

URBAN DESIGN PANEL MINUTES

DATE: October 8, 2014

TIME: 4.00 pm

PLACE: Town Hall Meeting Room, City Hall

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:
Greg Bellerby
Ryan Bragg (Chair for Items #1 & #2)
Walter Francl (Chair for Items #3, #4 & #5)
David Grigg
Jennifer Marshall (Present for Item #1 only)
Arno Matis (Not present for Item #1)
Phil Mondor
Chris Mramor
Maurice Pez (Left after Item #2)

REGRETS:
Joseph Fry
Joseph Hruda
Goran Ostojic
Matthew Soules

**RECORDING
SECRETARY:** Lorna Harvey

ITEMS REVIEWED AT THIS MEETING

- | | |
|----|---|
| 1. | 8538 River District Crossing (East Fraser Lands Parcel 17) |
| 2. | 2889 East 1 st Avenue (1615-1695 Renfrew Street) |
| 3. | 4951 Cambie Street |
| 4. | 5129 Cambie Street |
| 5. | 2060 Alma Street |

BUSINESS MEETING

Chair Bragg called the meeting to order at 4:10 p.m. and noted the presence of a quorum. There was a brief business meeting and then the Panel considered applications as scheduled for presentation.

1. Address: 8538 River District Crossing (East Fraser Lands Parcel 17)
 DE: 418325
 Description: To construct a new development including two towers, 19-storeys and 10-storeys, connected by retail at grade along the south elevation and 2-storey townhouses along the north. The proposal is for a total of 296 dwelling units.
 Zoning: CD-1
 Application Status: Development Application
 Review: Second (First as Development Application)
 Architect: IBI/HB Architects
 Owner: Wesgroup
 Delegation: Martin Bruckner, IBI/HB Architects
 Margot Long, PWL Partnership Landscape Architects
 Daryl Tyacke, ETA Landscape Architects
 Beau Jarvis, Wesgroup
 Robin Petri, Wesgroup
 Staff: Pat St. Michel

EVALUATION: SUPPORT (6-0)

- **Introduction:** Pat St. Michel, Development Planner, introduced the proposal for Parcel 17 in the River District. She reminded the Panel that in June they participated in a non-voting workshop for the evolving designs of the Town Square of East Fraser Lands, or the River District. She described the context for the area noting that the River District is located in the southeast corner of Vancouver between Kerr Street, Boundary Road, Marine Drive and the Fraser River. There are over 130 acres of land and one mile of riverfront. Ultimately there will be over 25 acres of park, 7 million square feet of residential development, 250,000 square feet of retail, a community centre, a school and several childcare centres. There are three residential neighbourhoods shaped by two green corridors that extend back from the continuous public shoreline and river front park. A CP rail line bisects the site. Ms. St. Michel noted that the Town Square is located in Area One, or the central neighbourhood which is the higher density mixed use neighbourhood that will be the heart of the district. Area One was rezoned in 2008 and was intended to be the first phase of development. However, the recession of 2008 did not support the construction of the higher density mixed use developments envisioned for this area. Subsequently Area 2 or the western neighbourhood was rezoned in 2010 to enable lower density and in particular, wood-frame development to proceed. To date all development in the River District has been in the Area Two western residential neighbourhood.

Ms. St. Michel mentioned that Wesgroup and Parklane are initiating development of the mixed use central neighbourhood with four projects and associated public realm that together form the "Town Square". The town Square will be an important public gathering place and the focus of shopping for the area. It will include a major grocery store, as well as other local-serving shops and restaurants. Altogether in the Town Square area there will be approximately 160,000 square feet of commercial space.

The Town Square is between Marine Way and the rail-line, at the intersection of the High Street or River District Crossing and Sawmill Crescent. River District Crossing is a shopping street which will lead down to the riverfront, which will be a second important public place and focus of the area. Along the north side of the rail-line will be a pedestrian greenway and off-street bicycle route.

