

URBAN DESIGN PANEL MINUTES

DATE: July 2, 2014

TIME: 4.00 pm

PLACE: Town Hall Meeting Room, City Hall

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:
Greg Bellerby
Walter Francl
Joseph Fry
Phil Mondor
Chris Mramor
Goran Ostojic (Missed 1st Item)
Maurice Pez

REGRETS:
Ryan Bragg
David Grigg
Joseph Hruda
Jennifer Marshall
Arno Matis
Matthew Soules

**RECORDING
SECRETARY:** Lorna Harvey

ITEMS REVIEWED AT THIS MEETING

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| 1. | 4083 Cambie Street (formerly 4099 Cambie Street) |
| 2. | 5430-5450 Oak Street |
| 3. | 5508-5542 Oak Street |
| 4. | 6070-6090 Oak Street |
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BUSINESS MEETING

Chair Pez called the meeting to order at 4:15 p.m. and noted the presence of a quorum. There being no New Business the meeting considered applications as scheduled for presentation.

1. Address: 4083 Cambie Street (formerly 4099 Cambie Street)
DE: 417998
Description: To develop this site with an 8-storey mixed use residential/commercial building over four levels of underground parking having vehicular access from the lane.
Zoning: CD-1 Pending
Application Status: Development
Review: Third (First as DE)
Architect: W.T. Leung Architects
Owner: Grant Lin
Delegation: Wing Ting Leung, W.T. Leung Architects
Konning Tam, W.T. Leung Architects
Gerry Eckford, ETA Landscape Architects
Staff: Tim Potter

EVALUATION: SUPPORT (5-0)

- **Introduction:** Tim Potter, Development Planner, introduced the proposal and reminded the Panel that the proposal was reviewed in October 2013 as a rezoning application. He gave a brief overview of the review and described the Panel's concerns. One of the concerns was for the interface to the lane. He mentioned that there has been a reduction in the height and a change in the guardrail material. The rezoning application has gone before Council and the form of development and height have been approved. The proposal sits over the current Canada Line Station.

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

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

At the last appearance at the panel, preliminary advice was offered and the panel sought the following:

- a) Design development to improve the architectural expression;
 - b) Design development to reduce the impact of the concrete wall on the lane.
1. Has the proposal addressed the previous advice and feedback of the panel?
 2. Further suggestions towards improving the lane interface to neighbouring sites.
 3. Comments on the overall landscape design as it relates to the following:
 - a) Sidewalk treatments along Cambie Street;
 - b) Level 2 landscape area and children's play; and
 - c) Green roofs at rooftop level.

Mr. Potter took questions from the Panel.

- **Applicant's Introductory Comments:** Wing Ting Leung, Architect, further described the proposal and mentioned that the mezzanine has been moved to the front from the back of the building. He noted that there is a walkway into the lane for access to the handy dart pickup area.

Konning Tam, Architect, mentioned that they have created a series of steps on the lane wall that are private patios. They have attempted to reduce the height of the parapet as much as possible. Along the amenity patio a children's play area has been added with some urban agriculture spaces. He added that they are targeting LEED™ Gold.

Gerry Eckford, Landscape Architect, described the landscaping plans and mentioned that the street treatment along both Cambie Street and King Edward Avenue was dictated by Engineering and TransLink. There is an anticipation of a lot of pedestrian traffic so the area has been kept clear with just a graphic patterning in the sidewalk. Bicycle parking will move out into the public domain and a bench has been added at the corner. On the lane there is a green treatment with a screen along some of it and the terracing of the upper portion provides a step down offering the units with a two level patio system while the ones on the south end have a single patio area. Raised benches and play equipment will be added to the children's play area. On the upper level there will be green roofs where ever possible including the top of the building. There are existing street trees on Cambie Street that will remain.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Consider adding more openings on the lane façade;
 - Consider lightening up the recess floor;
 - Consider adding more landscaping on the lane;
 - Consider overhangs on the south and west facades.
- **Related Commentary:** The Panel supported the proposal and thought it generally responded to the commentary from the last Panel meeting.

The Panel encouraged the applicant to have a further look at more opportunities for the lane way by further stepping down or adding useful openings such as windows or doors to further enhance the lane expression. One Panel member thought the bicycle repair building could have some windows especially at the corner on the lane.

Regarding the material palette, the Panel encouraged the applicant to increase the terra cotta on the street elevation to help extend the lines. They also suggested further design development that would lighten up that recess floor and further emphasize the cantilever. As well they thought the horizontal expression of the louvers could be stronger.

The Panel agreed that the landscaping had gone a long way in responding to the Panel's concerns from the last review. Some Panel members wanted to see more plantings in the lane such as a green wall and to look at having the planting cascade over the balconies.

