

URBAN DESIGN PANEL MINUTES

DATE: October 7, 2015

TIME: 4.00 pm

PLACE: Town Hall Meeting Room, City Hall

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:
Russell Acton
Stefan Aepli
Meghan Cree-Smith
Stuart Hood
Ken Larsson
Jennifer Marshall
Chris Mramor
Roger Hughes

REGRETS: Matthew Soules
Arno Matis
Julien Fagnan
Muneesh Sharma

**RECORDING
SECRETARY:** Lidia McLeod

ITEMS REVIEWED AT THIS MEETING

- | | |
|----|---|
| 1. | 1668 Davie Street (1225 Cardero Street) |
| 2. | 438 W King Edward Avenue |
| 3. | 5650 Balaclava (The Knox United Church + New Fellowship Centre) |
| 4. | 5668 Balaclava Street |
-

BUSINESS MEETING

Chair Marshall called the meeting to order at 4:00 p.m. and noted the presence of a quorum. There being no New Business the meeting considered applications as scheduled for presentation.

1. Address: 1668 Davie Street (1225 Cardero Street)
 DE: DE419443
 Description: To construct a 23-storey residential tower containing a total of 158 secured market rental units. The proposal includes the demolition of the existing parking garage immediately below the surface lot while retaining the existing London Drugs and the parking immediately below it.
 Zoning: C-5A
 Application Status: Complete Development Application
 Review: First
 Architect: DA Architects (Al Johnson)
 Owner: Larco Investments Ltd.
 Delegation: Mark Ehman, DA Architecture
 Al Johnson, DA Architecture
 Mary Chan Yip, PMG Landscape Architects
 Staff: Colin King

EVALUATION:

- **Introduction: SUPPORT (5-4)**

Sailen Black, Development Planner, on behalf of Colin King, introduced the project as a complete development permit application. The site currently hosts surface parking lot over an underground parkade serving a London Drugs. To west is a four-storey mixed use building with a TD Trust at the corner, to the south are apartment buildings ranging from 9 to 21 storeys, and east on Davie Street there is an 18 storey tower. Existing developments along the north side of Davie Street are generally low scale commercial. Further west across Bidwell is the recent Alexandra tower which was developed after a rezoning, and includes the restored façade of the heritage Maxine's building at 1209 Bidwell Street.

Relevant policy for the area includes the West-End Community Plan and C-5A zoning guidelines. The West-End Plan was adopted in 2013, and allows the Board to consider up to 7.0 FSR for conditional approval. This consideration is subject to design review and the provision that all units are secured market rentals. The aim of this is to increase the amount of basic rental stock in the West End as sites are redeveloped.

The site is located in a "Corridor" area of the West End Plan, which generally aims to provide job space and meet the housing needs of the community. The intent for the Lower Davie corridor is to increase densities to help deepen housing affordability, while maintaining existing height limits.

Policy for the area includes:

- To maximize views and sunlight on sidewalks, residential floor plates should be set back above the podium level(s) and should not exceed 511 sq. m (5,500 sq. ft.)
- Building materials should be more varied and reflect the architectural character of surrounding buildings; especially for the lower floors

- Sculpt built form to maximize sunlight on the sidewalks.
- A setback of 7 ft. from the property line is expected to provide pedestrian space

General built form principles for the West End include:

- Ensure that new development does not adversely impact shadowing on recognized public open space and Village areas as a performance measure to ensure that these spaces have solar access when citizens are typically more active
- New development should be responsive to adjacent and nearby private views by shaping built form to optimize performance.

Section 10.4 Laneways

A distinctive feature of the West End is its network of wider than normal laneways. Laneways in the community are 10 metres (33 feet) wide, making them unique in Vancouver. The typical laneway width elsewhere in the city is 6 metres (20 feet). While maintaining their primary function for servicing, the extra width provides opportunities for better pedestrian lighting, landscaping and gardens, seating, and other public realm improvements.

New buildings in the area are required to be connectable to a district energy system. As a complete development application the Green Buildings Policy for Rezoning (i.e. LEED) is not required.

The Development Permit Board may increase the maximum height of a building in this area from 18.3 m (60 ft.) to a maximum of 64 m (210 ft.) on a discretionary basis.

