

NEW WESTMINSTER DESIGN PANEL

**Tuesday June 26, 2012 3:00 p.m.
Committee Room No. 2**

MINUTES

VOTING MEMBERS PRESENT:

Mark Vance	- Chair, AIBC Representative
Paul Goodwin	- AIBC Representative (joined the meeting at 4:30 p.m.)
Jay Hiscox	- AIBC Representative (joined the meeting at 3:20 p.m.)
Tom Morton	- Development Industry Representative (UDI)
Keith Ross	- BC Society of Landscape Architects
Steve Wong	- BC Society of Landscape Architects

REGRETS:

Richard Vallee	- AIBC Representative
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STAFF:

Julia Dykstra	- Planning Clerk
Lisa Spitale	- Director Development Services
Barry Waitt	- Senior Planner
Donna Martin	- Committee Clerk

1.0 ADDITIONS TO AGENDA

There were no additions to the agenda.

2.0 ADOPTION OF MINUTES

2.1 Adoption of the Minutes of May 22, 2012

MOVED and SECONDED

THAT the New Westminster Design Panel minutes of May 22, 2012 be received and adopted.

CARRIED.

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

3.1 Digital Billboards**12.2385.20**

The City of New Westminster is moving forward with a digital media program that will see the installation of four digital signs located on the city's perimeter lands and right of way sites. With an in-service date of November 2012, the four digital signs will be located at Highway 91A at the Queensborough Bridge, Highway 91 at the approach to the Alex Fraser Bridge, on Brunette Avenue at the Highway 1 East on-ramp and on McBride Boulevard at the south end of the Pattullo Bridge.

Valerie McIlroy, Waterford Partners reviewed the process to date noting design challenges. The Panel was asked to comment on the following:

- Design
- Structure
- Branding
- Landscaping

Ms. McIlroy reported the in service target date is November 2012.

Comments from the Panel:

- Silver no gap no cables seems no reason for cables
- Cables clutter design, black or silver
- No gap sleeker look, black too heavy, silver more discreet; no cables
- Silver in contrast to skyline works better with no glare, sleeker without gap and cables
- Preference for solid state option cables redundant, cables have no visual presentation
- Led lighting good
- Clock will look out of date in a couple of years; if used must be replaceable;
- Lot of curves for simple legible form, suggest tempering curves
- New Westminster should be most prominent
- Landscaping on Braid/Brunette should be to scale; Landscaping keep as simple as possible, not attempt to conceal or play up; Suggest setting back as far as possible from the trail and keep it safe
- Landscaping Pattullo redundant to have gateway sign and digital sign;
- Like simplicity of gateway sign
- Consistency and clarity at all gateways to New Westminster
- See if you can have both by looking at positioning.

In summary, the Panel seemed to like the silver structure with no cables, simplicity of design and landscaping with consistency for all gateways to New Westminster.

4.0 DOWNTOWN DESIGN REVIEWS

Applications have been received for a Special Development Permit and a Development Variance Permit in order to allow the development of a four storey multiple dwelling residential building containing 28 residential units in 28,887 sq. ft. of floor space.
(Cornerstone Architecture)

Member Keith Ross excused himself from Panel as he is involved with this project.

Julia Dykstra, Planning Clerk, reviewed the proposal and asked the Panel to consider and comment on the following:

- Proposed architecture in relation to the OCP objective;
- Potential mitigation treatments for the close proximity of the building to the SkyTrain guiderrails;
- Proposed relationship with the existing heritage church to the west;
- Proposed access to upper level apartments; and
- Relationship between outdoor private space and outdoor public space along Carnarvon Street.

Scott Kennedy, Cornerstone Architecture, outlined the challenges of the project and reviewed the site plan, context, elevations, colours and materials. A variance is needed for both side yards. A co-op car and co-op vehicle parking space will be provided.

Keith Ross, landscape architect, reviewed the landscape plan noting there is an asphalt pathway to entryway from the exterior on Carnarvon. The courtyard is long and narrow with doors into units on both sides. There is a small planter with a low bench for each unit with lighting.

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

- What is the edge treatment? *It is the edge of the concrete slab.*
- Can the kiosk be placed in the building on Clarkson Street? *There are major complications and costs associated with placing the kiosk inside the building.*
- Is this a wood frame on top of concrete? *There will be four stories wood on top of two floors of concrete.*
- Have there been any comments from adjacent property owners with respect to blocking the view? The adjacent property bedrooms are on that side so it doesn't seem to be a problem.
- Did the church have any feedback? When consultation was done, the only person attending from the church was the caretaker and he liked it.
- Is there a minimum separation within courtyards? No
- Is there anything that governs the view from a bedroom? No
- Is there room to expand the courtyard if needed? The design gave consideration to placing the courtyard in line with the church. Design intent is to match streetscape on Carnarvon side.

Comments from the Panel:

- Find courtyard is tall and deep and feels tight and views from third floor are obstructed; walkway on fourth floor makes it darker in courtyard;
- Asphalt a cheap surface for walkway, suggest using something to give more polish;
- Arbour over parking will take a beating from elements, metal treatment may work better;
- There is room on setbacks to allow adjustment of overall massing to allow more light;
- Appreciate stacked massing can lift forms apart from each other;

- Seems to be a security challenge on the entry next to kiosk seems dark, suggest softening;
- Encourage less elements;
- Suggest asking City to give a couple of feet to patios on Carnarvon;
- Shifting second and third floor and top floor could enhance courtyard;
- Soffits and lighting should be a quality that enhances the courtyard;
- Electrical kiosk should be elsewhere;
- Appreciate challenges and the way they have been solved;
- No issues with side yard setbacks;
- Building appealing and good neighbour to adjacent sites.

