

URBAN DESIGN PANEL MINUTES

DATE: March 26, 2014

TIME: 4.00 pm

PLACE: Town Hall Meeting Room, City Hall

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:
Greg Bellerby
Ryan Bragg (Chair)
Walter Francl
Joseph Fry
David Grigg
Joseph Hruda
Jennifer Marshall
Phil Mondor
Chris Mramor
Goran Ostojic (left after Item #3)
Maurice Pez (Excused Item #2)

REGRETS:
Arno Matis
Matthew Soules

**RECORDING
SECRETARY:** Lorna Harvey

ITEMS REVIEWED AT THIS MEETING

1.	3195 Oak Street
2.	5129-5169 Cambie Street
3.	5805 Wales Street (Avalon Dairy)
4.	508 West 28 th Avenue and 4439-4461 Cambie Street

BUSINESS MEETING

Chair Bragg called the meeting to order at 4:10 p.m. and noted the presence of a quorum. There being no New Business the meeting considered applications as scheduled for presentation.

1. Address: 3195 Oak Street
 DE: N/A
 Description: The proposal is for a 6-storey mixed-use building that includes 39 secured market rental units and commercial uses at grade. This rezoning application is being considered under the Rental 100: Secured market Rental Housing Policy.
 Zoning: C-2 to CD-1
 Application Status: Rezoning
 Review: First
 Architect: GBL Architects
 Owner: BPYA Holdings Ltd.
 Delegation: Amela Brudar, GBL Architects
 Daniel Eisenberg, GBL Architects
 Darryl Tyacke, Eckford Tyacke + Associates
 Staff: Linda Gillan and Colin King

EVALUATION: NON-SUPPORT (3-7)

- **Introduction:** Linda Gillan, Rezoning Planner, introduced the proposal for a site at the northeast corner of Oak Street and West 16th Avenue within the Fairview neighbourhood area. She mentioned that there is no recent Community Vision or Plan for this area. Ms. Gillan described the context for the area noting the low-rise commercial building on the site. The application proposes to rezone the site from C-2 to CD-1 and is being considered under the Secured Market Rental Housing Program also known as Rental 100. All of the residential units in the development will be secured as market rental units for 60 years or the life of the building, whichever is longer. Ms. Gillan noted that the rezoning proposal includes a 6-storey building with retail spaces at grade fronting West 16th Avenue and Oak Street and a total of 39 residential units on floors two through six.

Colin King, Development Planner, described the context for the proposal noting the C-2 zoning on Oak Street for potentially 4-storey developments although this has not been built out as yet. As well there are short lots and immediately adjacent is a character home set towards the lane at the back of the lot. Mr. King mentioned that the proposal is for a 6-storey form with 39 residential units and retail at grade as well there will be two levels of underground parking with commercial parking at P1 and loading and a disabled parking space along the lane. He also mentioned that the basic site geometry changes and given the new site geometry, the width of the Oak Street corridor, the potential for 4-storey development, and the C-2 to C-2 interface along Oak Street, the 6-storey form is fully expressed at the corner with some tilting of the floor planes rather than the development of a 4-storey shoulder. He also described the setbacks that reduce the mass at the upper levels and the interface with the character home to the west.

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

1. Is the panel in support of the form of development as it relates to height, density and massing?

2. With regard to the Oak Street elevation; can the Panel provide commentary on the success of the 6-storey massing to the corner, and preliminary commentary as it relates to the retail expression at grade?
3. With regard to development along West 16th Avenue; can the Panel comment on the success of architectural and landscape proposals as they relate to both the interface with existing adjacent development to the west and, the quality and extent of outdoor amenity space provided in this interface?

Ms. Gillan and Mr. King took questions from the Panel.

- **Applicant's Introductory Comments:** Daniel Eisenberg, Architect, further described the proposal and mentioned that the overall form was generated in an effort to mitigate the impact of the two additional storeys. The setbacks are appropriate given the adjacent zoning and as a result of the setbacks, the proposal is a 6-storey building with four different floor plates. The stacking of the floor plates generates a horizontal expression which has been carried throughout the building form. At the corner they have chosen to reveal the full extent of the height of the building. Mr. Eisenberg described the material and colour palette noting the use of metal and cement board paneling. He mentioned that the concrete portal frames the entrance to the lobby and a garden space.