Regarding the sustainability strategy, some Panel members wanted to see some overhangs on the south and west to mitigate solar gain.

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

2. Address:	5430-5450 Oak Street
DE:	N/A
Description:	To develop a 4-storey townhouse building on Oak Street and a 3-storey townhouse building on the lane, with a total of 12 dwelling units.
Zoning:	RS-1 to CD-1
Application Status:	Rezoning
Review:	First
Architect:	Raymond Letkeman Architect
Owner:	Listraor Group of Companies
Delegation:	Raymond Letkeman, Raymond Letkeman Architect Gerry Eckford, ETA Landscape Architects Craig Rowland, Listraor
Staff:	Kirsten Robinson and Marie Linehan

EVALUATION: SUPPORT (6-0)

- **Introduction:** Kirsten Robinson, Rezoning Planner, mentioned that the proposal is covered by the Oakridge Langara Policy Statement that was approved by Council in 1995. The site is made up of two parcels on the east side of Oak Street, located on a long block between West 38th and 41st Avenues. Ms. Robinson mentioned that the proposal is being considered under the Oakridge Langara Policy Statement that contemplates stacked townhouses and ground-oriented low-rise apartments with densities ranging from 1.0 to 1.2 FSR and building heights up to 40 feet. Ms. Robinson mentioned that the site is located near VanDusen Gardens and Oak Park, several schools including Eric Hamber Secondary and the Oakridge Centre mall. To the east is the Oakridge Transit Centre site. At the request of TransLink, the owner of the site, the City is undertaking a one year planning program to establish a policy statement for the site which will set out the uses, parks and open spaces, street network, building heights and density as well as a public amenity package. Ms. Robinson noted that the rezoning application proposes to rezone the site from RS-1 to CD-1 to allow development of two 4-storey buildings over one level of underground parking. The proposal will also include twelve market townhouse units and parking for 21 vehicles.

Marie Linehan, Development Planner, further described the proposal noting that the proposal is for a 4-storey courtyard row house scheme. There are setbacks at the lane with patios and planters located on the lane edge. As well there is a statutory right-of-way at the front yard to allow for a wider sidewalk and outer boulevard at Oaks Street. The wider sidewalk allows for pedestrian comfort on Oaks Street which is a busy arterial. The courtyard is 27 feet wide at the ground level with further setbacks at the upper storey with decks. A common access path and patio for the front units are provided at the courtyard. The lane is higher than the street by about one storey. Currently there is a low retaining wall at the front of the property which will be removed and front yard grades will be lowered to provide entries to those units that are level with the sidewalk.

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

- Comments on the overall proposal and urban design relative to the Oakridge-Langara Policy.
 - Comments on the relationship of the proposal to each of the four site edges in terms of built form and landscaping.
 - Comments on building character relative to the Policy Statement and emerging character of the area.
 - Comments on the architectural expression and differentiation of the proposal.
 - Comments on the amount of open space on the site.
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Ms. Robinson and Ms. Linehan took questions from the Panel.

- **Applicant's Introductory Comments:** Raymond Letkeman, Architect, further described the proposal and mentioned that there is a seven foot grade change between the lane and Oak Street. It gave them an opportunity to go to four storeys and allowed the units to come to grade at Oak Street with an entry and flex space. They looked at the relationship to the adjoining properties and took the form down in elevation to be similar in height to their neighbours. Considering the emerging character of the street, they thought it would be appropriate to be discrete but contemporary in the architecture. Mr. Letkeman described the material palette and noted the two colours of brick being proposed. The units on the lane have a front door in the courtyard while the Oaks Street units have a patio.

Gerry Eckford, Landscape Architect, described the landscaping plans and mentioned that it was a unique opportunity to for the units on Oak Street to have entries at grade. They are seen as a place for arrivals with an expanded terrace area. He noted that there are trellis elements with landscaping on the perimeter and a connection pathway up the side. The courtyard has patios for the Oak Street facing units while the lane units have more of entry court as their patio are at the rear. The children's play was a challenge given the width of the courtyard so they are chosen to program the area with some graphic character and creative elements that can be inset into the walls. The lane edge has been stepped back and has been softened with plantings along the wall.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to allow for steps up from the sidewalk to the front door of the units on Oak Street;
 - Consider adding windows on the end walls;
 - Consider individual access from the lane to the units;
 - Design development to adding seating in the courtyard;
 - Consider noise attenuation for the units on Oak Street.
- **Related Commentary:** The Panel supported the proposal thought the proposal worked will with its simple expression.

The Panel thought the proposal was a clever and appropriate solution to a small site. Their only concern was regarding the level entry to the Oak Street facing units and thought there should be a at least a couple of steps to establish a perceived zone of privacy. As well they thought there could be a wall or fence to separate the private space from the sidewalk.