The proposal is for a 23-storey residential tower containing 158 dwelling units. Commercial space is located at grade and a loading bay, parkade entrance and other service uses exist on the lane. There is an FSR of 6.1 and a floor area of 12,207 sq. m. Outdoor common spaces for children are proposed at level three, with common rooms and roof decks to exist at level two. Significant bike rooms are proposed at grade, with access from the street and lane.

Advice from the Panel is sought on the following items:

1. Looking at both pedestrian edges (lane and Davie), would any specific elements benefit from further development?
2. On the material choices, including their relation to the architectural character distinctive West End buildings
3. Does the Panel have any advice on the approach to sustainable design?
4. Any other aspects of the landscape or architectural design proposed for this complete development application

- **Applicant's Introductory Comments:**

The proposal involves a property with an existing 18-storey tower and a one-storey podium which accommodates a number of Commercial Retail Units (CRUs) and a London Drugs. There is an existing 1 ½ storey underground parking garage which is accessed from the lane. As London Drugs is to be retained and remain open during construction, and the only provisions will be for the parking access and the second means of exit out of the parking area.

Design Guidelines for the area require a 7 ft. setback and continuous weather protection along Davie Street. They also limit CRU frontage along Davie Street to 25 ft. which a relaxation is being sought for.

The biggest challenge for the site is the slope and tying the six-storeys of underground parking with the London Drugs. The storefront has been broken down with articulation to prevent it from becoming monotonous. The residential entry has also been setback from the commercial frontage, and layers are used to break things up into several different experiences. Setbacks have been used as a chance to create more planting opportunities and allow for a better flow of pedestrian traffic. There is a clarity in the connection between the underground parking and the CRUs, which creates an architectural transition point. Proposed materials in this area include concrete block.

On the lane one of the constraints is to keep the loading access to London Drugs intact. There are six-stories of underground parking which has pushed the bicycle storage and mechanical spaces up to level one, behind the CRU and the main lobby. Open spaces for fitness and an amenity room have been created in the back, where a children's play area also exists.

The architectural expression comes from the surrounding context, and includes strong vertical gestures which contrast with the ribbon windows on the adjacent building. This provides clarity between the glass and wall.

The units in the building include 34% two and three-bedroom units and range from 400 sq. ft. to 1100 sq. ft. A lot of attention has been paid to privacy and overlook, with balconies being located on the corners. Each balcony has also been recessed into the building, which allows for additional privacy and corner glazing in all the units. By pulling the tower back from the edge as much as possible expansive views to the water are created at the higher elevations.

Materials in the building include tile on the lower levels. Along the entry into the main component are concrete blocks, with painted concrete on the slab extensions. Spandau glass is also used with rhythm and pattern throughout the building on the balconies.

Hydronic heating is being implemented within the building and could potentially be connected to the district energy system. Glazing has been kept to 45%, and the recessed balconies provide some solar shading.

The frontage is being upgraded, with a fourth tree being added to the three existing street trees on the site. Current trees are set in tree-grades; these will be removed and replaced with planting pockets which will be integrated with street tree planting to provide more greenery along the edge. Benches and bicycle racks are being used to increase pedestrian traffic and activate the area. A patio off the amenity creates an indoor/outdoor connection with planting to provide some scale and colour throughout the seasons.

Along the lane edge some vines have been added to the London Drugs wall to soften the edges. The third level contains semi-private patios and community agriculture, with storage for garden supplies at one end. Irrigation will be used throughout the planting and gardens.

The applicant team then took questions from the panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**

- Design development to increase the resolution of the podium; design quality and resolution of form of the tower should be brought into the podium
- Habitability and excitement are needed in the lane to encourage occupation
- Integration of the tile and other materials in a meaningful way
- The Davie Street frontage requires more clarity and resolution; it is currently too busy
- Design development to better tie the tower and base together
- Consideration to be given to thermal bridging; energy requirements have not been met
- Design development of the amenity space; the interior and exterior spaces should be adjacent. Family units should be located on the level with the children's play area
- Increase weather protection on Davie Street

- **Related Commentary:**

The panel noted that it is exciting to see new towers added as rentals to the west-end stock, although more thought could be given to increasing the affordability of the units. The proposal is a simple elegant structure with a nice cadence, and a colour palette which is appropriate and tasteful. Detailing of the solid panels window wall, and balconies are critical to design's success.