Ms. St. Michel described Parcel 17 noting that it is the development with the largest portion of the Town Square public open space. The overall form of development as proposed is consistent with the materials presented at the Urban Design Panel workshop and includes a tower of 19-storeys, a midrise building of 10-storeys, townhouses along Marine Way and an amenity space in a distinct structure to serve all four Town Square developments. Parcel 17 is a keystone development that will bring 60,000 square feet of retail to the area including a major grocery store, along with several restaurants and CRU's. A view cone from Everett Crowley to Mount Baker crosses over the north eastern corner of the tower and has been reflected in the shaping of the uppermost levels. There will be 296 residential units and approximately 260,000 square feet of residential space. Tower floor plates proposed are approximately 7,000 square feet.

Ms. St. Michel reminded the Panel the consensus comments from the workshop which included support for the reshaping of the plaza; support for the massing changes to Parcel 17; the grade change alongside Parcel 16 and 18 as an unique opportunity for a special retail edge; an authentic and robust response and concern regarding the location of the Tower on Parcel 15 as it relates to shadow impacts on the Town Square. She added that while not the subject of this meeting, Parcel 15 has been substantially reconfigured to address the Panel's concerns regarding shadow impacts on the square.

Advice from the Panel on this application is sought on the following:

- The public realm: the relative importance of different elements in the Town Square to the experience of the River District and the economic success of the area.
- Comments and advice from the Town Square workshop regarding the design of Parcel 17 including the liveability of townhouse units on Marine Way.
- Response to the guidelines and advice regarding materiality and considering the simplicity of the architecture and forms of industrial buildings.
- The signage and wayfinding study including the corner gateway sign element.

Ms. St. Michel took questions from the Panel.

- **Applicant's Introductory Comments:** Margot Long, Landscape Architect, described the plans for the streetscape and mentioned that the high street is split into two characters and as well on Sawmill Crescent. For the most part the street experience is a standard streetscape and will have large trees. The idea is that it will change at the plaza which will extend all the way down to the greenway. On Marine Way, the median and the boulevard will be richly planted that creates more of a garden character. Ms. Long mentioned that the plaza design hasn't changed much since the last review. It is a large flexible space and the water play at the corner will have jets that will turn off and will be a flush condition so the space can be used for events. She added that all the plants will focus on the song bird strategy with colours that will change seasonally. The paving will be simple pavers in the plaza so that vehicles can drive over the street along with timber seating and metal edges to retain the plantings. The catenary lights will be on double poles across the plaza all the way down from Marine Way that will ultimately run down to the river. She mentioned that they are looking at a variety of different fixtures for the street lighting.

Martin Bruckner, Architect, further described the proposal and mentioned that there are some improvements being made to Marine Way. The character of the frontage is more

urban as the townhouses are set back with a landscape boulevard on city property. He noted that there will be an acoustical study around livability and they may have to use mechanical ventilation for some of the units. In addition, the townhouses will have direct access to a shared common space. Mr. Bruckner described the architecture and mentioned that the design of the buildings is very simple and distinctive in their shape and massing. He mentioned that they have completed a sustainability workshop with the team to determine an energy model. As well he described the material and colour palette noting the use of wood as a nod to the mill that was once on the site.

Daryl Tyacke, Landscape Architect, described the overall landscaping plans for the proposal and mentioned that each of the townhouses has a generous terrace. The screening separating the terrace from the public realm will have some additional trees to add some privacy from the street. The material for the planters is galvanized steel that carries the idea of the industrial past. On the east side of the building there is a mews that serves as loading for the grocery store as well as for garbage collection and parkade entry. It will also be a pedestrian corridor as a means of accessing Sawmill Crescent from Marine Way. On the southeast corner there are two townhouses that are raised above the mews that will have substantial planting. Around the south side there will be seating and bike racks as well as a bike repair station. The podium has an amenity space plus children's play and urban agriculture. A green roof is planned for the amenity building and on the roof of the low-rise will be private terraces with screening around the edges.

Barry Marshall described the wayfinding and signage strategy and mentioned that they are working on an overall master sign plan for all stages of the entire site.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Consider allowing the paving to run from the plaza into the street;
 - Design development to catenary lighting;
 - Design development to find ways to improve the mews and loading area;
 - Design development to simplify the design of the boulevard treatment;
 - Design development to wrap the townhouses around the corner to the mews, and to reconsider rooftop access stair locations in relation to the private rooftop open spaces;
 - Design development to add more playfulness and boldness to the architectural expression;
 - Design development to better express the industrial nature of the site in the architectural expression;
 - Design development to make the major site sign better express the context and industrial references of the area, and to be more distinct from the architecture of the building.
- **Related Commentary:** The Panel supported the proposal and thought it was a great presentation.

