

URBAN DESIGN PANEL MINUTES

DATE: January 15, 2014

TIME: 4.00 pm

PLACE: Town Hall Meeting Room, City Hall

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:
Walter Francl
Veronica Gillies
David Grigg
Bruce Hemstock
Phil Mondor
Goran Ostojic
Norm Shearing (Chair)
Peter Wreglesworth

REGRETS:
Ryan Bragg
Daryl Condon
Vincent Dumoulin
Joseph Fry
Joseph Hruda

**RECORDING
SECRETARY:** Lorna Harvey

ITEMS REVIEWED AT THIS MEETING

- | | |
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| 1. | 5805 Wales Street (Avalon Dairy) |
| 2. | 179 Main Street |
| 3. | 2706 Trafalgar Street (Kitsilano Secondary School) |
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BUSINESS MEETING

Chair Shearing called the meeting to order at 4:05 p.m. and noted the presence of a quorum. Anita Molaro, Assistant Director - Urban Design, thanked the outgoing Panel members for their service and welcomed the new Panel members who will take their place at the table at the next meeting on January 29, 2014. The meeting considered applications as scheduled for presentation.

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| 1. Address: | 5805 Wales Street |
| DE: | N/A |
| Description: | the proposal includes the construction of seven 3-storey stacked townhouse buildings and the restoration and heritage designation of the historic Avalon Dairy farmhouse containing a total of 62 strata units. |
| Zoning: | RS-1 to CD-1 |
| Application Status: | Rezoning |
| Review: | Second |
| Architect: | Robert Ciccozzi Architects |
| Delegation: | Robert Ciccozzi, Robert Ciccozzi Architects |
| | Rod Maruyama, Maruyama & Associates, Landscape Architects |
| Staff: | Michelle McGuire and Tim Potter |

EVALUATION: NON-SUPPORT (0-7)

- Introduction:** Michelle McGuire, Rezoning Planner, introduced the proposal for a second review by the Panel for a rezoning application for the former Avalon Dairy site. The site is a large parcel between Wales Street and East 43rd Avenue. The site contains the farmhouse which is a listed Category A building on the Heritage Register which is currently not protected. The site is currently zoned RS-1 and under that zoning it could be subdivided into approximately 10 lots with approximately 28 dwelling units including secondary suites and laneway houses. The site fronts the Avalon Greenway along East 43rd Avenue and is directly across from the Vancouver School Board Nursery and the Waverly Annex Elementary School. Ms. McGuire noted that the surrounding development is primarily single family homes. She explained that the rezoning application proposes to rezone the site from RS-1 to CD-1 to allow development of 61 dwelling units within seven 3-storey stacked townhouse buildings and the retention of the heritage farmhouse that will be retrofitted with bike storage and one dwelling unit. As well the proposal includes upgrading the Avalon Greenway and adding new community garden plots. Ms. McGuire mentioned that in terms of the relevant policy, the site is located within the Victoria-Fraserview/Killarney Community Vision area. The vision contains directions that support heritage retention projects and specifically retention of the Avalon Dairy.

Tim Potter, Development Planner, further described the proposal noting that the site is zoned primarily single family residential and is eligible for .6 FSR and building heights of 31 feet. As well laneway houses are permissible up to 20 feet. He mentioned that the RS-1 zone does not have any provision for the retention of heritage resources. The existing building is an "A" listed building currently on the Vancouver Heritage Register. Parking is accessed at the rear of the sited from the lane. Mr. Potter added that many trees on the site will be retained however there are some that will be removed to accommodate the proposal. The proposal will retain the existing heritage house as well as the construction of seven small townhouse blocks. As well the proposal includes the enhancement of the Greenway east of the cul de sac at East 43rd Avenue and the construction of below grade parking on the westerly portion of the site.

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

In addition to any comment on the overall form of development proposed for this rezoning application, the Panel's advice was sought on the following questions:

1. How well has the revised scheme addressed the previous Panel's comment with respect to the following identified concerns:
 - Increasing open space on the site overall and in proximity to the heritage house;
 - Improving upon the shadow performance on the site;
 - Improving wayfinding and clarity of pedestrian movement.
2. Comments on the success of the landscape design of the open spaces on the site.
3. Comments on the updated site planning and building placement and in particular the building separation between the townhouse blocks located at the northwest corner of the site having regard for shadow performance, livability and landscape potential (note: proposed separation is shown at 19 feet exclusive of projections).

Ms. McGuire and Mr. Potter took questions from the Panel.

