

URBAN DESIGN PANEL MINUTES

DATE: July 30, 2014

TIME: 3.00 pm

PLACE: Town Hall Meeting Room, City Hall

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:
Greg Bellerby
Joseph Fry (not present for Item #1)
David Grigg
Jennifer Marshall (not present for Item #1)
Arno Matis
Phil Mondor (left after Item #4)
Chris Mramor
Goran Ostojic (not present for Item #1)
Maurice Pez (Chair)
Matthew Soules (left after Item #4)

REGRETS:
Ryan Bragg
Walter Francl
Joseph Hruda

**RECORDING
SECRETARY:** Lorna Harvey

ITEMS REVIEWED AT THIS MEETING

- | | |
|----|--|
| 1. | 3819 Boundary Road |
| 2. | 41 East Hastings Street |
| 3. | 4400 Cambie Street |
| 4. | 1247 Kingsway |
| 5. | 1630 West 15 th Avenue (Vancouver Lawn Tennis & Badminton Club) |
-

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: 3819 Boundary Road
DE: 416933
Description: Concurrent rezoning and development application to construct a 4-storey residential building including 23 rental units.
Zoning: C-1 to CD-1
Application Status: Concurrent Rezoning and Development
Review: First
Architect: W.T. Leung Architects Inc.
Owner: Raj Nijjar
Delegation: W.T. Leung, W.T. Leung Architects Inc.
Elaine Morrow, W.T. Leung Architects Inc.
Stan Jang, Building Balance Consulting Inc.
Staff: Yan Zeng and Paul Cheng

Panel refused review of the application.

2. Address:	41 East Hastings Street
DE:	418082
Description:	To construct a 14-storey mixed-use building containing 198 dwelling units (52 social housing units, 68 below market rental units and 78 market units) with retail at grade.
Zoning:	DEOD
Application Status:	Development
Review:	Second (First as development application)
Architect:	IBI Group
Owner:	Atira
Delegation:	Martin Bruckner, IBI Group Jeffrey Mok, IBI Group Miriam Plishka, PWL Landscape Architects Janice Abbott, Atira Hani Lammam, Cressey Developments
Staff:	Marie Linehan

EVALUATION: SUPPORT (9-0)

- Introduction:** Marie Linehan, Development Planner, introduced the proposal for a development applicant following a rezoning. The site was rezoned from the Downtown-Eastside Oppenheimer District (DEOD) to a CD-1 (Comprehensive Development) District, to increase the permitted floor space ratio from 5.00 to 8.28 FSR and building height from 29.8 m (98 feet) to 38.7 m (127 feet) to allow construction of a 14-storey mixed-use building, with commercial uses at grade and residential uses above. The rezoning application was approved by Council at a Public Hearing on October 22, 2013. Ms. Linehan reminded the Panel that they had supported the proposal when they reviewed it as a rezoning in May. She described the context for the area noting that the focus is on new residential uses in the area to increase the supply of social and low-income housing and to replace or renovate SRO (Single Resident Occupancy) rooms with new self-contained units.

The proposal will have commercial on the ground floor with a mezzanine and multi-purpose room on the second floor. The residential entry is at the west side on the ground floor. There are common indoor and outdoor amenity spaces provided on the third floor roof deck and the residential units are located on levels three through fourteen. The proposal has 198 units (studio and one bedroom) ranging in size from 320 to 566 square feet. Of the 120 social/supportive housing units, 52 units would rent at the shelter component of income assistance (located on levels 3 through 5), 68 units would rent at Housing Income Limits (HILS) rates or CMHC market rents (located on levels 6 through 8) and 78 market rental units (located on levels 9 through 14). The proposal is for secured market rental units through a Housing Agreement for a period of 15 years.

Ms. Linehan noted that the proposal had changed from the rezoning. Twenty-nine units were added which includes 18 units at the HILS rate and 11 units of market rental. The number of units at the shelter rate remains the same. She added that the building depth has increased to accommodate the additional units. Two additional units per floor were added in the midsection of the building and the rear setback was previously 26 feet and proposed is 10 feet. As well the second storey mezzanine multi-purpose room has been relocated to the rear to provide windows and overlook to the lane.

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

- Revised massing/setback at the rear;
- Design of common indoor and outdoor amenity space at 3rd floor roof deck;

- Architectural expression and materials, including brick and printed glass panels.

Ms. Linehan took questions from the Panel.

