

Attachment 7

Extract of May 24, 2022 New Westminster Design Panel Meeting Minutes

NEW WESTMINSTER DESIGN PANEL

MINUTES - Extract

Tuesday, May 24, 2022

**Meeting held electronically and open to public attendance
Council Chamber, City Hall**

4. REPORTS AND PRESENTATIONS

4.1 1032 and 1036 St. Andrews Street – Rezoning Application and Development Permit for 12-unit Infill Townhouse Development

Wendee Lang, Planner, provided an overview of the proposal.

Amir Farbehi, Inspired Architecture, provided a presentation on the proposal, and Steve Wong, Landscape Architect, provided an overview of the landscape aspects of the proposal.

In response to questions from the panel, Mr. Farbehi advised:

- It was not possible to provide accessible access to the walkway in the courtyard, as the slope was above 5%;
- The bedroom windows are misaligned so as not to see directly into the other building. There is a similar offset in the privacy screens;
- There are three planters in front of each unit, and a planter wall on the west side due to the difference in grade from the walkway;
- The applicant has applied for a variance for the missing 0.2 visitor parking stalls; and
- It is possible to allot more space for the interior courtyard—the disadvantage to that would be loss of private outdoor space for the units.

The panel had the following comments on the project:

- The scale is appropriate for the neighbourhood;
- The strategies to reduce overlook are appreciated;
- The central courtyard is a positive space. Recommend reducing the private space to increase the public courtyard;
- The turf area by the children's play space may be used for pet relief, so measures should be taken to discourage that;

- If possible, provide barrier-free access to the courtyard—even a handrail;
- Have the gates push in rather than pull out, for a bit of relief for someone carrying groceries, for example;
- Appreciate the inclusion of an accessible parking space which was not required; and
- Ask that the accessibility of the courtyard be looked at again, as different landscaping and ramping could make it more accessible.

MOVED and SECONDED

THAT the New Westminster Design Panel support the project at 1032 and 1036 St. Andrews Street and recommends that, to the satisfaction of Planning staff, the applicant:

- Re-examine the central courtyard to address the aspiration of barrier-free access;
- Review the central courtyard entrances setback to allow for more space in the courtyard;
- Consider the north elevation rooflines; and
- Consider having more public realm as opposed to private.

Carried.

All members present voted in favour of the motion.