The Panel supported the paving but wanted to see it be more continuous and run through the public realm and even into the street. There was a request from the members that Engineering be brought into that discussion. With regards to the mews and the loading area, there were a number of Panel members who thought that it was weak and perhaps an opportunity lost. It was suggested that this could be an area for kids play with one Panel member suggesting that there were a number of ways to activate that space to enliven the neighbourhood.

There were a number of Panel members who suggested the boulevard treatment at the plaza had a number of competing ideas. They thought the catenary lighting would be successful and creates an area that is well defined and perhaps the trees in the boulevard aren't working in concert with that lighting. Panel noted that the catenary lighting was supported but needed significant design development.

The boulevard at Marine Way is essential with a couple of Panel members suggesting it not be grass but a lush landscaping. The Panel supported the townhouses along Marine Way and thought they would be successful. They thought the raised elevation and grade space was beneficial and the relationship to the street had improved. They also thought the roof access worked better but thought the relationship to the stair core needed some refinement. There was a suggestion that the townhouses wrap around the corner and that eyes on the street and lane were important.

The Panel supported the material palette and liked the simplicity of the architecture. Most of the Panel thought the industrial forms hadn't been successful in relating to the historical context for the area, but questioned whether this was essential. Some panel members thought some of the devices being used could be expressed with more integrity, clarity and in a bolder way to express this better.

Some of the Panel wanted to see a bolder expression with a couple of Panel members mentioning that the references seemed a bit decorative and not as integral as they would like to see on the building. As well there is a bit of a homogenous reading in some of the architectural devices and that the reading of the different buildings with different materials and devices would help the project overall.

With regards the tower forms and mid-rise forms the Panel thought there could be a little more playfulness and boldness. They also thought the major identifying sign seemed out of scale and not necessarily distinctive enough for the overall district.

- **Applicant's Response:** Mr. Bruckner thanked the Panel for their comments and Ms. Long added that the comments were helpful.

2. Address:	2889 East 1 st Avenue (1615-1695 Renfrew Street)
DE:	418186
Description:	To construct a new 5-storey mixed-use building with retail at grade and residential above, containing a total of 73 dwelling units.
Zoning:	C-2C1
Application Status:	Development Application
Review:	First
Architect:	Cornerstone Architecture
Owner:	Thind Holdings
Delegation:	Andrew Bobyn, Cornerstone Architecture Scott Kennedy, Cornerstone Architecture Andres Vargas, Cornerstone Architecture Peter Kreuk, Durante Kreuk Ltd.
Staff:	Tim Potter

EVALUATION: SUPPORT (5-2)

- **Introduction:** Tim Potter, Development Planner, introduced the proposal for a mixed-use, multi-residential building on East 1st Avenue at Renfrew Street. He described the context for the area noting the single family homes across the lane. There is a slope across the site of about nine feet. Mr. Potter described the C-2C1 zoning implications for the site noting the base height is 35 feet and can be relaxed to 45 feet. Against the slope of the site the building is 5-storeys and staff have been willing to entertain the extra height. Since there is not the ability to go to 5-storeys, the application will need to seek a height relaxation at the Board of Variance. He added that the setbacks have been increased on the site to give further relieve to the neighbouring sites.

Advice from the Panel on this application is sought on the following:

In addition to any comment on the overall architecture and expression proposed for this development application, the Panel's advice is sought on the following questions:

- How well has the proposal responded to the site, topography, and the greater context across the lane and on the site to the north.
- Comments were requested on the success of the architectural expression and use of materials;
- Comments were requested on the typical design of the enclosed balconies and their effect on access to daylight and ventilation for the primary living spaces. Comments were requested as well on any other aspects of livability within the proposal.
- Comments were requested on the overall landscape (hardscape) design and the design of the public realm areas along the street and laneway.

Mr. Potter took questions from the Panel.

