



NEW WESTMINSTER DESIGN PANEL

**Tuesday March 26, 2013 3:00 p.m.
Committee Room No. 2**

MINUTES

VOTING MEMBERS PRESENT:

Tom Morton	- Chair, Development Industry Representative (UDI)
Jay Hiscox	- AIBC Representative
Keith Ross	- BC Society of Landscape Architects
Richard Vallee	- AIBC Representative

REGRETS:

Mark Vance	- AIBC Representative
Steve Wong	- BC Society of Landscape Architects
Jacob Weber	- Development Industry Representative

STAFF:

Mark Allison	- Senior Planner
Roger Emanuels	- Manager of Design and Construction
Jim Hurst	- Development Planner
Jackie Teed	- Planning Analyst
Mike Watson	- Planning Technician
Keith Whiteley	- Civil and Parks Infrastructure Project Coordinator
Donna Martin	- Committee Clerk

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

1.0 ADDITIONS TO AGENDA

2.0 ADOPTION OF MINUTES

2.1 Adoption of the Minutes of February 26, 2013

This item was deferred to the end of the meeting for discussion.

3.0 REPORTS AND INFORMATION

3.1 Queensborough Community Plan Design Guidelines – Jackie Teed

Jackie Teed reported the Planning Division is preparing the new Queensborough Community Plan. The purpose of the plan is to provide a renewed vision to guide the

future growth of the Queensborough neighbourhood. The draft Plan will go before Council on April 22, 2013 and for public consultation in May 2013.

Ms. Teed presented the design guidelines to the committee for its consideration and comment.

Discussion ensued and the following comments were made:

- Prescriptive guidelines can be inhibiting too precise;
- Reference other documents wherever possible;
- Do some wordsmithing to remove “should” and “consider”;
- Define “gentle infill”;
- Suggest some commentary on how guidelines are applied and an introductory chapter to clarify what the intention of the guidelines is, how to implement the rest of the plan;
- Design guidelines are difficult as they can be interpreted as guidelines or rules to be followed;
- Design guidelines should be very specific;
- Architectural portion seems dated, generic and may not allow different approaches to good building design particularly in this neighbourhood which is in transition;
- Landscape portion is relatively good, needs less work than the more prescriptive architecture sections;
- Suggest removing the landscape portion as it is too generic;
- Report could be more concise;
- Guidelines need more graphics and visuals in with the text;
- Provide a visual at beginning of each chapter that shows a current project in Queensborough that illustrates what the City wants to see;
- Without the rest of the plan document hard to comment on the design guidelines section, need context;
- Should have more sustainability-specific design guidelines, is currently included in a very gentle way;

Members were encouraged to send further comments to Ms. Teed at jteed@newwestcity.ca and to other members.

3.2 Envision 2032 Descriptions of Success

Mark Allison reported the City of New Westminster is developing a sustainability framework, or “Sustainability Lens,” that will be used to evaluate future decisions and initiatives using economic, social, cultural and environmental criteria entitled Envision 2032. There is several policy areas designed to address areas where a community could and should be promoting sustainability, a number of which are closely related to the NWDP’s areas of expertise.

Mr. Allison reviewed the “Descriptions of Success” for buildings, sites and urban design.

Panel members offered the following comments and suggestions:

- Provide metrics;
- Use best practice standards;
- Suggest adding a standard for red list materials;
- Encourage more emphasis on retaining heritage buildings;
- Like to see more vision;
- Describe the cost of implementation of the vision;
- Identify conflicts within the vision;
- More explicit display of costs and benefits;
 - Be bold in defining highest level goals.

Comments and feedback from the NWDP were requested. Members were directed toward the website at www.envision2032.ca and were encouraged to participate in the policy areas survey at www.surveymonkey.com/s/Envision2032DoS.

