



# NWDP Orientation 2024

Presented by Mike Watson, Acting Manager of Development Planning  
Climate Action, Planning and Development



NEW WESTMINSTER

# Presentation Agenda

1. Role and Focus of NWDP Review
2. Development Review Process
3. Meeting Format
4. Key City Policies to Consider
5. Staff Roles

# Role of Panel

The NWDP is an Advisory Board to Council. It makes a motion for Council to consider in their review of a application.

The NWDP:

- Provides feedback on Development Applications
  - Development Permit, Heritage Revitalization Agreements, Rezoning, etc.
  - Focus on larger applications across all land use categories (commercial, multi-unit residential, institutional and industrial)
  - Small applications are not referred – duplexes, minor development permits,
- May also review design guidelines during Master Planning or Official Community Plan amendments.
- May also be asked to review design guidelines or policy work being completed by the City

# Focus of Review

The NWDP reviews development applications regarding guidelines in the Official Community Plan and/or specific development permit areas. These include, but are not limited to:

1. Neighbourhood Context
2. Site context / site planning
3. Building form and massing
4. Architectural style, materials and details
5. Landscaping
6. Public Realm / Streetscape
7. Sustainability

# Focus of Review

## New Westminster Design Panel

- reviews the **design** aspects of development proposals:
  - fit with neighbourhood/site context,
  - site plan, streetscape, landscaping,
  - building form, massing, architecture, materials, plantings
  - CPTED, sustainability,
  - also, City policy/regulations related to design/construction,
- made up of architects, landscape architects and UDI member,
- Often review a project once, sometimes twice depending on project scale.

## APC

- expected to provide a **broader policy perspective** on development proposals than that of other City committees and potentially those residing near a development site,
- comments on aspects of design insofar as they relate to broader policy goals (e.g. ground-oriented residential units to address Family Friendly Housing Policy, enhanced streetscape to address Master Transportation Plan “Great Streets”).

# Development Review Process (Simplified)

1. **Staff Assessment:** interdepartmental review in relation to City bylaws, policies and best practices
2. **Preliminary Report to Council:** advancement to next step in process depends on adherence to above considerations
3. **Public Engagement:** including Applicant-led & City-led engagement and information to Residents' Association
4. **City Committees Review:** New Westminster Design Panel (NWDP), and other committees for specific areas of interest / expertise
5. **APC Review & Recommendation:** advancement to the next step in process depends upon APC providing a formal recommendation, which requires quorum
6. **Council Consideration:** Formal consideration of application

The applicant is expected to make adjustments to their proposal based on input from the public, staff and City committees prior to Council Consideration.

# Meeting Format

## City Planner Overview (5 min.)

- Application description, policy context, merits of the proposal, any issues

## Applicant Professional (AIBC/BCSLA) Presentation (10 - 15 min.)

- Presentation of overall architectural and landscape design

## NWDP Review

- NWDP members ask the Planner or applicant professionals questions.
- NWDP members make comments regarding the proposed architectural and landscape design.
- If the NWDP is satisfied with the proposed project's design, it can make a recommendation regarding the application.

*Some items can be identified to be addressed with staff.*

- Where absolutely necessary, a second presentation to the NWDP may be requested by the NWDP if the application needs further design review.

*The focus of the second meeting is the applicant's response to the comments from the first meeting.*

