

## Appendix E

*Extract of September 26, 2023 New  
Westminster Design Panel 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**

##### **5.2 805 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.