4.0 DESIGN REVIEWS

4.1 Westminster Pier Park - Fourth Street Pedestrian/Bicycle Access – Mark Allison & Keith Whitely

The 4th Street Pedestrian Overpass is a critical pedestrian link between the City's award winning Waterfront Pier Park and Columbia Street. The NWDP is asked to provide comments on architectural and design enhancements that could be undertaken relatively quickly with limited additional expense. Ideas are also solicited for innovative, low-cost features to enhance the iconic nature of the structure, such as innovative lighting, and for any observed CPTED issues and solutions.

During discussion, the following comments were put forth:

- Fits nicely into park environment;
- The uprights are unappealing aesthetically, consider roof with lighting
- Need large iconic signage at entrance to go with timber structure;
- Bridge should be wider, suggest four meters or more if possible;
- More coordination between structure and architectural bent of area;
- Variety of elements need cohesiveness to serve as an icon;
- Suggest connecting guard rail and lower rail;

A recess was called at 5:00 p.m. with the meeting being reconvened at 5:08 p.m.

4.2 260 Twelfth Street – Jim Hurst

REZ00066

An application has been received to rezone the property addressed as 260 Twelfth Street from Light Industrial Districts (M-1) to Public and Institutional Districts (Medium Rise) (P-2) in order to allow a 32,850 square foot church. (**Architect: Derek Crawford Architect Inc**)

Roger Amenyogbe, Derek Crawford Architect Inc., addressed the issues that had been raised by the Design Panel at the February 26, 2013 meeting. Brad Forth, Forsite Landscape Architect Inc. reviewed the changes that had been made to the landscape plan.

The Panel felt the issues they had put forth had been well addressed. They offered the following advice:

- Use good drip edge;
- Make flow seamless
- Assure green screens have sufficient soil in planter and/or irrigate to retain plant life.

MOVED and SECONDED

THAT the proposed design for the Calvary Worship Centre at 260 Twelfth Street be supported.

CARRIED.

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

4.3 610 Sixth Street – Jim Hurst

DPU00047

A Development Permit application has been received to allow exterior renovations to the exterior of Royal City Centre to develop a new Atrium style entrance to the mall. The entrance would be located on Sixth Avenue and provide direct access to the main and second floor areas.

Barry Weih, Wensley Architecture, reviewed the context of the proposal noting construction needs to be completed in the parking area before the tenant inhabits the facility. The material palette will be the same as is currently on the building. Mr. Weih also reported on the landscaping plan.

After a brief discussion, the Panel made the following suggestions:

- Encourage more emphasis on entry;
- Consider top lighting;
- Connect entry to plaza possibly with glazing or glass doors;
- Needs better intergration with the plaza;
- Exterior expression needs to be more clear either by tying into old or creating a more modern approach
- Reconsider eyebrow;

MOVED and SECONDED

THAT the proposed design for the new atrium entrance for the Royal City Centre Mall at 610 Sixth Street be reconsidered with respect to the items discussed in the presentation and in the meeting notes.

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

The Panel moved into Closed Session at 6:02 p.m. and reconvened the regular meeting at 6:10 p.m. to complete the agenda.

5.0 NEW BUSINESS

5.1 NWDP Submission Requirements

This item deferred to the next meeting agenda.

5.2 NWDP Project Review Format

This item deferred to the next meeting agenda.

2.0 ADOPTION OF MINUTES

2.1 Adoption of the Minutes of February 26, 2013

MOVED and SECONDED

THAT the minutes of the New Westminster Design Panel meeting held on February 26, 2013 be received and adopted with the following amendments:

- *Item 5.1 – 260 Twelfth Street, landscape architect should read, “Brad Forth”;*
- *Item 5.1 – 260 Twelfth Street, motion should read, “All members of the Panel present voted in favour of the motion”; and*
- *Item 5.2 - 180 East Columbia, add bullet stating, “Improve treatment of retaining walls on Brunette Avenue.”*

CARRIED.

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

6.0 UNFINISHED BUSINESS

7.0 CORRESPONDENCE

8.0 NEXT MEETING

April 23, 2013 at 3:00pm in Committee Room No. 2 as required.

9.0 ADJOURNMENT

ON MOTION, the meeting adjourned at 6:14 p.m.

D. Martyn



Tom Morton
Chair

Donna Martin
Committee Clerk