- **Applicant's Introductory Comments:** Martin Bruckner, Architect, further described the proposal and mentioned that as part of the process they took advantage of the fact that the ensuite storage exclusion hadn't been utilized. That is one of the reasons the building is larger and extends further to the lane. He noted that there are guidelines and requirements on how to deal with the angle of daylight including the use of light wells. He said that had been addressed in the design of the building and the angle of daylight for the building is conforming. He said they were asked to improve the expression of the sidewalls so they have added architectural concrete reveals and as well, some windows will be added. They are targeting a food store on the ground floor. Mr. Bruckner described their sustainability strategy noting that they will be able to meet the Ashrae 2010 requirements for the building envelope including the roof. They are also considering features for reducing water consumption.

Jeffrey Mok, Architect, mentioned that there was a desire to make the building a lot more vibrant and more colourful so they looked at different ways to add blocks of colour to the façade. As a result they ended up with glass art panels. The type of art will be determined at a later date. He said they have also added a few more cornice lines to the building that are actually sun blades that will help reduce solar gain. He described the material palette noting the black brick and glass panels. On the lane elevation, they have opened it more with windows to help address CPTED issues.

Miriam Plishka, Landscape Architect, described the landscaping plans noting they were focusing on women and children. There is an amenity space on the northeast corner that includes a play area with some garden beds as well as a barbeque and communal seating. There are also some private patio spaces. There are trees on the upper the levels along Hastings Street and in terms of plant materials they focused on an evergreen framework with seasonal colour.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Consider improving the angle of daylight;
 - Design development to mitigate CPTED issues in the lane;
 - Consider moving the outdoor amenity space to a sunnier location;
 - Consider sunshades on the south façade.
- **Related Commentary:** The Panel supported the proposal and thought their previous concerns had been addressed.

The Panel thought it was an important project for the neighbourhood. They supported the architectural expression as well as the colour and material palette although they had some concerns regarding the long term maintenance of the painted concrete.

A couple of Panel members were concerned with the angle of daylight as they thought the 12 foot relaxation of the horizontal angle of daylight was not working. They felt this was important for the liveability of the units.

There was some concern regarding the lane and it was suggested that there needed to be some way to mitigate CTPED issues with the use of landscaping, lighting or window or access to the building.

The Panel noted that the amenity spaces would be important for the residents given the size of the units. Some members were concerned that given its location it wouldn't get enough sunlight and suggested moving it to the west or south side of the building. A couple of Panel members wondered if there might be too many bicycle locker spaces.

The Panel thought the art component was interesting and was a major piece in the overall composition of the project. They suggested that it needed to be handled carefully as it will add a new component to the building and the streetscape. They didn't want to see it as a decorative element that had no meaning. One Panel member suggested working with an artist or group of artist or even the community so that it represents the context for the community.

Regarding the sustainability features, it was suggested that sun shades should be on the south façade and on every window. One Panel member suggested using the food store's waste heat for domestic hot water or preparing the building for solar thermal in the future.

- **Applicant's Response:** Ms. Abbott explained that the amount of bike lockers (108) was a requirement of the City's although they might be able to relax the amount as they probably don't need that many. She also mentioned that there is a community process in place regarding the art project as they want to have something that reflects the neighbourhood. Ms. Abbott explained that they couldn't have entrances off the lane as that could be a security or safety issue for the women who will live in the building.

Mr. Bruckner said he appreciated the comments and the Panel's enthusiasm for the project. He said they would look at the location of the amenity space. They want to make sure that it enforces the social fabric of the building. He added that they realize the units could get hot in summer and are looking at windows that open at the bottom and top to improve circulation.

3. Address:	4400 Cambie Street
DE:	418053
Description:	To construct a 6-storey residential building containing 88 dwelling units over two levels of underground parking having vehicular access from the lane.
Zoning:	CD-1 Pending
Application Status:	Development
Review:	Second (First as development application)
Architect:	Fougere Architecture
Owner:	Dava Developments
Delegation:	Wayne Fougere, Fougere Architecture Mary Chan Yip, PMG Landscape Architects Nelson Chung, Dava Developments Ltd.
Staff:	Tim Potter

EVALUATION: SUPPORT (9-0)

- **Introduction:** Tim Potter, Development Planner, introduced the proposal for a site on the east side of Cambie Street between West 28th and 29th Avenues. He noted that West 29th Avenue forms the north edge of Queen Elizabeth Park. The site is comprised of four lots and is 230 by 150 feet and served by a lane. There is a slope from the north to the south across the site. Mr. Potter described the context for the area noting the single family homes across the lane. The application follows a rezoning under the Cambie Corridor Plan.