- **Applicant's Introductory Comments:** Scott Kennedy, applicant, further described the proposal and mentioned that the program they were given was for two bedroom units. In the C-2C1 zoning there is never seems to be enough frontage and often the building ends up with long, deep units. He mentioned that they have built this plan a number of times using enclosed balconies that can be used as a solarium by the resident. In terms of the height envelope, he said they recognized that there would be a challenge because the lane is low and in order to build a 4-storey building as well as retail with a decent height, they knew they would end up with a 5-storey building in the rear. They wanted to keep the retail space at street level and as well the building needed to be wheel chair assessable. As a result they knew they would need to go to the Board of Variance with respect to the additional height. Mr. Kennedy described the architecture and noted that they wanted a

random pattern where the building steps and have added a little colour element of glass. They thought an outdoor patio at the ground floor on the corner would be a great spot for a coffee shop. As far as the lane goes, they were trying to create a townhouse expression but are apartments with ground floor access.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to allow more light into the units;
 - Design development to improve the architectural expression;
 - Consider improving the colour palette;
 - Design development to improve the residential lobby;
 - Design development to improve the enclosed balconies;
 - Design development to improve the outdoor amenity space.
- **Related Commentary:** The Panel supported the proposal and thought it was a well-handled scheme.

The Panel supported the height relaxation and thought the proposal responded well the site and the topology. They also thought the lane development was successful and supported the setback for the sidewalk.

Some Panel members noted that there are bigger roof overhangs on the north and thought they should be opened up to allow for more light. Several Panel members had concerns regarding the amount of daylight into the living spaces. As well they thought there could be more clarity in the expression of the building. They noted that there is one vocabulary on Renfrew Street that changes as the building turns the corner.

The Panel did not support the colour palette and in fact thought the north façade which has two colours of brick should be reduced to make the building's expression simpler with the use of only one colour. Some Panel members thought the yellow expression on the East 1st Avenue façade was not successful as well. Over all the Panel thought the colour palette could be improved on the building.

Some Panel members thought the residential lobby off Renfrew Street needed some work. As well they thought the planters in the alcoves of the CRUs did not function well and could be removed to give more generous lobby space.

The Panel mentioned that they thought the enclosed balconies were workable and supported the approach. Panel members thought the enclosed balconies might be too large suggested they could be shortened to work with the floor plan but if they were too small they might not be useable.

The Panel supported the landscaping but had some concerns about how deep some of the recesses get particularly on the north where the larger building sets back. Panel felt the unit layouts were compromised and design development, especially with regard to light access, would be beneficial.

Panel liked the landscaping on the lane but thought it could be better utilized for pedestrians.

Some Panel members mentioned that although they liked the amenity space wanted to see the upper floor cut back to get more light into the amenity. One Panel member thought the

amenity space might not be in the best location as it seems a little remote. Another Panel member wondered if there was another place in the building the residents could use for barbeques.

- **Applicant's Response:** Mr. Kennedy mentioned that they could put a roof over the amenity deck that would make it more useable and allow for barbeques as well. He said they could make the brick a uniform colour. Mr. Kennedy said he appreciated the Panel's comments noting that the building will have affordable two and three bedroom units. He added that they are prepared to revisit the colour palette.

3. Address:	4951 Cambie Street
DE:	418223
Description:	To construct three new 6-storey multiple dwelling buildings, containing a total of 166 dwelling units.
Zoning:	CD-1
Application Status:	Development Application
Review:	Third (First as Development Application)
Architect:	IBI/HB Architects
Owner:	Washington Properties
Delegation:	Martin Bruckner, IBI/HB Architects Salim Narayanan, IBI/HB Architects Daryl Tyacke, ETA Landscape Architects Brian Martin, Washington Properties
Staff:	Sailen Black

EVALUATION: SUPPORT (5-0)

- **Introduction:** Sailen Black, Development Planner, described the proposal on Cambie Street south of McGuigan Avenue. He described the context for the area noting the single family RS-1 lots to the west and the south as well as the Cambie Historic Boulevard. He also mentioned that there is a 50 foot pedestrian link on the south edge that is expected to provide travel through the block for cyclists and pedestrians. Mr. Black briefly described the Cambie Corridor Plan and mentioned that lanes present a unique opportunity as additional and alternate routes for pedestrians. He stated from the Plan that "*where feasible and where lot dimensions allow, lanes should be edged with smaller scale residential buildings in the form of townhouses or other compatible building forms to reinforce the intimate scale and character of the lane*". The proposal is for three buildings with heights of 6-storeys. There are proposed roof decks at level 3 and 7 on the west side.