- **Applicant's Introductory Comments:** Robert Ciccozzi, Architect, further described the proposal and mentioned that they had worked hard to provide more space around the existing farmhouse. They went to more of a townhouse design and tried to have a smaller footprint which also helped to address the wayfinding. He said they drew from the existing farmhouse with elements and materials and reincorporated that into the new design. The architecture is a stacked townhome design with lower flats and then 2-storey units above. He added that they wanted to maximize the rear yards and have room for pedestrians. Mr. Ciccozzi described the architecture noting the dormers, gabled entry ways and a rail fence around the perimeter of the site to keep in character with the heritage house. He added that they introduced colours that were similar to the farmhouse as well.

Rod Maruyama, Landscape Architect, described the landscaping for the proposal. He mentioned that they have opened up the courtyard with some lawn and some paving. The greenway has been kept mostly the way it was in the previous review but they have added more urban gardening in front of the heritage house. The rest of the landscape has some pockets for outdoor patios and walkways that connect to the back and front of the units. On the lane there are series of existing trees that will be kept but some trees will be removed because of the development.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to create a more clear hierarchy of open space;
 - Design development to improve shadow impacts in the northwest corner;
 - Design development to improve the placement of buildings and site planning overall;
 - Consider adding an indoor amenity space for the benefit of the project and community;
 - Design development to add an elevator in the parking garage;
 - Design development to reduce density on the site;
 - Consider removing trees in south to improve the viability of the garden plots;
 - Consider improving the sustainability strategy.
- **Related Commentary:** The Panel did not support the proposal and thought that although some parts of the design had been improved in terms of creating more open space, there remained concerns about the overall site planning and the relationship of the buildings to the heritage house.

The Panel said they were disappointed with the submission since the applicant hadn't shown how the current proposal responded to the previous concerns raised by staff and the Panel. They noted that there was some improvement in the open space as well as the use and disposition of the space but there was still room for further improvement. Although they found the shadow impacts were improved there was some concern regarding the separation between buildings six and seven. One Panel member mentioned that the 19 feet between these buildings was tight and uncomfortable. As well they felt that the wayfinding could be improved through signage and a site map for visitors to locate the different buildings.

Most of the Panel thought it was a shame to use the heritage building as a residence and since there wasn't any amenity space being provided, thought this would be the appropriate location for one. . They also felt that the farmhouse should be made special. As well they noted that the scale of the new buildings needed to be adjusted so that it wasn't reproducing the same scale as the farmhouse. The Panel were disappointed that there wasn't an elevator in the underground noting that it would be difficult for handicapped persons to use the parking.

For the most part the Panel felt that there was too much density on the site and that it was causing little breathing space between the buildings and the farmhouse. Several Panel members suggested removing two to four units to make the design workable.

Some Panel members thought the building's front doors should face the commons as this would enliven this space. As well they wanted to see wider paths between the buildings. One Panel member noted that the curving paths that overlap at the front entrances create little landscape pockets that seem out of place. As well it was mentioned that the southern row of trees seems to be one row too many and will make the garden plots unsuccessful.

Regarding sustainability, it was noted that the proposal does not seem to be meeting any targets for Built Green.

- **Applicant's Response:** Mr. Ciccozzi thanked the Panel and agreed that for the most part they had some good comments especially regarding the site orientations. He mentioned that their big challenge was the density and they have tried hard to make it work and still provide lots of open space. He added that if the client is open to losing some density they might be able to adjust the design. As well he explained that they didn't want to incur the cost of an elevator into the parking garage but agreed that one was needed.

2. Address:	179 Main Street
DE:	416774
Description:	to develop the site with a 9-storey mixed-use building consisting of ground floor retail units, 9 social housing units on the 2 nd floor and 47 residential units on the 3 rd to 9 th floors.
Zoning:	DEOD
Application Status:	Complete
Review:	First
Architect:	Atelier Pacific Architecture
Owner:	FDG Property Management
Delegation:	Brian Shigetomi, Atelier Pacific Architecture Simon Ho, Atelier Pacific Architecture Mary Chan-Yip, PMG Landscape Architects
Staff:	Sailen Black

EVALUATION: SUPPORT (7-0)

- **Introduction:** Sailen Black, Development Planner, introduced the proposal for a mixed-use building for nine social housing units and 47 residential units to be located adjacent to the fire hall two blocks west of Oppenheimer Park. He also noted the existing built context on the other sides of the site. He referred to the zoning, which permits heights up to 98 feet, and noted applicable sections of the design guidelines including built form and open space. He briefly described the main exterior features in the application. Mr. Black noted that the guidelines suggest that for new buildings next to rooming house where there are light wells, setbacks should be provided.