Currently the lane lacks habitability and is quite harsh and bleak. Additional landscaping to break down the scale would help. Design development is needed with regards to the buffer between the lane and the children's play area, as screening the walls does not do much. Provide architectural treatment to daylight the back interior spaces and to add character and life to the laneway.

The outdoor and indoor amenity spaces are currently too small. Eliminating the private decks on the roof, or opening up the courtyard by moving the planters, would help to free up space in order to increase the outdoor amenity. Additionally, bike parking should be moved in order to improve the first level since it could be better used as a lobby or amenity.

Currently the Commercial Retail Unit (CRU) volume on Davie makes the street wall seem to tower over pedestrians. As well, they result in an over-abundance of doors along Davie Street. Breaking down the scale of the two-storey wall and simplifying the area would help to better break down the scale and encourage pedestrian movement in the frontage. More thought should also be given to the awnings in this area as they are currently too high to provide continuous weather protection.

While the colours and materials proposed seem good, more play should be done with the overall pattern. Experimenting with the material rhythm or a more vertical design would better distinguish this building as an evolution of the West-End. The ground floor and podium especially seems lacking in character and require a higher quality finishing or more boldness of design in order to bring the quality up to the level of the rest of the building.

While the balconies provide a bit of solar shading the units look as though they will be very hot in the summer as there is no heat recovery ventilation. Consideration should also be given to thermal bridging as the building does not currently meet district energy requirements. Overall much more work is needed in order to make the units more sustainable and more liveable.

- **Applicant's Response:** The applicant team thanked the panel for the comments, and noted that they will take them under advisement.

2. Address:	438 W King Edward Avenue
DE:	DE419129
Description:	To construct a four to six-storey residential building including 101 seniors supportive housing units (45 strata and 56 secured market rentals) and 30 community care bedrooms.
Zoning:	CD-1 Pending
Application Status:	Complete Development Application
Review:	Second (First as Development Application)
Architect:	NORR Architects Planners (Glenn Burwell)
Owner:	Care Pacific
Delegation:	Glenn Burwell, NORR Architects Planners Simon Ho, NORR Architects Planners Mary Chan Yip, PMG Landscape Architects Juan Monterosa, MMM Group
Staff:	Colin King

EVALUATION: SUPPORT (6-0)**• Introduction:**

Sailen Black, Development Planner, on behalf of Colin King, introduced the project as an RS-1 site, with eight lots from the lane to Yukon Street and a 464 ft. frontage. The site is near the King Edward Canada Line station and is surrounded on all sides by existing detached single family housing. The zoning for the area was approved in principle by Council in 2014.

The proposal is for 135 units (154 beds) with a variety of unit types - from Assisted Living market housing, to Complex Care rental. The proposed FSR is 2.27 in total, of which 1.99 FSR is above grade. The proposed width of the six-storey portion is about 116 ft. wide, while the width of the five-storey portion is proposed at 138 ft.

The eastern floor plate is about 70 ft. deep, and the western floor plate extends from the King Edward setback to within 4 ft. of lane. There is a 24' courtyard to the townhouses on lane.

There is a two-storey connector between two of the buildings to the west with program space at grade, and a one storey circulation connection at-grade between the two buildings to the east. Amenity spaces are proposed at grade and below-grade, with sunken courtyards off the lane.

Advice from the Panel is sought on the following items:

1. Advice of the Panel is sought on the revised form of development, and landscape along King Edward Avenue associated with the relocated east wing.
2. Can the Panel comment on the performance of the different amenity and service spaces that are proposed above and below grade, considering the implications for livability and the form of the development?
3. Can the Panel comment on the lane interface, including the uses, activities and massing proposed along this edge?
4. Comment is sought on the quality of materials, colours and detailing shown.

5. Comments are sought on the landscape and architectural design of this complete DE application, in general.

- **Applicant's Introductory Comments:**

The applicant introduced the project as a senior's facility with three levels of care. There is approximately a 2:1 ratio of rental to market units within the building with townhomes at the main level.

