



**NEW WESTMINSTER DESIGN PANEL
MINUTES**

Tuesday, September 26, 2023

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

PRESENT

Winston Chong*	Chair, Architectural Institute of BC (AIBC)
Cheryl Bouwmeester*	BC Society of Landscape Architects (BCSLA)
Eric Cheung*	Development Industry Representative (UDI)
Andrei Filip*	Architectural Institute of BC (AIBC)
Micole Wu*	BC Society of Landscape Architects (BCSLA)

REGRETS

Stanis Smith	Architectural Institute of BC (AIBC)
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GUESTS

Ben Aldaba	PMG Landscape Architects
Frankie Bailey	Third.Space
Kathinka Fundermann	Integra Architecture
Peter Kreuk	Durante Kreuk Ltd.
Alan Lee	SmartCentres REIT
Xavier G. Miranda	WPT Architecture
Shamus Sachs	Integra Architecture
Nathan Shuttleworth	Third.Space
Cristiana Valero	SmartCentres REIT

STAFF

Dilys Huang	Development Planner
Wendee Lang	Development Planner
Katie Stobbart	Committee Clerk

*Denotes virtual attendance

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

Winston Chong opened the meeting at 3:00 p.m. and recognized with respect that New Westminster is on the unceded and unsurrendered land of the Halkomelem speaking peoples. He acknowledged that colonialism has made invisible their histories and connections to the land. He recognized that, as a City, we are learning and building relationships with the people whose lands we are on.

2. ELECTION OF CHAIR

MOVED and SECONDED

THAT Winston Chong be appointed as the Chair of the New Westminster Design Panel in 2023.

Carried.

All members present voted in favour of the motion.

3. CHANGES TO THE AGENDA

There were no changes to the agenda.

4. ADOPTION OF MINUTES FROM PREVIOUS MEETINGS

4.1 Minutes of June 27, 2023

MOVED and SECONDED

THAT the Minutes of the June 27, 2023 New Westminster Design Panel be adopted.

Carried.

All members present voted in favour of the motion.

5. REPORTS AND PRESENTATIONS

5.1 Rezoning Application and Development Permit for 6-Storey Mixed-Use Development: 145 - 209 East Columbia Street

Rezoning and Development Permit applications have been received to develop a 6-storey mixed-use building at 145-209 East Columbia Street. The proposal includes at-grade retail, second storey office use, and 99 secured market rental housing units. The development would provide 197 off-street parking stalls, and 145 long-term and 22 short-term bicycle parking spaces. The purpose of this report is to provide information to the New Westminster Design Panel (NWDP) with regard to the overall project design, and to receive comments from the Panel, with special

consideration given to items noted in the Design Considerations section of this report.

Wendee Lang, Development Planner, provided a presentation titled “145-209 East Columbia Street.”

Shamus Sachs, Integra Architecture, provided a presentation titled “145-209 East Columbia Street.” In response to questions from the Panel, Mr. Sachs, Peter Kreuk, Durante Kreuk Ltd., and Nathan Shuttleworth, Third Space, advised:

- The architects will look further into protecting pedestrians from cars going in and out of the loading area when someone swings open the door;
- Will work with staff to determine what materials are desired along East Columbia;
- The rooftop patio is designed so that people can walk out onto the sedum mat area;
- It made sense for this site to separate the waste area from the parkade;
- Commercial units have designated pathways for exhaust ducts to go out through the parking access to allow for future restaurant uses;
- The larger offices could be broken up into smaller units but are designed to attract different tenants, e.g. a dentist or medical use; and
- There will be air conditioning or active cooling on each floor.

The Panel had the following comments on the project:

- The project suits the evolution of the street;
- The soft wood finish under the balcony has great character;
- Would like to see the signage blending harmoniously with the overall design;
- Consider what could be done to protect pedestrians and provide a safe driving and walking space at the back door facing the loading area;
- Recommend removing the tree at the intersection of Columbia and the avenue, as it is in the sightline triangle on the corner;
- Would like to see the benches integrated better with the planters rather than interrupting traffic circulation;

- Ensure the plant behind the bench is not spiky so people can sit comfortably in front of it;
- Recommend enclosing the roof area and not allowing people to walk out onto the sedum mat area—one or two planters could be added to discourage this;
- The planters next to the dog run area are half urban agriculture and half hatching—recommend choosing one;
- Consider maintenance for the dog relief area on the roof;
- There is a bit of a blind corner on the ramp to the residential lobby;
- The integration between upper levels, and the second and ground level works well, creating a kind of shadow to the commercial area where people can identify it as a covered space to gather;
- Hope to see further studies done with regard to natural light inside; and
- Obscure glass could feature art or graphics to allow for visuals.

MOVED AND SECONDED

THAT the New Westminster Design Panel supports the project at 145-209 East Columbia Street with the consideration of the Panel’s comments.

Carried.

All Panelists present voted in favour of the motion.

5.2 805 Boyd Street: Official Community Plan Amendment, Rezoning, and Development Permit for Self-Storage Facility

Official Community Plan amendment, rezoning, and Development Permit applications have been received for 805 Boyd Street (Queensborough Landing Shopping Centre site). The proposal is for a four storey self-storage building on a 0.44 ha. (1.09 ac.) parcel proposed to be subdivided from the larger site. The development includes 20 vehicle parking spaces, three loading spaces, and four short-term bicycle spaces. The purpose of this report is to provide information to the New Westminster Design Panel in regards to the overall project design and to receive comments from the Panel, with special consideration of the items noted in the Design Considerations section of this report.

Dilys Huang, Development Planner, provided a presentation titled “805 Boyd Street”.

Xavier G. Miranda, WPT Architecture, and Ben Aldaba, PMG Landscape Architects, provided a presentation titled “805 Boyd Street”. In response to questions from the Panel, Messrs. Miranda and Aldaba advised:

- New trees are being integrated on the east side of the property as more of a buffer, particularly as the building is taller than the surrounding developments;
- A portion of a retail building is being demolished as part of this project, which will result in a decrease in expected traffic to the site;
- In the area immediately south of the site, there is unlikely to be residential uses in future; and
- While it has not been looked at yet, stormwater management will be addressed in accordance with the City’s requirements.

The Panel had the following comments on the project:

- It is recommended that new trees not be planted within the existing planting buffer along the east property line to avoid damaging or disturbing the existing, well-established trees;
- On the grading plan, there are two fairly steep 7% slopes, which should be reviewed;
- The aesthetic of the building has a very different character than the existing buildings on site;
- Consider adding a couple more trees on the south side of the site;
- Recommend going further with stormwater management improvement opportunities to bring some gains to the area;
- As the biggest building in the area, the north elevation could be broken down more as this elevation faces another building. Consider a vertical element change for example, similar to the west and south elevations; and
- Consider whether there is a need for the proposed size of building.

MOVED AND SECONDED

THAT the New Westminster Design Panel supports the project at 805 Boyd Street with the consideration of the Panel’s comments.

Carried.

All Panelists present voted in favour of the motion.

6. **NEW BUSINESS**

There were no items.

7. **END OF MEETING**

ON MOTION, the meeting ended at 4:56 p.m.

8. **UPCOMING MEETINGS**

Remaining scheduled meetings for 2023:

- December 12

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