MOVED and SECONDED

THAT the Special Development Permit and Development Variance Permit to allow the development of a four storey multiple residential dwelling at 218 Carnarvon Street be supported with the applicant being encouraged to enhance the livability of courtyard considering daylight and privacy issues and to consider other Design Panel suggestions.

CARRIED.

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

Paul Goodwin left the meeting at 4:50 p.m.

Keith Roth rejoined the meeting as a Panel member at 4:50 p.m.

3.2 22 East Royal Avenue (Victoria Hill -Parcel C)

DPW00009

A Development Permit application has been received in order to allow development of two four storey buildings containing a total of 115 residential units (**Yamamoto Architecture Inc.**).

Barry Waitt reviewed the proposal pointing out a variance is required for the variation in number of storeys due to the building length exceeding 120 feet. In addition to assessing the proposed multi-unit residential development relative to the Woodlands Design Guidelines, staff has requested the panel comment on the following:

- The four ends of the building in terms of their appearance; and
- The side development as it relates to the surrounding sites.

Taizo Yamamoto reviewed site context, parking plan, materials and elevations. The design rationale is to mark the tower with a gateway through the centre of the site with quiet buildings so as not to distract from the site.

Florian Fisch, landscape architect, reported on the various landscape features noting the water feature along the courtyard in front of the townhouses. There will be access across the water from the lobby of each building and the main corridor. Along with the common green area there are three gardens, one being for kids play. There will be interpretive panels highlighting the history of the site.

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

- What is the intended use of the former Centre Block space? *It will be a green space for residents use. This is not intended to be a commemorative site. However the salvaged granite from the tower will be used.*
- What is the construction method? *The buildings will be wood frame with brick veneer. Windows will be vinyl except in the lobby where the windows will be aluminum. Railings will be aluminum with glass.*
- Are the roof decks intended to be occupied? *The roof decks will be accessible from the units below. Planters will be used to add some greenery and set boundaries. There will be pavers around edge.*
- What land is public and what is private? *There will be a private green space connecting to adjacent to Parcel E. Although the green space is private land, it will be accessible to public.*

Comments from the Panel:

- Like arc and how it relates to the lawn below; like landscaping and organization of layout;
- Do not support keeping footprint of building due to negative connotation.
- Roof top is a good idea will liven up the neighbourhood;
- Like quiet ends of buildings;
- Appreciate serpentine arrangement; elegant solution to massing; suggest enhancing surface treatment; celebrate space and perhaps some vertical massing less uniform treatment;
- Concerns about massing, not convinced heritage reference justifies means;
- Roof hatches need to be reconsidered, suggest doing a doghouse design for more appropriate use;
- Consider viewing platform on front lawn along section line;
- Reserve comment on area adjacent to Parcel E;
- Overall pedestrian movement and connectivity are concerns;
- Plaza area does not work; ends of building do not have enough articulation;
- Take feeling from courtyard to the other side and take out bosque of trees to celebrate river view.
- Love water feature; lot of pavement for visitor stalls, suggest softer treatment;
- Use treatment other than asphalt in front courtyard area;
- With respect to edges of building meeting the gap, they work fine;
- Massing a bit squat suggest brick does not return;

- Project would be better in concrete than wood;
- Developer will be challenged to get all the glazing in;
- Recommend a detailed plan for roof spaces;
- Paving patterns need to be worked out;
- Suggest pulling railing back on roof top;
- Level of detail good and effective;
- Need driveway to front door;
- Corridor relatively long, question if appropriate for livability of residents;
- Create an outdoor living room;
- Supportive, like articulation and unifying aspects;
- Okay with simplicity and strength of former tower area;
- Outer ends of buildings look feeble needs some strength, suggest returning brick;

MOVED and SECONDED

THAT the development application to allow development of two four storey buildings at 22 East Royal Avenue be supported with the following considerations:

- Pull back roof railings;
- Develop Roof plan that respects panels comments;
- Give consideration to ensure that the design as presented can be achieved in wood frame without reducing its effectiveness;
- Further design development to clarify the bosque and the historical reference of the space in the gap;
- Develop a viewing platform from the river side;
- Reconsider pathway movement through the site.

CARRIED.

Jay Hiscox opposed.

5.0 REPORTS AND INFORMATION

6.0 UNFINISHED BUSINESS

7.0 NEW BUSINESS

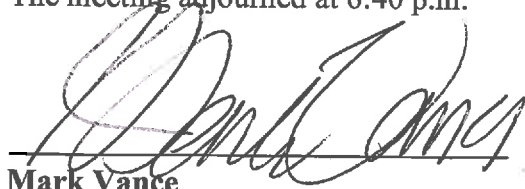
8.0 CORRESPONDENCE

9.0 NEXT MEETING

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

10.0 ADJOURNMENT

The meeting adjourned at 6:40 p.m.



Mark Vance
Chair



Donna Martin
Committee Clerk