Corporation of the City of
NEW WESTMINSTER

Appendix I

New Westminster Design Panel
December 13, 2022 Meeting Minutes

Corporation of the City of
NEW WESTMINSTER

NEW WESTMINSTER DESIGN PANEL

MINUTES

Tuesday, December 13, 2022
Meeting held electronically and open to public attendance
Council Chamber, City Hall

PRESENT	
Winston Chong*	Architectural Institute of BC (AIBC)
Bryce Gauthier*	BC Society of Landscape Architects (BCSLA)
Brad Howard *	Development Industry Representative (UDI)
Caroline Inglis*	Architectural Institute of BC (AIBC)
Narjes Miri*	Architectural Institute of BC (AIBC)
Stanis Smith*	Architectural Institute of BC (AIBC)
REGRETS	
Micole Wu	BC Society of Landscape Architects (BCSLA)
GUESTS	
Mary Chan Yip*	PMG Landscape
Robert Ciccozzi *	Ciccozzi Architecture
Ruchir Dhall*	Architecture Panel Inc.
Amin Nikfarjam*	Ciccozzi Architecture
Damon Oriente*	Architecture Panel Inc.
STAFF PRESENT	
Dilys Huang	Development Planner
Katie Stobbart	Committee Clerk

*Denotes electronic attendance

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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. CHANGES TO THE AGENDA

There were no changes to the agenda.

3. ADOPTION OF MINUTES FROM PREVIOUS MEETINGS

3.1 Minutes of July 26, 2022

MOVED and SECONDED

THAT the minutes of the July 26, 2022 New Westminster Design Panel meeting be adopted.

Carried.

All members present voted in favour of the motion.

3.2 Minutes of November 23, 2022

MOVED and SECONDED

THAT the minutes of the November 23, 2022 New Westminster Design Panel meeting be adopted.

Carried.

All members present voted in favour of the motion.

4. REPORTS AND PRESENTATIONS

4.1 102-128 East Eighth Avenue and 721 Cumberland Street: Rezoning and Development Permit for Infill Townhouses

Dilys Huang, Development Planner, provided a presentation titled "102-128 East Eighth Avenue and 721 Cumberland Street" to give an overview of the proposal.

Procedural Note: Bryce Gauthier joined the meeting at 3:12 p.m.

Robert Ciccozzi and Amin Nikfarjam, Ciccozzi Architecture, provided a presentation titled "102-128 East Eighth Avenue and 721 Cumberland Street," and Mary Chan Yip, PMG Landscape, provided an overview of the landscape portion of the proposal.

In response to questions from the Panel, Mr. Ciccozzi, Mr. Nikfarjam, and Ms. Chan Yip advised:

- The adaptable units were not required to be accessible. The amenity space is easily reached from the accessible parking, and there is access from the street to the adaptable units. Could potentially look at locating the accessible stalls closer to the adaptable units;
- The four separate archetypes are arranged back-to-back to make them appear as separate projects;
- The allocation of 31 more stalls than the City requires was market-driven, as people buying townhouses are likely to want two parking stalls. This was negotiated to 1.5 stalls per unit and an abundance of bicycle parking to satisfy both the City and clients;
- Shared outdoor amenities include a children's play area with climbing structure and seating for parents; picnic tables and a barbecue located centrally and close to the mailbox area for socializing; a fenced dog run area; and community garden plots along the south edge of the site;
- This is not a phased development; units will be built and occupied all at once;
- Adaptable units reach the garbage room either via the street or via the elevator down to the parking area; and
- There is no weather protection for the terraced upper level decks, as adding roofs would change the massing of the project.

The Panel provided the following comments on the proposal:

- The variety in architectural character is good and the colours work; it is a much-needed family-friendly project with generously sized, well laid-out homes;
- The architects may want to consider mixing up the clusters of archetypes to make them feel less cookie-cutter;
- Suggest adding pick-up/drop-off zones in the public area of the parkade or off the street to facilitate deliveries;
- Potentially flip buildings 5-8 so all patios face the centre spine of the site to create opportunities for community space and better activate the lane;
- There is a stark transition between buildings 2 and 3, while 3 and 4 are quite similar—suggest either toning down scheme 1 so there is less of a difference between 1 and 2 or pushing scheme 2 so the transition is not as stark;
- Aesthetically, the detailing for the contemporary is the weakest of the archetypes—there may be too big a range of styles, and it would be nice to have a more subtle transition rather than a dramatic change;
- Suggest including benches along the central spine to provide areas of rest;
- The panel supports the City's efforts for parking reduction, and would like to see a further reduction in parking spaces—consider managing with TDM opportunities (e.g. car-share);
- Potentially look at the opportunity for a car-share program on-site to decrease the reliance on two cars per household;
- Suggest incorporating bike wash/maintenance areas; and
- Recommend looking again at on-site accessibility, particularly around garbage access, parking, drop-off, etc.

