjacent property
- Concerned about pedestrian safety around Building #8
- Cars backing out of garages on corner units may be a problem
- Amenity space seems lean
- Reconsider design of Building #2 to overcome encroaching on amenity area
- Some units seem to have access issues
- Relieve “stockyard” effect with yards.

#### 3.2 1308 Ewen Avenue

File: REZ00019

An application has been received to rezone the property at 1308 and 1310 Ewen Avenue from Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) to Public

and Institutional Districts (Low Rise) (P-1) in order to allow for the construction of a two storey church. **(Stanley Paulus Architect Inc)**

Jim Hurst reported this is legally, non-conforming use requiring a rezoning. No development permit is required and floodplain requirements do not need to be satisfied as there will be no storage in the basement.

Stanley Paulus, Stanley Paulus Architect Inc., reported the applicant has purchased the property to adjacent to the existing church. The lower floor will accommodate a parish hall, a Sunday school daycare, washrooms and a kitchen. To respect the residential neighbourhood there will be no access from Ewen Avenue. The proposed landscaping will create a buffer to neighbouring property.

**Comments from the Panel:**

- It serves applicant to have an effective buffer to neighbourhood;
- Seems to be a lot of activity in a small entrance area;
- Suggest washrooms specifically for daycare children;
- Parking area should have a turnaround area to improve circulation;
- Like statuesque nature of the building and materials;
- Consider width of ramp in relationship to concrete wall;
- Suggest talking with neighbour regarding fencing and plantings;
- New location is good, more public;
- Consider fencing at Ewen and Hume Streets;
- Suggest more landscaping around building so it is not so imposing.

**3.3 295 Francis Way (Parcel O – Victoria Hill)**

**File: DPW00010  
REZ00059  
OCP00004**

Applications have been received for an Official Community Plan amendment, Rezoning and Development Permit for 295 Francis Way (Parcel O – Victoria Hill) in order to allow the construction of 100 non-market residential dwelling units that are required through the Victoria Hill Development Agreement, as well as 85 market rental units dwelling units. **(Douglas R. Johnson, Architect)**

Barry Waitt, Senior Planner reported on the Woodlands Design Guidelines pertinent to this development. The Panel was asked to comment on the setbacks next to Parcel J, the massing of the building from a street perspective and the adjacent property, the courtyard, and flat roof

Douglas Johnson, Douglas R. Johnson Architect, reviewed the site context, noting there will be underground parking. The upper floor will be hardiplank with hardipanel siding for lower floor and a wood trellis building entrance. Large amenity area inside off of the courtyard.

Florian Fisch reported landscaping has been added along parkade entry ramp as requested. Residential courtyard landscaping buffers residential units and provides a

place for small children to play. Planting scheme on west and north will be native drought tolerant plants. Stormwater management is tied to Victoria Hill stormwater management plan. Propose pole lighting along the Glenbrook Ravine pathway.

**Comments from the Panel:**

- A six storey building would allow more light penetration;
- Like materials, architecture and landscaping;
- Consider more prominent material for main walkway and less prominent material on narrow pathway;
- Entry feature could be more articulated;
- Indoor amenity space could have more connection to courtyard;
- Greenway on west side seems narrow, long and tight;
- Suggest plantings that will not overpower the pathway;
- More lighting needed on west pathway;
- Suggest giving more prominence to path to Glenbrooke Ravine where the greenway meets street;
- East side pathway should be pedestrian friendly through fare, play down parking ramp;
- Like project, elegant, has presence;
- Encourage trellis to be done with conviction (perhaps steel)
- Roof hasn't much profile;
- Like plan, nice entry sequence, good lighting on pathway;
- Arbor treatment may need to be reconsidered;
- Needs to be a play area for kids with benches so parents can sit and observe;
- Encourage continuity of well lit trails;
- Explore design to alleviate cramping of corner units;
- Consider pulling edge of building back;
- Refine jogs and corners so there is good social interaction;
- Consider direct connectivity to memorial garden across the street;
- Has a pleasant tone, uplifting
- Potential danger for social interaction to deteriorate
- More stepping of roof line

**MOVED and SECONDED**

*THAT the application for an Official Community Plan amendment, Rezoning and Development Permit for 295 Francis Way (Parcel O – Victoria Hill) be supported with the following considerations:*

- *Further separation from Parcel J boundary;*
- *Setbacks should be attuned to enhance connectivity to public walkways;*
- *Adjust and vary massing to improve liveability;*
- *Refine courtyard design with respect to varying levels, pathway design, grading, planting and privacy;*
- *Enhance entry feature (consider steel).*
- *Create better connectivity between the main courtyard, lobby entrance and trail system.*

**CARRIED.**

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

#### **4.0 DOWNTOWN DESIGN REVIEWS**

#### **5.0 REPORTS AND INFORMATION**

##### **5.1 Proposed Changes to the Sign Bylaw**

Staff are exploring changes to the existing Sign Bylaw and are requesting feedback from the New Westminster Design Panel on the proposed changes.

Eric Westberg, Planning Analyst, reported most requested variances centre around facia sign size and number of facia signs. Staff recommends no change to the size of facia signs but allowing one facia signs per wall rather than one per building.

Staff recommend the continued prohibition of sandwich boards on City sidewalks and the continued prohibition of temporary style banners. Recognizing businesses need low cost signage options, staff recommend the use of larger window signs and large menu box signs without a permit. Third party directional signs would be City led.

##### **Comments from the Panel:**

- Sandwich boards indicate a business is open and as long as sign does not block pedestrian traffic it is not a problem;
- Consider restricting hours sandwich boards can be out;
- Banner signs fixed to building are tidier;
- Menu box signs a good idea;
- Facia signs seem fine with some control of size;
- Oppose third party directional signage in the City;
- Signage is situational depending on area;
- Sandwich board signage gives the street life;
- Danger and liability comes with signage;
- Consistency is important but may not be the right approach;
- Consider an accessibility lane rather than restriction of sandwich board signs;
- Retail stores need every bit of support they can get;
- May want certain parts of the City want to have a different look;
- Signage is very subjective;
- Menu box signs invite you into the establishment;
- Suggest leaving facia signage guidelines as is;
- Consider distance of signage from corners;
- Consider blade signage;
- Oppose one size fits all with respect to sandwich boards;

#### **6.0 UNFINISHED BUSINESS**

#### **7.0 NEW BUSINESS**


**8.0 CORRESPONDENCE**

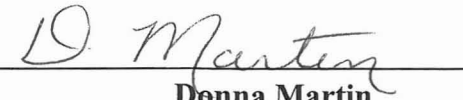
**9.0 NEXT MEETING**

**April, 24 2012 at 3:00pm in Committee Room No. 2 as required.**

**10.0 ADJOURNMENT**

**ON MOTION**, the meeting adjourned at 6:08 p.m.

  
\_\_\_\_\_  
**Mark Vance**  
**Chair**

  
\_\_\_\_\_  
**Donna Martin**  
**Committee Clerk**