

## **NEW WESTMINSTER DESIGN PANEL**

**Tuesday April 23, 2013 3:00 p.m.  
Committee Room No. 2**

### **MINUTES**

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

Ken Falk	- AIBC Representative
Keith Ross	- BC Society of Landscape Architects
Richard Vallee	- AIBC Representative
Jacob Weber	- Development Industry Representative
Steve Wong	- BC Society of Landscape Architects

#### **REGRETS:**

Jay Hiscox	- AIBC Representative
Tom Morton	- Development Industry Representative (UDI)

#### **STAFF:**

Jim Hurst	- Development Planner
Mark Allison	- Senior Planner
Donna Martin	- Committee Clerk

**Procedural Note:** The Chair and Vice Chair were not available for this meeting. However, there was a quorum. Richard Vallee agreed to chair the meeting.

The meeting was called to order at 3:05 p.m.

#### **1.0 ADDITIONS TO AGENDA**

Ken Falk was introduced as the newest AIBC Representative on the Panel.

#### **2.0 ADOPTION OF MINUTES**

##### **2.1 Adoption of the Minutes of March 26, 2013**

#### **MOVED and SECONDED**

*THAT the minutes of the New Westminster Design Panel meeting held on March 26, 2013 be received and adopted.*

**CARRIED.**

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

## 3.0 DESIGN REVIEWS

### 3.1 610 Sixth Street DPU00047

A Development Permit application has been received to construct a new atrium style entrance to the Royal City Centre Mall at 610 Sixth Street. Staff is seeking comments from the Design Panel regarding the proposals conformance with the Development Permit Area Guidelines.

Jim Hurst, Development Planner, noted the applicant has provided revised plans addressing the concerns presented by the Design Panel at the March 26, 2013 meeting.

Barry Weih, Wensley Architecture, reviewed the changes noting the area of glazing has been increased significantly. The building has been stepped to give a more proportional look and the scale and colour of the brick has been changed to maintain the balance and design integrity of the plaza.

Although the curved “eyebrow” feature and its specific shape is a requirement of the tenant, they have been flexible to allow a re-interpretation of this element within the new atrium façade and will be integrated as an important and distinct element of the tenant entrance.

To improve pedestrian connectivity the design has been modified to introduce a pedestrian ramp that will connect the new tenant entrance to the existing plaza. A new covered bench has been added which provides the opportunity for shelter for pedestrians and bus passengers.

Patricia Campbell, landscape architect, reviewed moderate changes to the landscaping to address connectivity and accessibility.

There was a brief discussion regarding the grade of the ramp, retention of the street tree and drainage of the eyebrow design feature.

The Panel offered following comments:

- The changes will be dramatic from the street;
- The plaza will look more generous, open and to scale;
- Low scale plantings are out of character with rest of plaza;
- Consider replacing topiary in planter with small trees;
- If ramp is at a 10% grade, stairs would be preferable;
- Bus shelter in main entrance to plaza will block openness;
- Plaza would benefit from more bike racks to fill space;

- Colour changes provide a nice presence with eyebrow element;
- Like side entrance to parking;
- Do not like bus shelter in main entrance perhaps adjusting size of planter will help;
- Removal of street tree not acceptable;
- Suggest working to reduce grade of ramp or use a stair treatment;
- Design proportions are improved; and
- Concerned with water drainage off eyebrow feature.

**MOVED and SECONDED**

*THAT the Development Permit Application to construct a new atrium style entrance to the Royal City Center at 610 Sixth Street be supported with the following considerations:*

- *Retain the street tree;*
- *Keep walkway open between plaza lampposts;*
- *Reconsider plantings in the planter; and*
- *Address ramp gradient.*

**CARRIED.**

Richard Vallee and Jacob Weber voted in opposition to the motion.

**4.0 REPORTS AND INFORMATION**

**4.1 Lower Twelfth Street Design Guidelines**

Mark Allison, Senior Planner, reported the City has prepared street design guidelines for the Lower Twelfth Street Plan area. These focus on design elements for the street right of way and not buildings that will be constructed, which are subject to other guidelines. The draft guidelines include a number of street, sidewalk, lighting, landscaping, greenway and sustainability features as well as drawings that illustrate these features.

During discussion the members offered the following comments.

- Allee and mews will rejuvenate street;
- Looks like a wonderful pedestrian experience;
- Consider LED lighting for cost effectiveness;
- Bus shelter guidelines are an improvement;
- Lights should show up on street sections;
- Concerned about two bike lanes on a short stretch of street;
- Connection along Stewardson Way from Twelfth Street to Third Street could have a bike lane;
- Like idea of keeping traffic flow as slow as possible;
- Coniferous pockets add interest;
- Termination of Third Avenue will create a closed neighbourhood feel;

- Medium rise is a good density;
- Putting two-way bike traffic on one path may be safer.

The Panel suggested more graphic colour drawings in future presentations.

**MOVED and SECONDED**

*THAT the proposed Lower Twelfth Street Design Guidelines be endorsed in principle.*

**CARRIED.**

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

**5.0 NEW BUSINESS**

**5.1 NWDP Submission Requirements**

This item deferred to the next meeting.

**5.2 NWDP Project Review Format**

This item deferred to the next meeting.

**6.0 UNFINISHED BUSINESS**

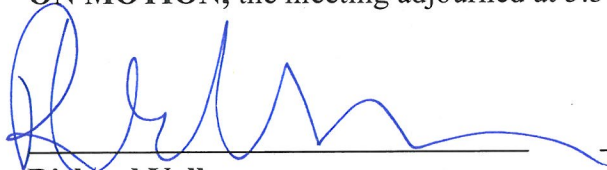
**7.0 CORRESPONDENCE**

**8.0 NEXT MEETING**

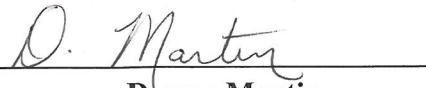
**May 28, 2013 at 3:00pm in Committee Room No. 2.**

**9.0 ADJOURNMENT**

**ON MOTION**, the meeting adjourned at 5:31 p.m.



**Richard Vallee**  
Acting Chair



**Donna Martin**  
Committee Clerk