Advice from the Panel on this application is sought on the following:

- Have the items noted by the Panel as key aspects needing improvement from the previous review been addressed:
 - Design development to reduce the project scale and improve variety;
 - Design development to the material and colour palette;
 - Design development to create a more active amenity along the lane;
 - Design development to the ramps, lay-bys facing the lane;
 - Consideration to improve the expression of the rectangular forms;
 - Consideration to interrupt the parapet line.
- Does the architectural and landscape design of each street-facing side of the development provide an appropriate response to the three different contexts (Cambie Street, McGuigan Avenue and West 35th Avenue Extension)?
- Does the Panel support the revised architectural and landscape design at the rear of the site, considering the goals of the Cambie Corridor Plan for active and pedestrian-oriented lanes and the need for a considerate interface to lower density sites nearby?

Mr. Black took questions from the Panel.

- **Applicant's Introductory Comments:** Martin Bruckner, Architect, further described the proposal and mentioned that their approach to the design was based on the comments they received at the last Panel meeting. He added that the massing was approved by Council so they were looking at the expression and design development of the building architecturally. On the Cambie Street frontage there are three buildings and the objective was to make each building have a different character but related to each other. He noted

that the Panel thought the darker colour on the previous review didn't work so they have added the darker colour to the lower portion of the buildings with a lighter colour above. Mr. Bruckner described the architecture and noted that they have reduced the overlook from the balconies to the properties across the lane. He mentioned that the materials they are proposing will include metal panels as well as stone cladding and spandrel glass.

Daryl Tyacke, Landscape Architects, described the landscaping plans along Cambie Street and mentioned that they have created a layered treatment including a double row of street trees. Trees in planters will be well setback from the street to allow for more privacy to the lower units. Between the buildings there is a mews treatment that will include a dry stream bed with native planting. Along the lane, at the main floor elevation there is a children's play area, amenity room, a couple of private units with terraces and the loading bay at each building. There are also community gardens that are located closer to the lane in two areas. There are planters on the buildings to mitigate some of the overlook and private terraces on the roofs with extensive planting providing screening.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to the corner element.
 - Consider further differentiation between buildings as seen from a distance.
- **Related Commentary:** The Panel supported the project and thought it was a successfully developed project.

The Panel thought the concerns from the previous review had been addressed. They thought the lane treatment and the interface across to the single family homes was successful. They liked the Cambie Street façade and agreed that the fine detailing with a slightly different treatment and colour will add to the variety and texture of the building, although the buildings were a bit homogenous when viewed from a distance.

The Panel supported the colour palette and thought it made the building feel light. However, they thought the dark corner piece was a bit aggressive, perhaps because the parapet was too heavy.

The Panel agreed that the loading areas as well as the amenity terraces work well. One Panel member thought the expression of the corner entry needed some work to pick up the Cambie corridor alignment.

The Panel supported the landscaping plans and thought it was the most successful part of the project. They liked the double row of trees that will be planted along Cambie Street.

- **Applicant's Response:** Mr. Bruckner thanked the Panel for their comments.

4. Address:	5129 Cambie Street
DE:	418227
Description:	To construct a new 6-storey residential building and three 2-storey townhouses, containing a total of 52 dwelling units.
Zoning:	CD-1 pending
Application Status:	Development Application
Review:	Second (First as Development Application)
Architect:	Shift Architecture
Owner:	Intracorp
Delegation:	Cam Halkier, Shift Architecture David Stoyko, Sharp & Diamond Landscape Architects David Jacobson, Intracorp
Staff:	Allan Moorey

EVALUATION: SUPPORT (5-0)