Darryl Tyacke, Landscape Architect, described the landscaping and noted that they are proposing that the building cleanly meet the ground plane using an interface of pavers. New street trees are proposed on both street faces. Paving at the entry is treated as a welcome mat and completes the geometry of the entry canopy. The little side garden will have some evergreen trees and some items for children's play as well raised planters. The outdoor amenity space on the third floor will have some seating, raised planters and planting up the side of the building. The other landscaped areas are large paved terraces on the 5th floor.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to improve the adjacencies;
 - Design development to the building's massing, in particular the vertical expression;
 - Design development to improve the building's expression commensurate with the site's prominence;
 - Design development to articulate the blank wall expression on the west façade;
 - Consider improving the outdoor amenity spaces.
- **Related Commentary:** The Panel did not support the proposal although they thought it was an interesting project for a prominent site.

The Panel generally supported the form, density and massing but thought there were some challenges with adjacencies to the west and the north. They thought the building needed a vertical composition with a 4-storey façade and a 2-storey setback on both streets to pay some respect to the basic massing in the neighbourhood. They also thought the setbacks were appropriate but thought the edges could be better handled. As well they wanted to see a little more simplification of the facades and clarity in the massing to improve the project. One Panel member suggested making a more dramatic corner treatment to the south while several Panel members were concerned with the blank wall expression facing west to the residential homes.

Some Panel members thought the east façade could be successful but wanted a more robust articulation given the height and mass. As well they wanted to see some warmth or colour on the Oak Street façade that speaks to the residential tenancy rather than as a commercial building.

Some Panel members were uncomfortable how the building floats above the commercial space and thought it needed to have a more solid expression. One Panel member noted that the retail expression seemed flat and understated. As well there needed to be a way to express the signage that responds to the changing grades.

The Panel thought the site made for a challenge with the urban spaces and wanted to see the 3rd floor roof deck repeated elsewhere on the site. Although the courtyard is a narrow space, the Panel thought it would be successful if handled well.

Some Panel members thought the south elevation with a full height of glass needed solar shading and wanted to see low energy systems in the sustainability strategy.

- **Applicant's Response:** Mr. Eisenberg said they are planning to have passive elements on the south façade including a larger amount of spandrel glass.

2. Address:	5129-5169 Cambie Street
DE:	N/A
Description:	The proposal is to construct a 6-storey residential apartment building containing 53 apartment units along Cambie Street and four townhouse units on the lane.
Zoning:	RS-1 to CD-1
Application Status:	Rezoning
Review:	First
Architect:	Shift Architecture
Owner:	Intracorp
Delegation:	Cam Halkier, Shift Architecture David Stoyko, Sharp & Diamond Landscape Architects David Jacobson, Intracorp
Staff:	Michelle McGuire and Allan Moorey

EVALUATION: SUPPORT (6-3)

- **Introduction:** Michelle McGuire, Rezoning Planner, introduced the proposal for a rezoning application on a site comprising of three parcels on Cambie Street at West 35th Avenue. The proposal is being considered under the Cambie Corridor Plan which contemplates residential buildings in the area up to 6-storeys. She noted that directly to the north is an existing rezoning application that was before the Panel for a 10 parcel assembly with three 6-storey buildings and a 50 foot right-of-way that will ultimately be used for vehicles, bicycles and pedestrians. To the west and east of Cambie Street are single-family properties that will be included in Phase 3 of the Cambie Corridor Plan. There is an existing Canada Line Station at West 41st Avenue with a future station to be located at West 33rd Avenue. The rezoning application proposes to rezone the site from RS-1 to CD-1 to allow development of one 6-storey residential building and 2-storey townhouses along the lane over two levels of shared underground parking. The proposal includes 56 residential units and parking for 71 vehicles.

Allan Moorey, Development Planner, further described the proposal noting that it is a mid-block site on the west side of Cambie Street. There is a right-of-way and pedestrian roadway link along the north property line. The underground parking is accessed from the lane and the main entry to the building is off Cambie Street with a secondary entry on the north side of the building. Children's play will be provided in the mews to meet the spirit of the High-Density Housing for Families and Children Guidelines.

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

- Does the composed materiality of the elevations reduce the perceived length of the north and south facades at 145'0" and would the Panel support additional length beyond the guidelines recommended 150' to allow design development aimed at integrating the balconies at the east/west ends of the building?
- Does the west elevation sufficiently respond in orientation to the proposed right-of-way and future public realm along the west property line?
- Does the Panel support the proposed height, massing, density and form of development?

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

- **Applicant's Introductory Comments:** Cam Halkier, Architect, further described the proposal and mentioned that they have added additional glazing and a water feature at the northeast corner and tried to tie the top of the building down to the bottom with the use

of colour and paneling. There is a glazed entry canopy and an amenity room off the lobby. A series of landscaped walls are along the front that helps divide the public/private realm as well as helping with grade separation. Parking is located off the lane and the townhouses have been divided into a single and duplex unit. The courtyard has a separation in elevation enhanced with plantings. Mr. Halkier described the colour and material palette.