Entry to the nine social housing is proposed on the right of the front façade, which leads to stairs up to the 2nd floor. The units facing Main Street have Juliette balconies. The entry to the market dwelling units on levels three to nine are on the left of the front façade, leading to stairs and an elevator. These units have either open or enclosed balconies facing Main Street. Extensive or non-accessible green roofs are planned on levels two and the top of the building. The service functions and parkade entrance are on the lane.

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

- Does the Panel support the form of development at a density of 4 FSR and 88 feet of height?
- Taking into consideration current zoning and guidelines, does the Panel support:
 - a) The fit of scale in general (including height, density and floor area) within the local context
 - b) The proposed approach to private and semi-private open spaces to serve the different residential uses within the site
 - c) The proposed exterior composition and palette of materials

Mr. Black took questions from the Panel.

- **Applicant's Introductory Comments:** Brian Shigetomi, Architect, further described the proposal noting that it was an interesting site to work with considering the fire hall. He said they wanted to create some retail continuity on the lower level and tried to bring some of the local character into the architecture. He described the architecture noting the light wells in the adjacent building and that they wanted to add some greenery for their overlook. He mentioned that they have provided a continuous rain cover along the Main Street frontage and on the second floor there are Juliette balconies for the social housing units. Mr. Shigetomi said they are looking at sustainable elements on the roof as the owner

is looking at reducing energy costs. He added that they are hoping for a car share program for the single surface parking space. He mentioned that the majority of the units are under 400 square feet and are intended to be affordable.

Mary Chan-Yip, Landscape Architect, described the landscaping plans and mentioned that they treated the various areas of the roof and the second and top level. She explained that the plant materials were chosen to offer variety and colour throughout the seasons. There is currently one street tree on Main Street.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to add an elevator for access to the social housing units.
- **Related Commentary:** The Panel supported the project.

The Panel thought it was a nicely done project and supported the form and density as well as the scale, height and floor area. They recognized that the design was a good solution for a complex site and liked the way it recognized the fire hall at the corner. As well they thought it was a good fit for the neighbourhood. The Panel supported the applicant's choice of colours and materials.

The Panel agreed that not having an elevator to the social housing units was unacceptable.

The Panel supported the landscaping plans and thought it was well done but simple. Some members asked whether the rooftop could be made accessible. One Panel member suggested adding planting under the solar panels. A couple of Panel members suggested adding more street trees. Some Panel members recommended improving daylight access for the south units behind the stair tower.

Regarding sustainability, it was noted that the heating system was not defined and it was suggested the applicant look into a hydronic hot water heating system. They supported the use of solar to heat the domestic hot water and treatments to the different facades. One Panel member suggested adding some natural light in the stairwells. Another Panel member recommended making the bicycle rooms more appealing.

- **Applicant's Response:** Mr. Shigetomi said they would revisit the issue of the elevator. He added that originally they had included one but had some issues on the ground floor and as well there was the issue of the cost of putting one in.

3. Address:	2706 Trafalgar Street (Kitsilano Secondary School)
DE:	417395
Description:	to construct a new school while retaining the heritage façade of this "B" listed heritage school.
Zoning:	RS-7
Application Status:	Complete
Review:	First
Architect:	KMBR Architects
Owner:	Vancouver School Board
Delegation:	Witmar Abele, KMBR Architects Terry Tremayne, KMBR Architects Rod Maruyama, Maruyama & Associates, Landscape Architects
Staff:	Colin King

EVALUATION: SUPPORT (3-2)

- **Introduction:** Colin King, Development Planner, introduced the proposal for a new school that will also retain the heritage façade of the B-listed building. Mr. King explained that the proposal is part of the Vancouver School Board's (VSB) seismic upgrade program and since the amount of work required is so expensive, a renovation is not feasible. He described the context for the area noting the single family homes, community centre and Connaught Park. The heritage portion fronts along West 10th Avenue. This is a 3-storey building that sits within a landscaped forecourt that will be retained along with the original facades along the east and west frontages. The Heritage Commission voted in September 2013 to support the conservation plan and rehabilitation strategy for the school. The proposal includes a new school along Trafalgar Street giving an L-shaped configuration to the site and placing the sports fields along the east, strengthening the connection to the Community Centre. Mr. King described the internal planning in the proposal noting the gym to the east and the theatre to the west. The main door of the school will relocate to Trafalgar Street at the junction of the old and new buildings. He described the material and colour palette noting the use of fibre cement panels and the aluminum window system with colour accent panels and sunshades. Staff parking is provided along the south and west edges of the property and loading will be off West 12th Avenue. Mr. King mentioned that LEED™ Gold certification is required by the VSB.