- **Introduction:** Allan Moorey, Development Planner, introduced the proposed development mentioning that it was the second time before the Panel, now a development application following rezoning. He noted that it is a three parcel assembly on the west side of Cambie Street, mid-block between West 33rd and West 37th Avenues. Mr. Moorey stated that the proposal conforms to the Cambie Corridor Guidelines at 6-storeys with a height of 67 feet. In addition, it has the prescribed 4-storey shoulder, 7.3m (24'-0") courtyard/mews and 2-storey townhouses situated at the lane. The building entry is off Cambie Street and per the Guidelines includes public realm amenities. In this instance, a water element and feature planting on the north-east corner, at the building entry. Mr. Moorey further added that there is an anticipated 15.2m (50'-0") right of way along the north property line. This is aligned with West 35th Avenue and is intended to access Ash Street, to the west. The right of way will accommodate a 6.0m (20'-0") roadway, with enhanced sidewalks either side, having feature planting and bench seating. He described the building materials noting brick masonry, composite panel and stucco. All these, arranged and composed to help reduce the perceived length of the building.

Advice from the Panel on this application is sought on the following:

- Comments on the resolution of the design comments made at the time of rezoning (see below);
- Comments on the interface between the proposed development and the right-of-way located along the north property line.

Previous Panel Comments at Rezoning:

- Consider the significance of the north/south-east building corners and their visibility traveling along Cambie Street. Recommended is a design strategy that emphasizes these. At the north, the stone frame might wrap the corner integrating balconies, lobby entry, amenity room and water element into a stronger, more holistic expression.
- Emphasize the building orientation to the proposed right-of-way and east/west pedestrian/roadway link. Consider secondary, ground oriented unit entries off the right-of-way or an expression similar to the townhouses at the building base.
- Consider design development to reduce the perceived length of the duplexed townhouses along the lane.
- Consider the juxtaposition of materials and colour. A design strategy implementing a simplified, complementary colour palette would assist in presenting a more cohesive building form.

Mr. Moorey took questions from the Panel.

- **Applicant's Introductory Comments:** David Jacobson, Developer, mentioned that the unit mix consists of larger suites with 65% being two or three bedrooms. They wanted to create more affordable housing for families as well as for aging in place and downsizing. He added that they are going for LEED™ For Mid-Rise Gold certified and have some challenging energy targets. One way they are trying to meet those targets is to use a hybrid construction technique using a concrete framed building with wood frame exterior walls.

Cam Halkier, Architect, further described the proposal and mentioned that originally they had two amenity rooms (one at the back and one at the front). The one at the back has now been changed into an amenity guest suite. He described the material and colour palette and noted they have changed since the last review. They replaced the granite with wire cut brick in a granite colour and accented wood paneling on the building. In order to address the corner, there is a water feature with a seating area to accentuate the entry. He described the architecture and noted that they have separated the townhouses into three units.

David Stoyko, Landscape Architect, described the landscaping plans and mentioned they have layered in some more planting around the site at grade. They have focused on West 35th Avenue since they have a better idea what is going to be built next door. As well they have focused on the private patios to make them as useable as possible.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Consider removing the trellis at the entry;
 - Design development to add an outdoor patio at the amenity room.
- **Related Commentary:** The Panel supported the proposal and thought it was a sophisticated resolution for the project.

The Panel liked that the applicant had divided the townhouses from two to three units as it made for a stronger relationship to the lane. They supported the material and colour palette and thought it had gotten lighter and simpler and enhanced the expression of the project. One Panel member suggested taking the brick into the lane elevation and replacing the stucco with brick. The project was seen as a good fit in the context of the Cambie Corridor. The Panel noted that the design development was much improved and the right-of-way elevation at grade was now acceptable.

The Panel supported the landscaping plans but some Panel members did not like how the trellis marked the entry on Cambie Street. They noted that it seemed out of place and somewhat heavy. They did however support how the right-of-way and the private courtyards were handled. Some Panel members thought there should be a bit of an outdoor patio for the amenity with a couple of Panel members suggesting adding a deck to float over the water feature. Another Panel member suggested adding trees on the lane.

The Panel liked the water element and its adjacency to the amenity space beside it. However, one Panel member thought it was a bit hidden and wanted pedestrians to be able to enjoy it from the street. It was suggested that it might be more elegant to link it to the front entrance and allow it to turn the corner to make it more visible.

One Panel member suggested the applicant reconsider the roof treatment on the townhouse units to improve the overlook from the units above.

