

Attachment 8
City-led Consultation
Summary

NEW WESTMINSTER DESIGN PANEL
MINUTES – Extract

Tuesday, January 11, 2022, 3:00 p.m.
Meeting held electronically and open to public attendance
Council Chamber, City Hall

5. REPORTS AND PRESENTATIONS

5.2 337 and 339 Keary Street – Rezoning Application and Development Permit for 9-unit Infill Townhouse Development

Procedural Note: Bryce Gauthier, BC Society of Landscape Architects (BCSLA) Representative, declared a conflict of interest and was not present for the discussion on this item. Caroline Inglis, Architectural Institute of BC (AIBC) Representative, assumed the role of Chair during his absence.

Procedural Note: There was no quorum for the discussion on this item.

Wendee Lang, Planning Analyst, reviewed the January 11, 2022 staff report and provided a presentation regarding a proposed rezoning application and Development Permit for a nine-unit infill Townhouse development.

Thomas Grimwood, Grimwood Architecture, provided a presentation entitled Keary Townhomes. Mr. Gauthier presented on the landscape portion but was not present for the ensuing discussion.

In response to questions from the Panel, Mr. Grimwood and Mr. Gauthier provided the following information:

- Tree number four will be retained;
- Artificial turf will likely be used in the dog relief area, with a drain; and
- A child with mobility issues should be able to access the playground. By keeping the slope under 5% it will also be wheelchair accessible.

The Panel provided the following comments in discussion about the proposal:

- The city needs more of these kinds of housing projects—good architecture and materials, and a great family-oriented development within five minutes of the Skytrain and all one’s daily needs;
- Natural wood and brick are good quality materials, and the hardy board is a good complement to these. Recommend having an envelope consultant on board to ensure the materials are applied durably;
- Would prefer to have a lounge space as opposed to a dog relief area;
- Appreciate the effort to protect as many trees as possible, making it part of the design of the project;
- At the front, the turf area goes right to the edge of the building—recommend another row of planting or shrubs;
- The location of the agriculture plot could be reconsidered for an area with more sun, and/or use shade-tolerant plants;
- Would like to see the wood material brought through in other aspects of the design like landscaping or architectural features;
- Consider adding a third colour to soften the gradient between the two different colours of paving stones; and
- Make sure there is a barrier-free path in the corner where the fire pit is located.

The Committee expressed its general support for the project to proceed.

Procedural Note: Mr. Gauthier returned following the discussion to Chair the remainder of the meeting.