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 development application, advice was sought on the following:

- Comments on the quality of materials and their success as they relate to the form and massing of the proposal.
- Comments on the relationship of the ramp to the townhouse units at West 28th Avenue.
- Comments on the placement and site planning of the laneway townhouse units in terms of building separation and site circulation (parking stair).
- Comments on the overall success of the landscape plan and open spaces.
- Advice that could further inform the design process through the Development Permit process.

Ms. Potter took questions from the Panel.

- **Applicant's Introductory Comments:** Wayne Fougere, Architect, further described the proposal and mentioned that the massing and layout was basically the same as when the Panel saw the proposal at rezoning. Since then they have reduced the units from 100 to 88 and that allowed them to have some larger units. There are 72 family units and 22 that are either three bedrooms or three bedrooms with a den. As a result of reducing the amount of units they don't need a loading bay so now that space will be used for temporary holding for the garbage and recycling bins on pickup days. He added that the building height has been reduced and that the mail boxes are off the lobby of the south building and they have also added an indoor amenity off the lobby. In describing the architecture, Mr. Fougere said the look of the building was the biggest change as they have gone from an interpretation of Art Deco to something that is calmer and more in keeping with other new buildings along the street. He added that originally they were proposing in addition to brick a panelized wall covering for the building. Unfortunately he wasn't happy with the product and so has decided to use stucco along with the brick.

Mary Chan Yip, Landscape Architect, gave an overview of the landscaping plans and mentioned that there hasn't been any significant change since the last review.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Consider reducing the amount of stucco on the building or adding a different material;
 - Design development to improve the parking ramp expression;
 - Design development to move the stair between the townhouse block;
 - Consider concrete for the townhouse in order to add a green roof;
 - Consider having the amenity space open into the courtyard.
- **Related Commentary:** The Panel supported the proposal and thought it was a handsome addition to the street.

The Panel agreed that there was an overall improvement from the previous submission. However, they thought the material palette needed to be improved as they weren't convinced with the use of stucco. They thought the amount of stucco being proposed would compromise the quality of the building. One Panel member suggested using another material or reducing the amount of stucco on the building. As well it was mentioned that the applicant could use the brick and other materials to emphasis the massing of the building and if stucco was to be used then to use one colour along with brick.

Some Panel members thought the ramp was in a difficult location for access to the underground parking. They suggested softening the edges and breaking down the ramp walls as well as pulling it back to relieve some of the scale. One Panel members suggested adding a stepped planter or use better paving materials and treat it as a courtyard space.

The Panel had some concerns regarding the townhouse separation and thought the previous scheme was stronger. They particularly did not like the stair between the two blocks and thought it should be removed. A couple of Panel members suggested concrete for the townhouses to improve the project and allow for green roofs. Several Panel members noted that the townhouses were the weakest link in the project. One Panel member mentioned that the tower seemed to loom over the townhouses and wondered if there was a way that could be mitigated.

Some Panel members thought the amenity space was generous but thought the units that face the street in the middle of the block had liveability issues since the living space is behind the bedroom. The Panel wanted to see a direct connection into the courtyard from the amenity space.

- **Applicant's Response:** Mr. Fougere said that he thought most of the comments were helpful. He mentioned that they would look at relocating the stair between the townhouse blocks. As for the parking ramp he said they would work on softening the expression. He added that he thought the dark colour on the building would likely become brick and not stucco.

4. Address:	1247 Kingsway
DE:	418053
Description:	To construct a 4-storey mixed-use building containing commercial uses at grade a total of 26 residential dwelling units above.
Zoning:	C-2
Application Status:	Development
Review:	First
Architect:	Bissky Architecture
Owner:	0923208 BC Ltd.
Delegation:	Wayne Bissky, Bissky Architecture Paul Whitehead, Greenway Landscape Architecture
Staff:	Patrick O'Sullivan

EVALUATION: SUPPORT (7-2)

- **Introduction:** Patrick O'Sullivan, Development Planner, introduced the proposal for a site on Kingsway, west of Inverness Street and east of Clark Drive. Mr. O'Sullivan described the context for the area noting Lions Millennium Place to the north. The proposal is a mixed-use, 4-storey building with six CRUs on the ground floor. There are 10 studio units, 16 one bedroom units with two at-grade units at the rear of the building. There are two levels of underground parking and as well 38 Class A and twelve Class B bicycles parking stalls. Mr. O'Sullivan described the proposed material palette and also noted that there wasn't a proposed amenity space in the building. Mr. O'Sullivan said that the proposal is seeking no relaxations beyond what the zoning anticipates.

