



New Westminster Design Panel

**Tuesday, January 27, 2026
3:00 p.m.**

**Committee Room 2, Second Floor & Zoom
New Westminster City Hall, 511 Royal Avenue**

Present: Cheryl Bouwmeester*
Maciej Golaszewski*
Johnnie Kuo*
Nitasha Rajora*

Absent: Eric Cheung
Christina Chow
Nathan Stolarz

**Attendance by electronic means*

1. CALL TO ORDER & LAND ACKNOWLEDGEMENT

The Chair called the meeting to order at 3:00 p.m. and recognized with respect that New Westminster is on the unceded and unsundered land of the Halkomelem speaking peoples. It was acknowledged that colonialism has made invisible their histories and connections to the land. It was recognized that, as a City, we are learning and building relationships with the people whose lands we are on.

2. AGENDA ADDITIONS & DELETIONS

MOVED and SECONDED

THAT the Agenda of the New Westminster Design Panel meeting held on January 27, 2026 be approved.

CARRIED

3. MINUTES

MOVED and SECONDED

THAT the Minutes of the New Westminster Design Panel meeting held on November 25, 2025 be adopted.

CARRIED

4. PRESENTATIONS & REPORTS

4.1 611 Agnes St: Design Review of Mixed Use High Density Proposal

With the aid of a presentation, Mark Thompson, MCM Partnership, accompanied by Dylan Chernoff, Durante Kruek Landscape Architects, provided an overview of the proposal for 611 Agnes Street, noting that the project consists of a 37-storey mixed use tower, offering approximately (i) 200,000 sq. ft. of residential market units, (ii) 30,000 sq. ft. of office space, (iii) 5,800 sq. ft. of daycare space, (iv) 4,700 sq. ft. of retail space, and (v) 3,400 sq. ft. of amenity space.

M. Thompson noted the steeply sloped nature of the site, located within a Tier 2 Transit-Oriented Development area and compliant with the Downtown Community Plan and advised that slope mitigation measures would include steps, planting, and platforms. M. Thompson detailed project statistics, related to setbacks, weather protections, bus infrastructure, parking, materials, and amenities.

M. Thompson further advised that shadow studies were undertaken and confirmed that no significant open spaces would be impacted by shadows.

In response to questions from the Panel, the presenters advised that:

- the ramp grade adjacent to the public outdoor plaza would be under 5%, with planting at the corner;
- seating platforms would include a maximum step-down of approximately 2 ft.;
- spacing between coloured posts along Cunningham Street would be approximately 3 ft.;
- guard rails on the amenity terrace would be located at the building edge above planters to maximize usable space and mitigate wind;
- irrigation for the off-leash dog area would be separate;
- opportunities exist for internal stormwater capture, with rainwater retention in the basement;
- there is potential to activate the rooftop areas for public use; and
- the plaza design allows for retail units to occupy portions of the open space.

Minutes – New Westminster Design Panel – January 27, 2026

Discussion ensued and the Panel gave consideration to (i) opportunities for enhanced crowning elements for the building's roof, (ii) accessibility and functionality of seating areas, (iii) overall livability of the building, including bike room corridors and street-level accessibility, (iv) safety considerations related to post and plaza elements, and (v) use of paving patterns to better highlight building entrances.

MOVED and SECONDED

THAT the New Westminster Design Panel support the proposal as presented, with consideration of feedback provided to be resolved by staff and applicants.

CARRIED

5. NEW BUSINESS

None.

6. ADJOURNMENT

MOVED and SECONDED

THAT the meeting adjourn (4:05 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the New Westminster Design Panel meeting held on January 27, 2026.

Johnnie Kuo
CHAIR

Kristin Unger
COMMITTEE CLERK