Comments from the previous appearance at UDP included further developing the residential character of the buildings. This has been done through the inclusion of townhouses and the development of landscaping along King Edward Avenue, Yukon Street and at the lane. The entry point has been developed to encourage its use for drop-off and pick-up.

The complex roof forms have been revised to provide a calmer expression, and mechanical elements have been screened.

Two rows of trees will be introduced along King Edward Avenue. More patios with semi-private outdoor spaces have been added.

A muted colour palette has been used, along with a panel system. There is a base of dark stone, and all the glass will be clear. Black mullions and black railings are to be used. A baguette system will be used to screen rooftop mechanical equipment. Overall there is a strong horizontal look to the project.

The grade level street frontages have been developed to be more street-friendly. Each unit will have its own semi-private outdoor space that will be separated from the street with a low wall. Plantings along the wall and street will generate a lush edge all along King Edward Avenue. An existing horse chestnut tree at the northeast corner of the site is being retained by pulling back the building, which results in more generous yards. Larger patios along Yukon Street create animation and unify the ground plane. Canopy trees and lush planting provide a green edge along the lane. At the eastern edge there is space for a community garden, with edible plant materials to be provided.

There are multiple amenity spaces in the building. An entry that will be well used as a pick-up and drop-off zone has been developed with an amenity space so people will be able to interact with their neighbours while waiting to be picked-up. An outdoor amenity space is provided on level two, and there are amenity spaces adjacent to the various dining areas. These spaces are generous to allow for programming. Amenity spaces are also provided along the north side of the building. At the centre building there is a large amenity space on the roof.

Planting includes lawn materials with an irrigation system to be implemented for dry periods. All the perimeter planting is at grade, which creates good soil volume for the growth of trees around the site. The patios will be graded to allow for ground-water recharge for rain runoff. At the roof level there is a green roof on the west and east buildings to allow for rainwater mitigation.

- **Panel's Consensus on Key Aspects Needing Improvement:**

- Programming activities should strengthen the relationship of the link to the outdoors
- Greater activation at King Edward Avenue and the lane
- Additional daylight at the yoga and artist studios; consider moving these above grade

- Glazing is overused in some places; attention required regarding potential overlook conditions
- Increased day-lighting into service and support spaces would animate the lane and could be used to improve the perceived scale
- Design development to create a more appropriate expression at the entries
- Material colours could be bolder or more differentiated
- Explore vertical landscape and architectural treatment along the lane
- More trees are needed around the courtyard
- Consider removing the vertical 'wing' components at the entry

- **Related Commentary:**

The panel thanked the applicant team and noted that further development of the project has resulted in improvements that will make the building a handsome addition to the neighbourhood.

The landscaping along King Edward Avenue is well resolved, and seems lively and liveable. More consideration of landscaping along the lane at Building A is required as the transition seems too harsh. Consideration should be given to provision of more vertical landscaping at the east elevation.

While the east-wing building provides relief to the massing along King Edward Avenue, the entry could use more trees and a larger canopy. The main entry at the lane should announce itself more strongly, perhaps by deleting one parking spot to allow it to become more dedicated as an arrival area.

The amount of open amenity space is good, but there seems to be too much transparency and overlook along the east lane. The covered outdoor space on the roof is appreciated; however, some of the social spaces at grade don't directly open onto the courtyard and should be considered if programming allows. Connecting these spaces would provide a better link between indoor and outdoor spaces. There appears to be a lack of natural light in the yoga and artist studios. Day-lighting for these spaces would be improved if they were moved above grade.

The materials seem fine, but some opinion was split on the overall colour scheme. Some members appreciated the muted colour palette and thought that the colours produced a nice rhythm, while others thought that the colours could be a bit livelier. All of the panelists thought that the tail-fins at the King Edward entry distracted from the overall rhythm of the building.

While the lane interface seems well considered for Building C, at building B it seems a bit too generic and lacks a sense of arrival. The south elevation at the lane has too much glass - solar control is needed. The large exposed rear patios should have shade elements or there should be the potential to erect shade structures, when needed. Additional planting could also help to reduce overall solar exposure and improve the comfort of the units and patios.