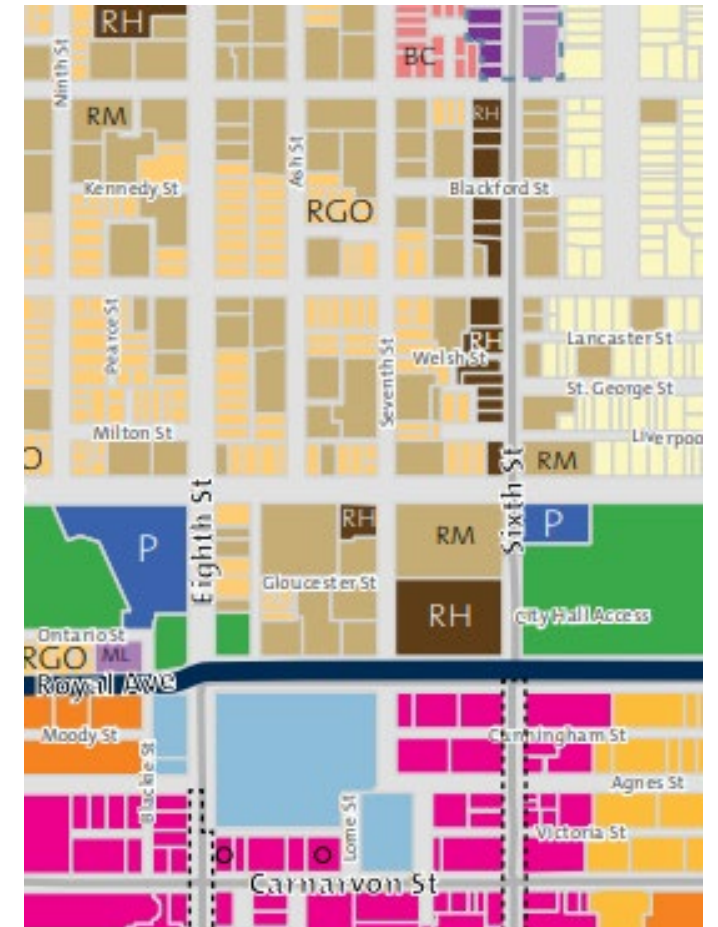
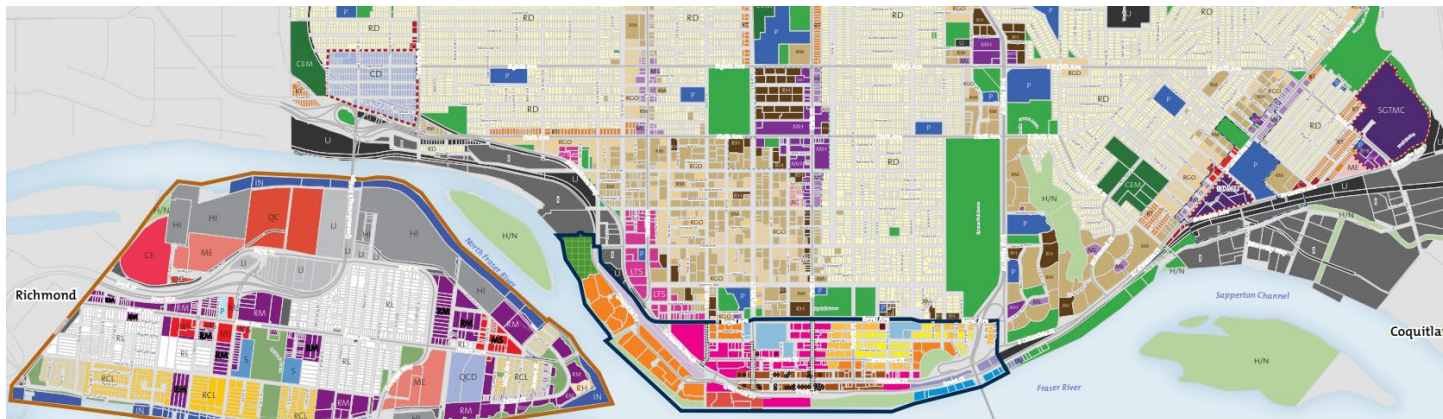
Staff reports include a section called *Considerations for the Panel*, where comments from the NWDP regarding specific areas of the design are requested.

The NWDPs comments on these points are key to informing the next stages of the review process.

# Key City Policies

## Official Community Plan (2017)

- Provides the land use designations for sites.
- Outlines the issues, goals, policies and priorities for a range of issues affecting the growth and livability of New Westminster.
- Includes plans for Queensborough and the Downtown.