David Stoyko, Landscape Architect, described the landscaping plans and mentioned how they focused on how the spaces relate to Cambie Street and the lane. On Cambie Street they wanted to create a little vertical separation for the patios. There is also a lot of focus on the entry that allows for a water feature and detailing to bring the building out. In the centre is a narrow courtyard that is stepped down due to the grade across the site. They wanted to accentuate the grade change to keep the patios more private and also allowing for an outdoor amenity space. The lane will be greened to make it a more public space.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to improve the perceived length of the building;
 - Design development to improve entrance;
 - Design development to improve the material change;
 - Design development to improve the northeast corner;
 - Design development to improve the density in the townhouses;
 - Consider improving the colour palette.
- **Related Commentary:** The Panel supported the proposal.

The Panel supported the height, massing, density and form of development. Most of the Panel supported the 150 foot length of the building but felt there was an abrupt material change that needed to be improved. As well a number of Panel members thought the expression didn't do anything to break up the monotony of expression and perceived length of the building. They thought the entrance was lost in the elevation and that the massing could transition better on the lane to the single family homes.

Some Panel members thought the northeast corner needed some serious reconsideration on how it opened up and looks diagonally from the street. One Panel member suggested wrapping a water feature to the new street to the north to create a more significant architectural element. A couple of Panel members thought there was a problem with density in the townhouses and especially the duplex townhouse which they thought was too long and unrelenting on the lane elevation.

A couple of Panel members thought the materiality was confusing and suggested using more granite to articulate the mass. As well they thought the colour palette was a little too dark with the use of black mullions and balcony railings making the expression too busy. They thought the material and colour palette was not mitigating either the perceived length of the building or the height. One Panel member suggested composing the top two floors differently so that the windows are paired making for a more pleasing expression.

The Panel liked the unit mix noting there are a great number of two and three bedroom units.

The Panel supported the landscape plans and liked the addition of trees in the lane but were concerned that the four foot setback was not sufficient enough to support the trees.

They liked the layout of the courtyard and the way the grade separated patios were set out. One Panel member thought that given the street edge, the landscape should be adjusted to accommodate the stepping in the façade. Another Panel member suggested having the children's play space next to the amenity room rather than a suite.

- **Applicant's Response:** Mr. Halkier said he thought the Panel provided some good feedback. He said they could make some moves to improve the northeast corner.

3. Address:	5805 Wales Street (Avalon Dairy)
DE:	N/A
Description:	The proposal is for the construction of six 3-storey stacked townhomes containing 55 strata units. Includes the restoration and heritage "A" designation of the historic farmhouse.
Zoning:	RS-1 to CD-1
Application Status:	Rezoning
Review:	Third
Architect:	Robert Ciccozzi Architects
Delegation:	Robert Ciccozzi, Robert Ciccozzi Architects Rod Maruyama, Maruyama & Associates, Landscape Architects
Staff:	Michelle McGuire and Tim Potter

EVALUATION: SUPPORT (10-0)

- Introduction:** Michelle McGuire, Rezoning Planner, explained that this was the third review by the Panel for the rezoning application. The second review was in January. The site is made up of one large parcel at Wales Street and East 43rd Avenue, the former Avalon Dairy site. It contains the farmhouse listed as a Category "A" building on the Heritage Register. The heritage farmhouse is currently not protected. The site is fairly large with a total area of approximately 50,000 square feet, just over one acre. It is currently zoned RS-1 and under that zoning it could be subdivided into approximately 10 lots with approximately w8 dwelling units including secondary suites and laneway hours.

Ms. McGuire noted that the site fronts onto the Avalon Greenway along East 43rd Avenue and directly across is the Vancouver School Board Nursery and Waverly Annex Elementary School just to the southeast. She also mentioned that surrounding the development is primarily single family homes. Ms. McGuire mentioned that the rezoning application proposed to rezone the site from RS-1 to CD-1 and includes the restoration and designation of the heritage "A" listed farmhouse to be removed and converted into one dwelling unit on the second and third floors with an amenity space on the first level. The proposal includes 54 residential units in six 3-storey townhouse buildings along with upgrading to the Avalon Greenway and new community garden plots.