The Panel thought the proposal captured a kind of lightness with the articulation of the townhouses through the material and colour palette. They also thought the sloping roof was a positive move as it opened up the courtyard to let in more light.

A couple of Panel members suggested adding windows on the end walls for a more attractive end elevation. As well some Panel members thought there should be individual access from the lane to the townhouses.

Although most of the Panel liked the children's play area in the courtyard, they thought there should also be space for adults to be able to sit. Some Panel members would like to see the courtyard be a backyard for both rows of townhouses rather than having the front doors of the units on the courtyard.

Regarding sustainability, some Panel members encouraged the applicant to ensure that there is noise mitigation for the units facing Oak Street. As well they wanted to see some passive features on the west side of the buildings. One Panel member thought fresh air needed to be pumped into the units on Oak Street and suggest using the fake chimneys for future solar panels.

- **Applicant's Response:** Mr. Letkeman stated that adding windows to the end walls made for some privacy concerns with the residential units next door. He said he agreed with the comments regarding the level entry from Oak Street but wasn't sure if they could make that happen. The lower floors aren't the primary living space and would be used as a den or home office. As well he mentioned that having access from the lane might be a little difficult but would review the possibility.

Mr. Eckford said he would look at adding steps from the sidewalk to the unit's front door on Oak Street and would also look at some seating and other enhancements in the courtyard.

3. Address:	5508-5542 Oak Street
DE:	N/A
Description:	To develop a 4-storey townhouse building on Oak Street and a 3-storey townhouse building on the lane, with a total of 19 dwelling units.
Zoning:	RS-1 to CD-1
Application Status:	Rezoning
Review:	First
Architect:	Raymond Letkeman Architect
Owner:	Listraor Group of Companies
Delegation:	Raymond Letkeman, Raymond Letkeman Architect Gerry Eckford, ETA Landscape Architects Craig Rowland, Listraor
Staff:	Kirsten Robinson and Marie Linehan

EVALUATION: SUPPORT (5-1)

- **Introduction:** Kirsten Robinson, Rezoning Planner, introduced the proposal for a rezoning application for three parcels on the east side of Oak Street, located to the south of the previous application (5430-5450 Oak Street), between West 38th and 41st Avenues. This proposal is also being considered under the Oakridge Langara Policy Statement that contemplates stacked townhouses and ground-oriented low-rise apartments with densities ranging from 1.0 to 1.2 FSR and building heights up to 40 feet. The rezoning application proposes to rezone the site from RS-1 to CD-1 to allow development of three 4-storey buildings over one level of underground parking. The proposal includes 19 market townhouse units and parking for 35 vehicles.

Marie Linehan, Development Planner, further described the proposal and noted that the site is part of a three lot consolidation and as a result the courtyard is 29 feet wide. The Oakridge Langara Policy Statement seeks a break in the massing for larger lot consolidation and the applicant has provided a 17 foot break mid-site at the courtyard entry. The proposal is for a 4-storey expression on Oak Street with a height of 40 feet. A small-scale multi-family residential character is sought and a transition to the existing single family neighbourhood is expected. Ms. Linehan noted that the residential character can be achieved by locating entry doors to the street, as well as using pitched roof and other residential characteristics common to the area. As well the Plan noted that open spaces should be positively defined and public edges should be animated to add a sense of neighbourhood. The units are large family units and consideration for a children's play should be provided.

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

- Overall proposal and urban design relative to the Oakridge-Langara Policy Statement.
- The relationship of the proposal to each of the four site edges in terms of built form and landscaping.
- Building character relative to the Policy Statement and emerging character of the area.
- Architectural expression and differentiation of the proposals.
- Amount and design of open space on site.

Ms. Robinson and Ms. Linehan took questions from the Panel.

- **Applicant's Introductory Comments:** Raymond Letkeman, Architect, further described the proposal and mentioned that the buildings are arranged around a central courtyard

with the upper levels stepped back to form a sun deck. Parking is located underground along with secure bicycle storage.

Gerry Eckford, Landscape Architect, described the landscaping and noted that there is a landscape pavilion marking the main entrance from the street to the courtyard. A double row of street trees is proposed for Oak Street.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to improve the colour palette;
 - Consider opening the mid-block connection through to the lane;
 - Design development to reduce the repetitiveness of the lane expression;
 - Design development to improve the roof expression;
 - Consider a gathering space in the courtyard;
 - Design development to improve the mid-block stair.
- **Related Commentary:** The Panel supported the proposal but found it not as successful as the previous application.

