

## URBAN DESIGN PANEL MINUTES

**DATE:** July 17, 2013

**TIME:** 4.00 pm

**PLACE:** Town Hall Meeting Room, City Hall

**PRESENT:** MEMBERS OF THE URBAN DESIGN PANEL:  
Ryan Bragg (Excused Item #2)  
Walter Francl (Excused Item #1)  
Joseph Fry (Excused Item #3)  
David Grigg  
Joseph Hruda (Left after 2<sup>nd</sup> Item)  
Phil Mondor  
Goran Ostojic (Excused Item #3)  
Norm Shearing (Chair)  
Peter Wreglesworth

**REGRETS:**  
Daryl Condon  
Vincent Dumoulin  
Veronica Gillies  
Bruce Hemstock

**RECORDING  
SECRETARY:** Lorna Harvey

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### ITEMS REVIEWED AT THIS MEETING

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| 1. | 8175 Cambie Street, 519 SW Marine Drive and 8180-8192 Lord Street |
| 2. | 7298 Adera Street (formerly 7101 Granville Street) (Shannon Mews) |
| 3. | 720 East Hastings Street  |
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**BUSINESS MEETING**

Chair Shearing called the business meeting to order at 4:15 p.m. and noted the presence of a quorum. After the business meeting the Panel considered applications as scheduled for presentation.

1. Address: 8175 Cambie Street, 519 Southwest Marine Drive and 8180-8192 Lord Street  
 DE: N/A  
 Description: The proposal is for a mixed-use development to include commercial retail space and 368 residential units in two towers (31 storeys and 12 storeys), a 3-storey building with a daycare and a community amenity space. Includes the relocation of the lane adjacent to 8192 Lord Street.  
 Zoning: C-1 to CD-1  
 Application Status: Rezoning  
 Review: First  
 Architect: Francl Architecture  
 Owner: Wesgroup  
 Delegation: Walter Francl, Francl Architecture  
 Stefan Aepli, Francl Architecture  
 Peter Kreuk, Durante Kreuk Landscape Architects  
 Deana Grinnell, Wesgroup  
 Jean-Pierre Mahe, Morrison Hershfield (Engineering)  
 Christephen Cheng, Bunt & Associates (Transportation Planning)  
 Staff: Dwayne Drobot and Anita Molaro

**EVALUATION: SUPPORT (7-0)**

- **Introduction:** Dwayne Drobot, Rezoning Planner, reminded the Panel that the project was part of the Marine Landing development that was adopted by Council in May 2011. He described the context for the area. He added that the project is the final development at the intersection of SW Marine Drive and Cambie Street. He noted that through discussion with the applicant, it was proposed to shift the massing and have a 12-storey tower and also reduce the podium to allow for more sunlight penetration into the Marpole Family Place and daycare area. The site will have a 285 foot tower with retail on the main floor, a 37 space childcare and relocation of the lane.

Anita Molaro, Development Planner, indicated that they have been challenged with the grade across the site. One of the approaches taken was to accommodate access to parking and loading into the interior of the site through the introduction of an auto-court. As well they want to make a strong pedestrian link from Cambie Street over to the park.

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

Does the Panel support the rezoning and resultant form of development taking into consideration the Cambie Corridor Design Principles including:

- Building siting, tower form and massing and density (5.99 FSR) and height (285 feet);
- Alternative massing approach for the 12-storey tower (120 feet) versus a 6-storey podium;
- Integration of the site with adjacent development and pedestrian network;
- Shadow and view impacts;
- Open space and landscape strategy including auto-court; and
- LEED™ Gold strategies.

Mr. Drobot and Ms. Molaro took questions from the Panel.

- **Applicant's Introductory Comments:** Walter Francl, Architect, further described the proposal noting they planned for as much daylight as possible into the family center and daycare area. As well the association with the park was important. The traffic associated with the development happens off of Lord Street and potential drop off area for the daycare. Since Marine Drive is a busy road they wanted to shelter the courtyard space and provide as much daylight as possible. He added that they also wanted to be able to have a glimpse through the site from the Canada Line Station to the park. Regarding the LEED™ strategies, there are balcony projections and screen elements to deal with heat gain on the south and west facades. Mr. Francl added that the mews that connects to the lane was designed to have a minimal amount of traffic as it is also a pedestrian mews.