MOVED and SECONDED

THAT the New Westminster Design Panel support the project at 102-128 East Eighth Avenue and 721 Cumberland Street subject to the applicant working with staff to further review the accessibility of the project, along with consideration of the Panel's above comments.

Carried.

All members present voted in favour of the motion.

4.2 1135 Salter Street: Official Community Plan Amendment, Rezoning, Development Variance Permit, and Development Permit for Townhouse Development

Dilys Huang, Development Planner, provided a presentation titled "1135 Salter Street" to give an overview of the proposal.

Ruchir Dhall, Architecture Panel Inc., provided a presentation titled "1135 Salter Street," and Damon Oriente, Architecture Panel Inc., provided an overview of the landscape portion of the proposal.

In response to questions from the Panel, Mr. Dhall and Mr. Oriente advised:

- There are seating areas for the public at both vehicular entries, as well as two small seating areas. Between buildings 3 and 4, there is a paved area as well as a children's play area with a grassy area beyond that;
- There has been a lot of thought given to various types of units;
- The desire was to create harmony through the use of the Vancouver historic colour palette;
- DPA guidelines state that the roof design should minimize the overall massing, to which end the flat roof was chosen. There are a number of guidelines—including height and floodplain elevation requirements—which made determining the best height a tight design exercise;
- Adaptable units have not yet been proposed, but could look at which units would be best for incorporating;
- This proposal is not within the Agricultural Land Reserve;
- There is currently no design for the future park space, as the Parks and Recreation Department has asked to design and implement the park space programming, which will likely include consultation;
- Based on the current drawings, the flood construction levels are met; and
- The main central drive aisle is as narrow as it can be for functionality.

The Panel provided the following comments on the proposal:

- Amenity spaces are lacking in terms of design intent;

- There is a need for the sidewalk along the property line, but it does intrude on back yards which are small and shaded;
- The one potential amenity that would make the project more livable (the park) is cut off from the project;
- The historic Vancouver colours should be carried all the way through, including the central area;
- There are street trees along the street and in front yards, including trees with wide canopies—in ten years that may be a very shaded frontage and grass may not grow. May want to consider balancing the quantity of trees with light access;
- The repetition of a single building type feels austere;
- Would like to see at least some units designed to be accessible in the future;
- The architectural character of the buildings needs further inspiration—the buildings feel top-heavy and the outward-facing elevations lack character and colour;
- These are meant to be family-friendly homes but lack indoor kid-friendly play areas, especially for the A and B units;
- Flat roofs create the opportunity to add value through usable roof decks;
- There is a lack of information relating to neighbourhood context—would like to understand the layout of the site in terms of existing and future conditions, shadowing and overlook, mail and parcel delivery, etc.;
- The end units facing south and north have too many materials on one plane, particularly with the corrugated panel and transition between the materials;
- In Building 1, upper floor unit layout has laundry and bathroom blocking the window. Suggest rearranging that layout so the window is more practical;
- Consider more material transitions in the road paving to help transition the sudden stop a little better;
- May want to add more interest to the elevations and make them more comfortable for residents by providing more weather protection on balconies;
- A mid-block development such as this needs to have a proposed idea of what will neighbour it; and
- The City should provide some guidance for what is required for the road dedication and why traffic needs to go in that direction.

MOVED and SECONDED

THAT the New Westminster Design Panel not support the proposed development at 1135 Salter Street.

Carried.

Caroline Inglis and Narjes Miri voted in opposition.

5. STANDING REPORTS AND UPDATES

There were no items.

6. NEW BUSINESS

There were no items.

7. END OF MEETING

The meeting ended at 5:29 p.m.

8. UPCOMING MEETINGS

The next meeting is to be determined.

Certified Correct,

Original Signed	Original Signed
Winston Chong	Katie Stobbart
Chair	Committee Clerk