Ms. McGuire described the changes since the previous submission that includes the reduction of the number of townhouse buildings from seven to six; reduction in the above grade floor area with the introduction of eight basement suite units and the addition of amenity space in the first level retrofitted farmhouse. She also noted that since the site is located within the Victoria-Fraserview/ Killarney Community Vision area, the relevant policy supports heritage retention projects and specifically retention of the Avalon Dairy. The proposal also includes 73 underground and two street-level parking spaces as well as 75 bicycle spaces. Ms. McGuire added that the proposal needs to meet the Green Building Policy for Rezoning using Built Green - Gold certification with a minimum Energuide 82 rating.

Tim Potter, Development Planner, mentioned that the former Avalon Dairy site is zoned for primarily single family residential and includes laneway houses. As well the RS-1 zone does not have provision to facilitate the retention of heritage resources. The existing building is an "A" listed building currently on the Vancouver Heritage Register. Mr. Potter mentioned that the many trees on the site will be retained however there are some that will be removed to accommodate the proposal.

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. On the last appearance at the panel requested design development to occur to achieve the following:
 - a) Design development to create a more clear hierarchy of open space;
 - b) Design development to improve shadow impacts in the northwest corner;
 - c) Design development to improve the placement of buildings and site planning overall;
 - d) Consider adding an indoor amenity space for the benefit of the project and community;
 - e) Design development to add an elevator in the parking garage;
 - f) Design development to reduce density on the site;
 - g) Consider removing trees in south to improve the viability of the garden plots;
 - h) Consider improving the sustainability strategy.

Please comment on the success in addressing the above noted concerns.

2. Please comment on the updated site planning and building placement and in particular the building separation between the townhouse blocks as well as the separation between the proposed townhouse buildings and the existing Heritage House.
3. Please comment on the success of the updated Landscape Plan.
4. Please provide any preliminary advice on materials, expression, and massing refinement for the applicant that could be carried forward in design development through the Development Permit process.

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 have responded to the concerns from the last review. They have reoriented the buildings to create more open spaces through the site and improved visibility from Wales Street to the heritage home. As well they removed one building and added basement suites which reduced the visible density on the site. The lower units have locked off access with separate access off the back through a patio. The entries to the townhouse buildings are off the greens making a real sense of wayfinding through the site and as well there are no entries facing the heritage home. The parking ramp was moved to allow for more openings on both sides of the ramp and access to the garbage and recycling area.

Rod Maruyama, Landscape Architect, described the landscaping plans and mentioned the organization of the spaces had been improved with the farm house sitting as a focal element. They are trying to bring a more pastoral look to the landscape and have cleaned up the circulation spaces. They have reduced the urban agriculture plots and have located them in sunny places. The plan is to keep most of the existing trees with some being removed for the placement of the buildings.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to improve accessibility for handicapped persons;

- Design development to add outdoor space for the indoor amenity;
 - Consider adding rain cover over the exterior stairs;
 - Design development to simplify the townhouse expression and colour palette.
- **Related Commentary:** The Panel supported the proposal and thought there was an obvious improvement from the last review.

The Panel supported removing some of the density and redistributing some of the mass and thought the site planning and building placement was successful. They thought the lock-off units were a great addition and would be a good mortgage helper for the larger units. The Panel liked the amount of open space the new design provided and the connectivity through the site but had concerns regarding the lack of accessibility for people who are handicapped.

Most of the Panel thought the amenity space could be improved and were concerned that there wasn't any handicap access and little physical connection to the courtyard. As well they thought the applicant needed to think about how the units connected to the courtyard. One Panel member suggested adding more outdoor space at grade for the units.

The Panel supported the landscape plans noting an increased legibility in the hierarchy of spaces. One Panel member suggested that around the heritage house the trees could be a little more formal in their design. Some Panel members thought the entry through the two units on Wales Street seemed a little tight. As well they wanted to see weather protection over the external stairs. Several Panel members thought the amenity room needed an outdoor space. As well they thought the children's play area seemed a bit constructed and too far away from the farm house and not central to the amenity space.

Regarding the amenity space, a number of Panel members thought the farm house should be a community space. A couple of Panel members suggested a reducing the amount of dark colours on the buildings. As well the Panel thought the materials and expression of the townhouses should be simplified.

- **Applicant's Response:** Mr. Ciccozzi thanked the Panel for their comments and said they could simplify the form and the colour palette as well as creating simpler forms for the townhouses. He said they tried to individualize the entries for each of the townhouse buildings. He added that adding an elevator from the parking would solve a lot of problems. As well they could connect the indoor amenity to an outdoor space.