Peter Kreuk, Landscape Architect, described the landscaping plans noting it was designed for pedestrian linkages. The lobby entrances to the towers will be located off the courtyard space and has a water feature and high quality paving. There is also a waterfall proposed on the backside of the retail. The family center and daycare has a green roof and a outdoor community space. There is an amenity garden between the two towers and includes urban agriculture, kids play and an outdoor kitchen. An architectural screen is proposed along Marine Drive to help reduce noise and a public art component. At the corner of Marine Drive and Cambie Street a restaurant is proposed with outside seating.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
  - Design development to step the building to the north;
  - Design development to improve the pedestrian realm in the courtyard;
  - Design development to reduce the shade to the courtyard from the 12-storey building;
  - Consider improving the sustainability strategy.
- **Related Commentary:** The Panel supported the proposal and thought the move to reduce the height of the podium was the right move to introduce more sunlight into the courtyard.

The Panel supported the massing, density and height while some Panel members were concerned with the way the tower related to the site to the north and thought there should be a more sensitive stepping down of the massing. They noted that it was an abrupt transition of the 6-story to the 31-storey building.

Some Panel members thought the access to the courtyard could be improved with one Panel member stating that it could have been more pedestrian friendly. The panel also liked that the podium height had been reduced as the site lines from the station through the towers to the residential beyond had been improved. This would allow people to cut through the site and not have to go around the building. Another Panel member noted that Ash Park is an important amenity in the area and wanted to see a more defined and intentional crossing at the intersection of the lane and Lord Street direct connection from the intersection to the park.

With respect to the 12-storey building, some Panel members suggested sculpting to reduce the shade on the courtyard.

The Panel had some concerns regarding the auto-court and thought having the pedestrian and loading was incompatible. One Panel member suggested using bollards to restrict vehicular movement at different times.

Regarding the LEED™ Gold strategies, it was suggested that a clearer strategy needed to be laid out regarding the various elements that are included.

**Applicant's Response:** Mr. Francl said the Panel's comments were very helpful.

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2. Address:	7298 Adera Street (formerly 7101 Granville Street) (Shannon Mews)
DE:	416823
Description:	This application is for phase two of the overall project at Shannon Mews, which includes demolition of four existing buildings, development of four residential buildings ranging from seven to nine storeys, restoration of the perimeter wall development of new landscape elements including a portion of the public park and development of a district energy system.
Zoning:	CD-1
Application Status:	Complete
Review:	Second (First as Development Permit)
Architect:	Perkins + Will
Owner:	Wall Financial Corp.
Delegation:	David Dove, Perkins + Will
Staff:	Jane Durante, Durante Kreuk, Landscape Architects Agatha Malczyk

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**EVALUATION: SUPPORT (7-0)**

- **Introduction:** Agatha Malczyk, Development Planner, introduced the proposal for a development that will include 390 residential units that range from studios to units with two or more bedrooms. Since the units may be suitable for families, the High Density Housing for Families with Children Guidelines will apply to the project. As a result, the proposal includes a variety of outdoor amenity spaces with room for children's play. The areas programmed for quiet activities will be located at grade and on the roof. As well there are indoor amenity spaces in each building. Ms. Malczyk explained the guiding principles for the project that was set out during the rezoning process. She noted that there are four new buildings with heights from seven to nine storeys. She described the unique challenges that were presented in designing these blocks. Regarding the landscaping, Ms. Malczyk mentioned that the retention of the copper beeches was important. She added that the site coverage is lower in Phase 1 to preserve the garden-like nature of the original estate and higher in Phase 2.

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

1. Have the previous comments of the UDP been addressed in this application, where some of the items discussed included:
    - a. Distribution of forms and density
    - b. Sensitive transition at street, response to the edge conditions and reduction in the blockiness of massing
    - c. Scale and expression of the project in relation to the heritage aspect of the site
  2. The character and context facing each side of the site changes from lanes to arterial streets to quiet private properties. Are the landscapes, building materials and details identified for each part of the site appropriately and well-resolved responses to these different site adjacencies?
  3. The applicant team was asked as a condition of rezoning to identify a site-wide strategy that would visually blend new, taller buildings into the landscape at the perimeter. Examples given included architectural treatments such as green walls and special cladding. Is the implementation shown effective in addressing this goal?
  4. Do the sustainable design features on the drawings and model show a focus on passive design, rather than mechanical or other powered systems?
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5. Are the interior and exterior residential amenity spaces proposed for the project sufficiently resolved and adequate for the proposal?