- **Applicant's Response:** Mr. Halkier said he appreciated the comments from the Panel. He noted that their intention was that pedestrians would be able to see the water from the street but that they would look at a floating deck. With respect to adding more bricks to the façade, he noted that cost is a bit of an issue since they have moved to a concrete frame for the building. He added that there is a fair amount of brick on the townhouses.

5. Address:	2060 Alma Street
DE:	418221
Description:	To construct a new 4-storey mixed-use building with retail at grade and residential above, containing a total of 22 dwelling units.
Zoning:	C-2
Application Status:	Development Application
Review:	First
Architect:	GBL Architects
Owner:	Green Oak Development
Delegation:	Amela Brudar, GBL Architects Nick Sharp, GBL Architects Daryl Tyacke, ETA Landscape Architects
Staff:	Allan Mooney

EVALUATION: SUPPORT (4-1)

- **Introduction:** Allan Mooney, Development Planner, introduced the proposed development for a four parcel assembly at the northeast corner of Alma Street and West 5th Avenue. He described the context for the site, noting a 4-storey mixed use building to the north; a 3-storey commercial building to the west; a 3 and 8-storey multiple dwelling building across 5th Ave. to the south; and 2-storey single family house across the lane, to the east. Proposed are four CRUs at the Ground Level with three floors of residential above. Mr. Mooney described the relaxations being sought by the applicant. He noted that the site is unusually shallow (80 x 120 feet) and that it is further encumbered by a 2.1m (7'-0") enhanced sidewalk dedication on Alma Street with an additional 1.2m (4'-0") dedication along the lane, both required by engineering. Consequently, the applicant has proposed a departure from the prescribed C-2 form of development with full height massing along the southern building edge. Thereafter, to the north, the building conforms to the required setbacks. Any possible impact (height/shadow) this might have on the single family house to the east is moderated inasmuch as that property is also owned by the developer applicant. The project proposes 22 residential units (14 one bedrooms and 8 two bedrooms). There is private roof top access provided for the units on level 4. The primary cladding material is metal and cementitious panel with brick masonry.

Advice from the Panel on this application is sought on the following:

- Comments on the design resolution/impact of those relaxations from the C-2 form of development sought by the proposed development.

Mr. Mooney took questions from the Panel.

- **Applicant's Introductory Comments:** Nick Sharp, Architect, further described the proposal and mentioned that it will provide a continuous street front retail space. The entrance to the residential portion of the building is at the north end of the site. There is a 2-storey brick element creating irregularity in the façade. They have chosen to articulate the back of the building with a 3-storey form and then breaking down the scale with brick portions. All of the units have access to outdoor space including roof terraces.

Daryl Tyacke, Landscape Architect, described the landscaping plans and mentioned they get a chance to continue the established street treatment along Alma Street that gets wrapped around the corner where there is a plaza area. It will make a create opportunity for some street life. There is a transition into the residential to the east with plantings. The lane has some planters with a cabling system to get some green up the walls to soften

the façade. To mitigate overlook they are providing planters along the length of the upper terraces.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Consider revising the colour palette;
 - Design development to mitigate the PMT;
 - Design development to improve the entry sequence.
- **Related Commentary:** The Panel supported the proposal and thought the building would be a good addition to the neighbourhood.

The Panel supported the relaxation and thought the 5th Avenue façade worked well. They noted that refreshing and upgrading of the retail spaces was a positive move for the area. They liked the fact that the commercial space will wrap around to West 5th Avenue. They also thought the colour palette might need revising considering that lime green seems to be the applicant's choice of colour for their buildings. They thought it might be too playful for this building and suggested a more subtle or different colour of green for the building.

The Panel thought it was unfortunate that the pad mounted transformer (PMT) was on the lane at the corner and suggested the applicant look for ways to mitigate its impact. One Panel member suggested moving it northward along the lane.

The Panel supported the landscaping plans and but thought the entrance to the residential was not well marked. They liked the details in the lane with the steel planters but thought it would be a perfect place to add some hard landscaping with either stone or a metal edge. They also thought that the plaza on the southwest corner was a great idea.

- **Applicant's Response:** Ms. Brudar thanked the Panel for their comments and said they will help to improve the building further. She had that they will look into the colour as well as the location for the PMT.

Adjournment

There being no further business the meeting adjourned at 8:41 p.m.