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

- Commentary around access arrangements in general from Trafalgar Street and the desirability of loading access in particular, as they relate to the use of the main entrance.
- Commentary related to the handling of the new main entrance from Trafalgar Street as it relates to the prominence and legibility of the front door, given the length of the elevation of the new addition along the frontage.

Mr. King took questions from the Panel.

- **Applicant's Introductory Comments:** Witmar Abele, Architect, further described the proposal noting that the existing school needs to stay in operation during the construction period. He gave an overview on the phasing of the project. Once the new construction is completed the school will vacate the existing heritage block. The façade will remain while the rest of the building will be demolished and then rebuilt. Once that is completed the remaining single storey building will be demolished and remaining site features including the play field will be completed sometime in 2017. Mr. Abele talked about the program distribution noting that the south block contains most of the academic class rooms as well

as a library, administration, visual arts and vocational shops at the far south end with access to a partly covered outdoor space as well as a loading area. The north block will contain all of the performing arts including instrument and choral music along with a 350 seat theatre and gymnasium with change rooms. As well all the community learning components will be in this block. The main entrance will be from Trafalgar Street with another entrance on the east side of the building. Both entrances will provide access to the student commons space that includes a cafeteria. Mr. Abele described the architecture and noted that they intend to be respectful of the heritage façade and that the new building will be distinct and not mimic the heritage. He described the material palette noting the use of cementitious panels, aluminum sunshades and some accent panels. He also described the colour palette and mentioned that they have a heritage consultant on the project. The consultant found the original colour to be grey so the intent is to restore the school to those colours. The new building will have colours that are compatible to the heritage. He added that the building will be a LEED™ Gold certified facility.

Rod Maruyama, Landscape Architect, described the landscaping plans and mentioned that the foundation planting around the current school will be removed and replaced. They have an inventory of materials from the past so they will use that information to replace the landscaping. The intersection at West 10th Avenue and Trafalgar Street has been enhanced and enlarged with some added pavers for a better entrance into the school. Along the south side of the school is a parking lot with planting against the school. Some shade trees have also been added. Along West 12th Avenue, the majority of the trees have been left but there are four trees that will have to be removed for the parking spaces. Along the east façade they have created lots of open space for pedestrian movement and some soft landscape places. This is also an area that has been designated as an urban garden for the community and school to share. There is a small courtyard in the centre that will be planted with fruit trees.

The applicant team took questions from the Panel.

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

- Consider using a different colour palette;
- Design development to improve the loading bay;
- Consider adding more rain gardens in the landscaping;
- Provide more details regarding the sustainability strategy.

- **Related Commentary:**

The Panel thought the package had some helpful information regarding the project. They agreed that there was a lot of effort in trying to fit the program into the footprint of the building. They had some concerns regarding the dark grey colour and questioned if it was the right colour even if it was the original school colour. It was strongly recommended to review the colour palette.

The Panel had some concerns regarding the new construction and felt that they might be over budget and as a result some value engineering would strip away some of the delight in the architecture. One Panel member thought that losing the nicely articulated form would mean that only a box was left and the expression would suffer. Therefore further design development to the over-all articulation of the massing is recommended. Further design work of the Trafalgar Street entrance was also suggested.

The Panel also thought that the loading bay at the front entrance wouldn't work since there wasn't much maneuverable space and could prove to be quite disruptive.

Regarding landscaping, it was suggested that rain gardens could be put into the spaces other than just the parking lot to bring an educational component to the school. There was some concern regarding the community gardens as the Panel wondered if that was the best location and as well with how storm water would be managed.

There was some concern regarding the sustainability strategy considering there wasn't anything presented to the Panel on how the project would meet LEED™ Gold.

- **Applicant's Response:** Mr. Abele mentioned that it is a design built project and the building as seen by the Panel has been priced so he wasn't concerned that anything would be stripped away from the architecture. He apologized for not having more information on their sustainability strategy and noted that there is emphasis on the interior environmental quality as well as storm water management. As well they have a LEED™ consult on the project. Mr. Abele said they would take another look at the colour palette as well as the loading space. He noted that the loading bay is not a commercial space and its use would be controlled by the school.

Adjournment

There being no further business the meeting adjourned at 7:17 p.m.