Ms. Malczyk took questions from the Panel.

- **Applicant's Introductory Comments:** David Dove, Architect, further described the proposal using a power point presentation. He noted that it is a large site as it is ten acres and with no streets running through the site. As a result the buildings are rather long. He mentioned that they wanted to maintain the garden-like nature of the site and introduce a new park for the community as well as visual access to the existing heritage mansion. He described the architecture noting that most of the buildings have a 4-storey datum with the upper portion setback to provide terracing. He said they struggled with how to differentiate the look of the buildings. They have four different façade treatments. On West 57<sup>th</sup> Avenue and Adera Street there are townhomes with a three or four storey shoulder. The bulk of the building massing is at the center of the site with three buildings that will have penthouse roof decks and comprise the bulk of the mass at the center of the site. Mr. Dove described the colour and material palette. He added that they are achieving LEED™ Gold with a district utility and other sustainable measures. He noted that the window to wall ratio will be around 35% to help with the energy performance.

Jane Durante, Landscape Architect, described the landscaping plans and gave a background on how the landscape plans came about. She noted that the mystery of the gardens will be balanced with visual access. She added that they started with the premises of having as much garden as possible on the site. The ten acre site will have around seven acres of garden which is an amazing opportunity for a lush environment. Ms. Durante mentioned that there is a lot of public access to the site as well as private areas. There is a lighting strategy to make for a comfortable walk around the site at night. The three golden beeches are about 70 years and will have a large hole in the parking garage for them. There are four areas planned for children's play on the roof decks as well as urban agriculture.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
  - Design development to Block F to move it further away from the cooper beech trees;
  - Design development to create variety in the building expression;
  - Design development to improve the colour palette;
  - Design development to improve the site lines from Adera Street through to the existing mansion;
  - Design development to improve sunlight access into the south courtyard.
- **Related Commentary:** The Panel supported the proposal and respected the complexity of the project and the design team's efforts.

The Panel thought there was some design development needed to improve the project. Some Panel members thought the early versions in Phase 1 were more articulated and varied in their materiality and didn't seem as repetitive. The Panel however did like the townhouses on the street with the darker masonry. A couple of Panel members thought Block F was far too close to the copper beeches making for a difficult interface and suggested moving it further to the south.

A number of Panel member thought there was an institutional look to the project and that the white colour dominated. They suggested the applicant look at Phase 1 and make the

buildings a little darker using the white as an accent. As well they thought the three building seemed to have a lapse in sophistication in the details and were overly simplistic. One Panel member suggested adding a little more height in the middle of the site.

The Panel felt there was a good transition from the site to the street and was the most successful area of the project. As well they thought the neighbourhood interface was well done. One Panel member noted that the open space along West 57<sup>th</sup> Avenue was generous.

The Panel liked the roof top access with the copper screens with one Panel member suggesting they could reappear on more of the building facades.

The Panel thought there needed to be a major commitment to the landscaping so that people would be able to see glimpses into the gardens. As well they wanted the development to be gently placed in the gardens. To make the landscaping more successful the Panel suggested adding more mature trees on the site.

One Panel member noted that tree protection during construction was going to be very important. Several Panel members were concerned with saving the copper beeches. As well another Panel member noted that the view from Adera Street thought Beech Park to the existing mansion was hampered by the Block F and there was some concern regarding the amount of sunlight in the south courtyard.

The Panel supported the sustainability strategy with one Panel member noting that the approach worked on the different facades with passive design features. As well they thought it was refreshing to see a 35% window to wall ratio and that the district energy and solar hot water were good examples of a successfully sustainable site.

- **Applicant's Response:** Mr. Dove thanked the Panel and said he appreciated their comments. He added that the buildings are meant to be background buildings. He noted that the resolution of the townhomes and the white buildings have been resolved to the same level although there is more texture to the townhomes. He said they were meant to be modern buildings and that the client had asked for white buildings on a park. Mr. Dove mentioned that they had worked hard to achieve a balance of simple, clean buildings in a beautiful garden setting.