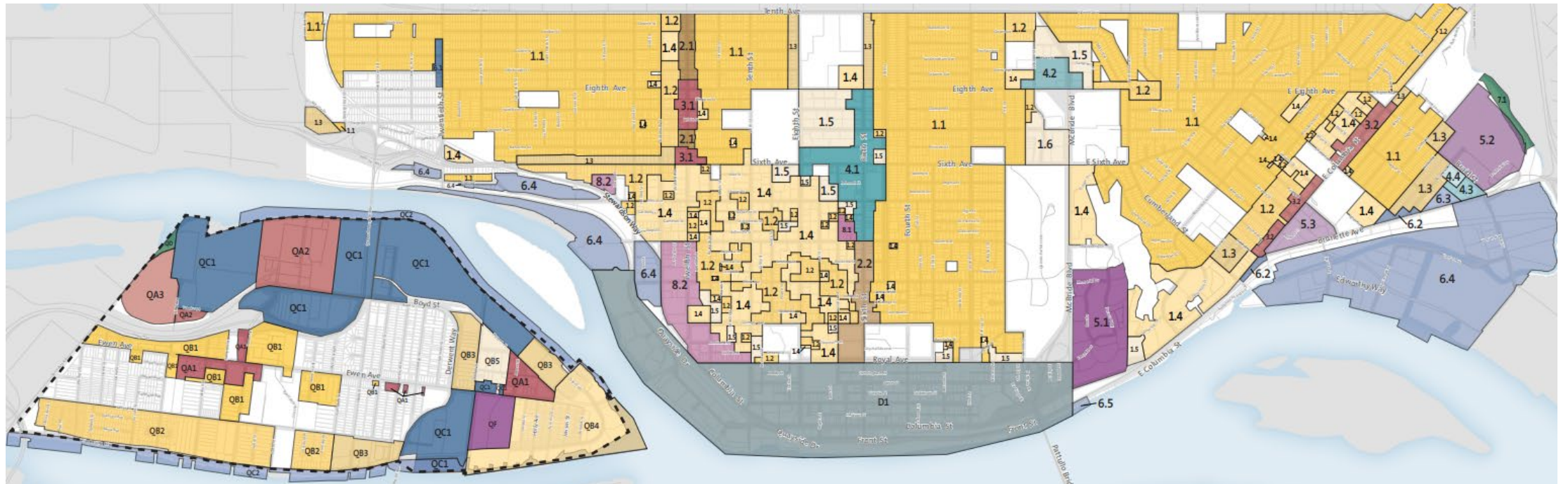




# Key City Policies

**Development Permit Areas** are implemented through the Official Community Plan and correspond to the three key planning areas:

- Downtown
- Queensborough
- Mainland



# Key City Policies

**Development Permit Areas** contain design guidelines, which focus on:

1. Character
2. Massing and setbacks
3. Views and shadows
4. Building entrances and facades
5. Materials
6. Trees, landscaping and open space.

## 1.5 HIGH RISE RESIDENTIAL INTRODUCTION

### INTRODUCTION

The High Rise Residential area, identified as Development Permit Area 1.5 [See Map 1.5], is designated in order to provide an opportunity for well-designed high rises within residential neighbourhoods.

High Rise Residential forms are an important component of New Westminster's housing stock. These buildings are typically clustered around mixed-use nodes that provide amenities and services for the residents that live in the area. The other high rises in this area are often located in walking distance to a variety of community, service and commercial amenities.

This area will continue to include high rise residential towers, but may also include townhouses, rowhouses, stacked townhouses and low rise apartments. The Development Permit Area encourages new buildings to be designed so they are well integrated with surrounding lower density development. New buildings would also be expected to enhance the public realm by including ground oriented housing units in the base of the building. Towers should be well-placed on the site relative to the surrounding context and relative to any neighbouring towers.

This area is designated as a Development Permit Area with the following purposes:

- establishment of objectives for the form and character of multi-family residential development,
- protection of the natural environment, its ecosystems and biological diversity (as outlined in the Justification section of this schedule), and
- establishment of objectives to promote energy conservation (as outlined in the Justification section of this schedule).

Applications to develop properties located within this Development Permit Area for commercial uses, in accordance with existing commercial zoning, must instead comply with the guidelines included in the Eighth Avenue and McBride Boulevard Mixed Use Nodes Development Permit Area.

When appropriate, this area will also include small scale commercial, such as a corner store. Applications to develop properties located within this Development Permit Area that will include small scale commercial, should consider the relevant guidelines included in the Commercial Corridor or Mixed Use Nodes Development Permit Areas.



Ground floor units along the streets and walkways create a more animated pedestrian realm. Source: MCMP Architects

# Additional Policies

Climate Emergency – 7 Bold Steps (2019)

Crime Prevention Through Environmental Design (1999)

Downtown Building and Public Realm Design Guidelines and Master Plan (2016)

Electric Vehicle Charging

Family Friendly Housing Policy (2016)

Integrated Stormwater Management Plan (2018)

Master Transportation Policy (2015)

Queen’s Park Heritage Conservation Area (2017)

Queensborough Eastern Neighbourhood Node Master Plan (2016)

Standards and Guidelines for the Conservation of Historic Places in Canada (2010)

Urban Forest Management Strategy (2016)

# Staff Roles

## **Development Planners**

Introduces applications, policy context and land use considerations, and answers questions on the applications.

## **Carilyn Cook, Committee Clerk**

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**Primary contact between City and NWDP members**

Takes minutes, provides procedural support in meetings, and ensures quorum.

Coordinates the agenda and website posting.

# Questions?