In terms of sustainability, hybrid in-room heat pumps would be much better as they have a longer life and also reduce acoustical issues.

Applicant's Response: The applicant team thanked the panel for their comments. The entry will be reviewed and canopies at the rear decks will be considered. A mechanical engineer will look at the viability of a heat pump system.

3. Address:	5650 Balaclava Street The Knox United Church + New Fellowship Centre
DE:	DE418780
Description:	To construct a two-storey annex at the east side of the existing Knox United Church. The proposal includes multipurpose rooms, offices and a 20-children preschool.
Zoning:	CD-1 Pending
Application Status:	Complete Development Application
Review:	Third (Second as Development Application)
Architect:	Rositch Hemphill Architects (Anca Hurst)
Owner:	Hon Towers Kerrisdale Ltd.
Delegation:	Keith Hemphill, RHA Anca Hurst, RHA Lin Lin, PFS Studio
Staff:	Sailen Black

EVALUATION: SUPPORT (3-2)

- **Introduction:** Sailen Black, Development Planner, introduced the project as being north of 41st Avenue, on Balaclava in the Dunbar neighbourhood. The site currently contains Knox United Church, and is adjacent to Kerrisdale Elementary School to the immediate east. To the north and across Balaclava to the west the zoning is for single-family, and across 41st Avenue is Crofton House School.

A CD-1 rezoning was approved in principle by Council in 2009. This established the density, height and setbacks of a four-storey multiple dwelling designed for seniors. The rezoning required any design to achieve a minimum LEED Silver rating. Knox United Church is listed on the Vancouver Heritage Registry as a “B” building.

The application was reviewed by the Urban Design Panel on April 8, 2015 and was not supported. Minutes from the meeting included the following comments:

Panel’s Consensus on Key Aspects Needing Improvement

- *Design development to improve the expression of the Annex;*

Related Commentary

[...] they found the vocabulary of the annex at odds with the site. Although they agreed that it could be different from the church and residential they thought the design seemed too complicated. As well some Panel members found the entry and approach to be too harsh and abrupt especially with the angular roof. They noted that the design was not complimentary to the existing church.

Some Panel members thought the location of the multipurpose room for the annex was problematic. They suggested flipping the annex with the church as it blocks a lot of light to the courtyard. As well they noted that although the children’s play area in the south was a good location for this use, they didn’t support the long walk over concrete to get there.

The proposal is to construct a two-storey annex at the east side of the existing Knox United Church. The existing Fellowship Centre will be replaced with a new two storey Annex, with offices on first floor and a preschool above for 20 children. Pedestrian and vehicle access will be from a midblock driveway on the south side.

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

- 1) The application's response to the previous Panel comments
 - 2) The revised exterior design in terms of expression, colours, and materials
- **Applicant's Introductory Comments:** The applicant team introduced the project and noted that the area that previously had a long entry stair has been revised with consideration to ensure that the exiting in the area was correct. The massing was also taken into consideration as a big concern previously was how imposing the massing appeared.

The previous Panel had suggested relocating the multi-purpose room. However, after much consultation it was determined that it was critical for the multi-purpose room to retain a direct connection with the church, and remain directly accessible by the public as the room is for semi-public use. It is also important that the multi-purpose room have a direct connection to the courtyard, as the outdoor space will function as a reception area.

Due to the changing grade an accessible lift has been added, as well as a stair. The daycare is on the second floor, and the play area is currently in the best location possible in order to create connections between kids of different ages.

The building expression has been toned down and the materials have been changed. There was a previous concern about the timber elements creating too much of a 'Whistler' feel, which was not appropriate to the character of the existing church. The covered walkways have also been simplified to make them engage more with the building.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to simplify the form and make it respond better to the church
 - Stronger heritage consideration with regards to the covered connection to the church
 - Additional consideration of the colours as they currently seem too bold
- **Related Commentary:**

The panel noted that this proposal seems to be an improvement, and has addressed previous panel commentary. However, the form should be further simplified as it appears to be too busy and over powers the church. The relationship of the canopy to the church does not seem appropriate.

Some members thought that the proposal seems like three separate buildings on the site, and the courtyard should feel like a church cloister garden in order to unify them. There needs to be more of a unified approach to the building relationships

The colour scheme should reconsidered and perhaps be more limited or the shades should be toned down a bit.

