

Attachment 9

*Extract of September 26, 2023
NWDP Meeting Minutes*

NEW WESTMINSTER DESIGN PANEL**MINUTES – Extract**

Tuesday, September 26, 2023

Meeting held electronically and open to public attendance

Council Chamber, City Hall

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.

DRAFT