4. Address:	508 West 28 th Avenue and 4439-4461 Cambie Street
DE:	N/A
Description:	The proposal is for a 6-storey residential building with townhomes along the lane for a total of 65 market residential units.
Zoning:	RS-1 to CD-1
Application Status:	Rezoning
Review:	First
Architect:	Gateway Architecture Inc.
Owner:	RDG Management Ltd.
Delegation:	Michael Cox, Gateway Architecture Inc. David Stoyko, Sharp & Diamond Landscape Architects Daniel Roberts, Kane Consulting
Staff:	Kirsten Robinson, Tim Potter and Marie Linehan

EVALUATION: SUPPORT (10-0)

- Introduction:** Kirsten Robinson, Planner, introduced the proposal for a rezoning on three parcels that are located between West 29th and West 28th Avenues on Cambie Street. The proposal is being considered under the Cambie Corridor Plan that contemplates up to 6-storeys in this location. Ms. Robinson described the context for the area and noted that the site is located near the King Edward Canada Line Station. West of the site is zoned RS-1 and is anticipated to be part of the Cambie Corridor Plan Phase 3. The rezoning application proposes to rezone from RS-1 to CD-1 to allow 6-storey development over two levels of underground parking with 2-storey townhouses on the lane. The proposal includes 65 market housing units and parking for 82 vehicles. There are 58 units in the building with 7 townhouse units. As well there is an amenity room provided off the courtyard.

Tim Potter, Development Planner, further described the proposal for the development along Cambie Street between West 28th Avenue and 29th Avenues. He noted the context for the neighbourhood which includes single family homes across the lane. The proposal is to rezone the site from RS-1 to CD01 under the Cambie Corridor Plan.

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

Comments are sought on the proposed form of development for this rezoning application in general, and in particular:

- Taking into consideration the Cambie Corridor and its design principles, does the Panel support the proposed urban design in terms of siting, massing, density, and height?
 - Does the proposed massing successfully relate to the West 28th Avenue context? (See Section 5.3.1 of the Cambie Corridor Plan).
 - Related to part a, does the proposed form and massing successfully transition to the adjacent single family context i.e. sites across the lane?
- Does the Panel have any preliminary advice on the overall design with regard to:
 - Neighbourliness including shadow and view impacts.
 - Open space and landscape treatments.
 - LEED™ Gold strategies and Rezoning Policy for Greener Buildings.
 - Indicative materials and composition.
- Please provide comments on the success of the Landscape design as it relates to the following:
 - Cambie Street interface.
 - Laneway Interface.
 - Courtyard space.
 - Roof deck design and programming.

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

- **Applicant's Introductory Comments:** Michael Cox, Architect, further described the proposal and mentioned that they are facing two streets so they have addressed both frontages with a formal corner. They have terraced the building down to the lane to create a 4-storey shoulder that integrates the building into the townhouses. To help with the overlook to the neighbouring properties they have pulled the roof deck back by creating green roof edges. They have developed private roof decks for the upper suites. There are a number of unit sizes in the building including one bedroom, one bedroom and den as well as two bedrooms, two bedrooms and den and three bedrooms and three bedroom and den units. Mr. Cox described the material palette noting the use of brick, concrete, glass and compost material infill. The townhouses have their front doors on the lane and all the ground floor units have access from the street.

David Stoyko, Landscape Architect, described the landscaping plans and mentioned that there are a series of private patios at ground level. There are a number of existing trees that will be retained however they are planning to add more planting to the lane. They are also going to layer some greenery up into the building.

Daniel Roberts, Consultant, mentioned that they are targeting LEED™ for Homes Midrise.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to improve the access to the underground parking, lane interface, and relocation of the hydro transformer;
 - Consider removing one of the townhouses to improve the courtyard experience.
- **Related Commentary:** The Panel supported the proposal and thought it was a well resolved project.

The Panel supported the proposed urban design in terms of siting, massing, density and height. They also liked the material and colour palettes and how the proposal transitions to the residential homes across the lane.

The Panel said they were disappointed with how the space at the ramp with the hydro transformer made for a rather mean space and couldn't be used. One suggestion was to shift the ramp to the north. Most of the Panel members thought there might be one too many townhouses and that by removing one would make the courtyard more useable. One Panel member suggested shifting them southward as well.

The Panel supported the access to the roof but thought that roof access on the townhouses should also be considered.

The Panel liked the treatment on the lane especially the trees but suggested avoiding the use of planters in the courtyard. One Panel member suggested dropping the parking slab down to get a better soil depth for the plantings in the courtyard.

- **Applicant's Response:** Mr. Cox thanked the Panel for their comments and said he was looking forward to working further on the project.

Adjournment

There being no further business the meeting adjourned at 8:37 p.m.