Overall the project is on the right track but further refinement is needed.

- **Applicant's Response:** The applicant team appreciated the comments, and noted that everyone has a different opinion on colour. The character of the annex to the existing church should be seen as quite distinct. Covered access is needed between church and building but it was agreed that it could be more respectful of the existing building.

4. Address:	5668 Balaclava Street
DE:	DE418802
Description:	To construct a four to five-storey residential building, designed for seniors. The proposal includes a total of 76 dwelling units.
Zoning:	CD-1 Pending
Application Status:	Complete Development Application
Review:	Third (Second as Development Application)
Architect:	Rositch Hemphill Architects (Anca Hurst)
Owner:	Hon Towers Kerrisdale Ltd.
Delegation:	Keith Hemphill, RHA Anca Hurst, RHA Lin Lin, PFS Studio
Staff:	Sailen Black

EVALUATION: SUPPORT (5-0)

Introduction: Sailen Black, Development Planner, introduced the project site on the north-east corner of 41st Avenue and Balaclava in the Dunbar neighbourhood. The site currently contains several single-family houses and Knox United Church and is adjacent to Kerrisdale Elementary School to the immediate east. Across Balaclava to the west is single-family housing, and across 41st Avenue is Crofton House School. Nearby grocery shopping exists at an IGA two and a half blocks west, and at a corner store one block east at Carnarvon Street.

Crofton School and a multiple dwelling on the south side of the avenue are both zoned CD-1, while the site itself is zoned RS-5.

A CD-1 rezoning was approved in principle by Council in 2009 and established the density, height and setbacks for a four storey multiple dwelling designed for seniors. The rezoning requires a minimum LEED Silver rating. Conditions of the approval included two items of urban design interest, both added by Council at the Public Hearing:

Examine the feasibility of an east/west pedestrian route through the site to connect Balaclava Street to the Kerrisdale Elementary School playing field, in consultation with Kerrisdale Elementary School, Knox United Church and neighbourhood representatives.

Note to Applicant: If feasible, in the opinion of the Director of Planning, the connection should be shown on the development permit

Design development to provide better horizontal connections and add indoor amenity space oriented to seniors;

Note to Applicant: To provide year-round spaces for casual social interaction, the design must provide additional indoor floor area devoted to those features typically seen in seniors oriented multiple dwellings, such as lobby areas, general purpose recreational rooms, and above-grade connections between the elevators and stairs.

This application was reviewed by the Urban Design Panel on April 8, 2015 and was not supported at that time. Minutes from the meeting include the following commentary:

Panel's Consensus on Key Aspects Needing Improvement

- *Design development to have the residential building better fit the slopes of the site;*
- *Design development to improve the connection to the amenity room;*
- *Design development to allow for public access through the site to the school;*
- *Consider improving the community space on the roof.*

Related Commentary

[...] the Panel had some concerns regarding how the residential building was addressing the slopes on the site. They thought the three levels made for an awkward solution especially in a senior's building. They did not agree with the use of two sided elevators and thought the floors should have level access. As well they thought the connection to the amenity room and the proposed uses were not working especially how the amenity room addresses the lobby. One Panel member noted that the amenity room was at the end of a corridor.

The Panel thought the east/west pedestrian connection had addressed the previous concerns but wondered how the neighbourhood would get access to the school grounds. They commended the applicant for saving the trees but wondered about the quality of the roof deck. They felt there was a lack of community happening and was mostly a sea of gravel. One Panel member questioned the lack of irrigation for the site.

Regarding the expression, materials and colour palette, most of the Panel found the original rezoning submission was stronger. They wanted to see the residential expression simplified a bit.

Regarding sustainability, it was suggested that the proposal could add solar units on the roof for domestic hot water.

This proposal is for a new multiple dwelling designed for seniors over five levels, containing 76 residential units. There is parkade access to the new residential portion from 41st Avenue, and pedestrian access and vehicle drop-off proposed from a midblock driveway on the north side. The applicant reports that they consulted the Facilities department of the Vancouver School Board and Knox United Church regarding an east/west pedestrian route, and these groups were opposed to providing one.