The Panel thought the stepped form was a better fit for the neighbourhood but thought the colour palette was too dark and wanted to see more contrast. As well they thought the mid-block connection was appropriate for the site but wanted to see if go through to the lane. Most of the Panel members thought the expression on the lane was too repetitive and suggested having a change in colour or other some other element. As well they suggested breaking up the roof elements to help articulate the townhouses differently. One Panel member suggested a canted or peaked roof.

The Panel supported the landscaping plans but wanted to see some opportunities for seating in the courtyard. As well they thought the access points could be improved especially the mid-block stair.

Regarding the sustainability strategy, it was suggested that the applicant look at using a heat pump for both the domestic hot water and heating the units.

- **Applicant's Response:** Mr. Letkeman said he appreciated the comments and that they were helpful in improving the scheme. He added that they will work at breaking down the expression of the buildings.

4. Address:	6070-6090 Oak Street
DE:	N/A
Description:	To develop two 3-storey townhouse buildings with a total of 12 dwelling units.
Zoning:	RS-1 to CD-1
Application Status:	Rezoning
Review:	First
Architect:	Raymond Letkeman Architect
Owner:	Listraor Group of Companies
Delegation:	Raymond Letkeman, Raymond Letkeman Architect Gerry Eckford, ETA Landscape Architects Craig Rowland, Listraor
Staff:	Kirsten Robinson and Marie Linehan

EVALUATION: SUPPORT (6-0)

- **Introduction:** Kirsten Robinson, Rezoning Planner, introduced the proposal and for a rezoning application made up of two parcels and located on the east side of Oak Street between West 43rd and 46th Avenues. The proposal is being considered under the Oakridge Langara Policy Statement that contemplates stacked townhouse developments with building heights up to 30 feet. The site is located near Montgomery Park and Osler Elementary School. The rezoning application proposes to rezone the site from RS-1 to CD-1 to allow development of two 3-storey buildings over one level of underground parking. The proposal includes 12 market townhouse units and parking for 21 vehicles.

Marie Linehan, Development Planner, further described the proposal and noted that the site depth is larger on this section of Oak Street which allows for a larger courtyard depth of about 35 feet. The lane in this case is also lower than the street so the parkade is fully below grade. The context is also different in that courtyard row house developments have been approved and are under construction on either side. There is a six foot easement at the at the south property line and on the adjacent lot. The adjacent development has a row of townhouses with patios facing the side yard. The policy statement allows for 3-storeys with a height limit of 30 feet. For the adjacent sites and for others in the area, Planning has considered a 35 foot height limit for 3-storey townhouse developments and would do so in this case. Ms. Linehan mentioned that the height envelope angles down towards the lane. The height is compliant as viewed from the front with small wedges of the roof encroaching due to the angled height envelope.

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

- Overall proposal and urban design relative to the Oakridge-Langara Policy Statement.
- The relationship of the proposal to each of the four site edges in terms of built form and landscaping.
- Building character relative to the Policy Statement and emerging character of the area.
- Architectural expression and differentiation of the proposals.
- Amount and design of open space on site.

Ms. Robinson and Ms. Linehan took questions from the Panel.

- **Applicant's Introductory Comments:** Raymond Letkeman, Architect, further described the proposal and noted that the townhouse units will be accessed directly from Oak Street or from the courtyard. The rear building is two and one half storeys while the Oak Street facing units are three and one half storeys. He described the material palette noting the

use of brick and hardi panel. The units on Oak Street provide level entry. Mr. Letkeman added that the proposal was designed to accomplish a BC Built Green gold Certification.

Gerry Eckford, Landscape Architect, described the landscaping plans and noted the cedar privacy hedge and metal fences that separate the townhouses from Oak Street. A double row of street trees are also planned along Oak Street. There will be raised planters in the courtyard and small trees in the lane along with planters and hedging.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Consider adding steps to the patio area along Oak Street;
 - Consider adding windows on the end walls;
 - Consider adding a shared amenity space in the courtyard;
 - Consider improving the colour palette.
- **Related Commentary:** The Panel supported the proposal and thought it was a good topology for the neighbourhood.

The Panel thought the height variation wasn't a factor but thought the patio areas on Oak Street should be raised above the sidewalk. They felt it was important to have a demarcation between what is public and what is private space. As well they wanted to see landscaping and fencing to further mark the private areas.

At the lane wall, some of the Panel members wanted it to respond to the rhythm of the units. As well they thought there was an opportunity for larger windows on the end walls.

Some Panel members wanted to see a shared amenity space in the courtyard and would like to see the lane have some planting at grade. One Panel member thought the easement was an opportunity for access to the units by putting a pathway there.

A couple of Panel members thought the colour palette could be improved but thought the proposed materials were a good choice.

- **Applicant's Response:** Mr. Letkeman said he appreciated the comments.

Adjournment

There being no further business the meeting adjourned at 6:48 p.m.