3. Address:	720 East Hastings Street
DE:	416884
Description:	Concurrent rezoning and development application to develop the site with a 6-storey mixed-use building containing the Strathcona library at grade, programming area on the second floor and 21 units of social housing on levels 3-6. One level of underground parking will be provided with access from the lane.
Zoning:	M1-CD-1
Application Status:	Rezoning/Complete
Review:	First
Architect:	DIALOG Architecture
Owner:	City of Vancouver
Delegation:	Bruce Haden, DIALOG Architecture Robin Hall, DIALOG Architecture Joseph Fry, Hapa Landscape Architects Helen Carruthers, Light House
Staff:	Cynthia Lau and Paul Cheng

#### EVALUATION: SUPPORT (5-0)

- Introduction:** Cynthia Lau, Rezoning Planner, introduced the proposal for a concurrent rezoning and development permit application. The site consists of two existing buildings containing retail and wholesale uses. The application is to rezone from the current M-1 (light industrial) zone to CD-1. The proposal is for a 6-storey building with the Strathcona Library at grade and social housing units from levels two to six. There are a total of 21 units of social housing that will be operated by the YMCA. Ms. Lau noted that this part of Hastings Street is zoned for light industrial but was deemed a let-go area, as affirmed in the Industrial Lands Policy. Currently, the DTES Local Area Planning Program is underway and the application follows the Interim Rezoning Policy. The DTES Housing Plan envisions Hastings Corridor as a medium-density, mixed-use zone where there is an emphasis on social and affordable housing.

Paul Cheng, Development Planner, further described the proposal noting that the site is in an industrial zone that permits zero lot line development. Across the lane is a historical housing zone that is RT-3 which permits duplexes and single family homes. He explained that in most cases there is a strong transition from one zone to another between taller buildings and single family zones. This block does not have that transition and Mr. Cheng mentioned that the M1 zoning has never been developed under its full potential. He added that the design does show a strong effort to put the massing as far away from the backyards as possible. The future vision is a highly pedestrian oriented experience well right now that isn't the case. However, continuous weather protection has not been included in the proposal.

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

- Given the current context with the residential across the lane, are there any concerns with regards to overlook and privacy?
- Should weather protection be provided or are there other solutions to address the present and future context of the area?

Ms. Lau and Mr. Cheng took questions from the Panel.

- Applicant's Introductory Comments:** Bruce Haden, Architect, further described the proposal and mentioned that there were several members of the design team present. He

noted that the street is very much in transition with a series of low scale retail and some historic buildings. He explained that the library is seen as a place for the neighbourhood of Strathcona and the DTES to come together. The density has been pushed as much as possible towards Hastings Street to minimize the impact on the residential units behind. As well this makes for a large south facing play area. Mr. Haden described the architecture and explained the general program for the library and the social housing space. He also described the material palette noting that the white brick which is a durable material and the balconies with coloured fronts.

Joseph Fry, Landscape Architect, described the landscaping plans and mentioned that the upper deck has been designed into three essential parts with children's play, urban agriculture and a communal space. The biggest challenge was to program the play area for a range of ages. The urban agriculture will have planters on casters and a variety of climbing plants are proposed. The green roof is not accessible and on the street is a simple approach with the retention of the existing street trees.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
  - Consider a temporary awning on the frontage;
  - Consider a transparent window into the library space;
  - Design development to improve the lane façade.
- **Related Commentary:** The Panel supported the proposal and thought it added a great social benefit and was a wonderful addition to the neighbourhood.

The Panel supported the overlook and privacy towards the single family homes and thought it was an appropriate scale. They also liked that the mass had been pulled towards Hastings Street and made for a good streetwall. Regarding the weather protection, the Panel thought there was a bit of a challenge since this was the first new development on the block. A couple of Panel members suggested having temporary awnings that could be updated at a later date.

Several Panel members would like to see a more transparent window at the front so as to see into the library.

The Panel liked the pop-out window but thought the alcoves of the building would be a challenge for CPTED issues. The Panel supported the materials choice and thought the white brick was appropriate but were concerned that it might not weather well. One Panel member noted that the lane elevation needed some more work with organization and texture to soften the feel along the lane.

A couple of Panel wanted to see more greenery on the lane.

- **Applicant's Response:** Mr. Haden thanked the Panel for their comments. Regarding the treatment of the glass into the library, Mr. Haden noted that there is a structure behind it and doesn't want it to look like a retail space. He also noted that it is important to light the space properly and make it a warm public space.

### Adjournment

There being no further business the meeting adjourned at 8:24 p.m.