The proposal includes an alternate solution to the raised courtyard and amenity room suggested at rezoning. The application proposes lowering the central space to create a 5th level at grade with Balaclava, and position a common amenity space level with the mid-block driveway to the north.

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

- 1) The application's response to the previous Panel comments
- 2) The suitability of the building and open space design for seniors
- 3) The proposed response to the conditions regarding feasibility of an east/west pedestrian connection, and better connections and amenity space for seniors
- 4) The proposed exterior design in terms of expression, colours, and materials

- **Applicant's Introductory Comments:**

The applicant team felt that the project had been previously well received by the panel. The materials, colours and architectural expression were supported. The main problem was with the stepping of the building mass which resulted in stairways and elevators being used in a way in which inhibited the senior population from moving freely throughout the building. Another problem was the relationship of the amenities to the lobby and entrance.

In order to solve these problems it was determined that, rather than having stepped floors, the building could remain within the height limitations and use continuous floor levels instead. This allowed for the elimination of the internal stairs, and results in better circulation throughout the building.

In the previous design the amenity was tucked under the building at the end of a corridor, and seemed difficult to access. It also seemed a bit restricted by being in the courtyard. The amenity has since been brought up to grade and adjacent to the lobby to make it much more accessible from the residential drop-off, while still retaining a connection with the outdoors and the community. The amenity also faces Balaclava and has also been enhanced with washrooms and meeting space, both semi-public and private.

In the parkade level an amenity room has been added for use as a workshop so that people have access to tools and space to use them. In addition, a laundry and house-keeping facility have been created to allow caregivers to work in an appropriate environment. A number of areas in the parkade have also been revised to eliminate challenging slopes, and a scooter room has been provided with access from the street. Visitor parking now has more direct access into the main building.

The architectural expression has been toned down a bit and the rooftop amenity has been reconfigured with the communal gardens now located to the south of the roof. The reconfiguration of the floor levels, which results in an elevated storey to the north, creates better access and a stronger relationship to the communal gardens, as well as allowing for a better arrangement of the planting beds.

- **Panel's Consensus on Key Aspects Needing Improvement:**

- Design development to simplify the expression; there is an opportunity to do something creative or functional with the terracotta screens, such as using them for solar shading
- The east/west pedestrian connection is not supported by the church or the school; if it must be integrated perhaps an alternate location would work better - at the very least perhaps a controlled gate should be installed
- Additional consideration of the colours
- Additional attention should be paid to sustainability

- **Related Commentary:**

The panel thought that, although the design expression seems a bit overly complex, it is an improvement on the previous proposal. Greater simplification is recommended, and the applicants should look at the shapes and geometries of the building treatment. Another round of editing is needed on materials and expression in order to make them work.

The scooter access and attention to grade will make a big impact on day-to-day liveability. Although the east/west pedestrian connection is not supported by the church or the school, it could potentially be integrated. One member thought that either a gate should be added or the connection should be relocated.

Consideration of solar shading is required. The lattice on the outside of the building could potentially make an effective solar shading element. The overall lattice expression needs to be calmed a bit. The patterning and geometry on all sides of the building should be looked at to develop a cohesive expression that is tied into solar shading.

There was some concern about the relationship to the field, particularly with the presence of night-time lighting, although it was recognized that the relationship of the existing field to the seniors housing should be obvious to potential purchasers.

The relocation of the amenity space is a vast improvement, and the elimination of the stepping floor plate is a significant improvement. Configuring the courtyard for more private use is a positive move, and the roof space is much easier to access. The amenity and patio seem to be much more successful. The more rational approach to the courtyard and internal circulation is good.

Overall the previous comments have been successfully addressed.

- **Applicant's Response:** The applicant thanked the panel for their comments and agreed with the idea of simplification. Particularly, they liked the idea of turning the terracotta into a solar shading element. Regarding the relationship to the park, people who live beside a park love being there because they get to watch things. Thus they may regard this as a good trade-off to the late night lighting of the area. The relationship of the development next to the school and play fields will be noted in a disclosure statement for potential purchasers. Attention will be given to the colours, and to the expression of the building.

Adjournment

There being no further business the meeting adjourned at 7:45 p.m.