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

- Comments on the success of the proposal's composition, materials and expression.
- Comments on the livability of the residential units in general and also specifically, the two ground floor units on the lane.
- Comments on the overall landscape design as proposed in terms of daylight exposure, choice of materials and plant selection.

Mr. O'Sullivan took questions from the Panel.

- **Applicant's Introductory Comments:** Wayne Bissky, Architect, further described the proposal and mentioned that the building was meant to fill in the streetscape and continue the scale and texture that exists.

Paul Whitehead, Landscape Architect, described the landscaping plans and mentioned that what they are trying to achieve is a bit of visual screening to the lane so the ground floor units have some privacy and light. The upper decks are divided and have screens between the units.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to celebrate the residential entry and to enhance the residential lobby;
 - Consider using landscaping, gates and fencing to give more privacy and security to the lane units.

- **Related Commentary:** The Panel supported the proposal and thought it met the requirements under the zoning.

The Panel thought the proposal's composition, expression and material palette was acceptable and had no major concerns. They thought the unit layouts were successful but some Panel members thought the residential lobby entrance could be emphasized and they wanted to see a waiting area at the entrance to make the long corridor less intimidating.

There was some concern regarding the viability of the CRUs considering there is no parking on Kingsway and none provided off the lane.

The Panel supported the landscaping plans but thought the two ground floor units could have more plantings for privacy. As well they wanted to see a gate and fencing along the lane. They liked the trellis and how it becomes part of the lane however they wanted to see more landscaping on the upper roof deck with one Panel member suggesting adding urban agriculture.

Regarding sustainability, it was suggested that the enclosed balconies on the Kingsway expression could have operable windows for use in the summer months.

- **Applicant's Response:** Mr. Bissky thanked the Panel for their comments. He noted that the commercial units are aimed at pedestrians, people who live in the area. Regarding the lobby, he said they would see what they could do to celebrate it and make it friendlier.

5. Address:	1630 West 15 th Avenue
DE:	417942
Description:	To provide interior and exterior alterations to this existing club building. FSR to increase to 0.29.
Zoning:	CD-1
Application Status:	Development
Review:	First
Architect:	Proscenium Architecture
Owner:	Vancouver Lawn Tennis & Badminton Club
Delegation:	Kori Chan, Proscenium Architecture Kathy Chang, Proscenium Architecture Stephen Vincent, Durante Kreuk Landscape Architects
Staff:	Allan Moorey

EVALUATION: SUPPORT (5-2)

- **Introduction:** Allan Moorey, Development Planner, introduced the proposed renovation to the Vancouver Lawn Tennis and Badminton Club noting that this is Development Permit application. He described the context of the area and noting that site is bordered by Granville Park/RM3 to the north, RT5/west, FSD/south and RM3/east. The area is characterized by three and four storey multi-unit residential development east and north with single family homes to the west and south. The site is zoned CD-1 which was enacted in 1992. The primary entry is off West 15th Ave. to surface parking for about 40 cars. The building is characterized as an assembly of 2 and 3-storey volumes. The basement level is comprised of locker, mechanical/utility space and a half level of parking below the tennis courts. The Ground Level accommodates lounge, family dining, fitness spaces along with office functions. In addition to the over-height spaces afforded squash courts, Level 2 is comprised of a kitchen, private function spaces and a pub. Mr. Moorey remarked that there has been an expansion of most of these facilities, notably the kitchen, dining, pub and fitness spaces. One of the most significant aspects from a form of development perspective is the consolidation of the squash courts into a single large volume at the northwest corner of the project. He mentioned that the applicant sloped the squash court roof to accommodate the CD-1 height limit, without compromising the interior space required for squash play. However, one relaxation sought after remains. Along the north face, a new exit and entry stair along with ramp encroaches +/- 3.5m into a CoV ROW that extends east/west through surface parking. Engineering will consider. Mr. Moorey described the material palette noting cedar cladding, stone veneer, curtain wall glazing, aluminum /tempered glass guards, cementitious and perforated metal panels.

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

- Comments on the interface between the proposed renovation and existing Badminton Club Building?
- With respect to the north elevation, comments on the expression it presents to Granville Park to the north and the continuity of the entry sequence across the building face.

Mr. Moorey took questions from the Panel.

- **Applicant's Introductory Comments:** Kori Chan, Architect, further described the proposal and noted that they wanted to create two anchors for this mid-century modern expressed building. They took the board pattern expression for the new addition and did a reverse Tudor to reflect the badminton court building. This addition will be over the squash courts.

He described the architecture and noted that they are using a steel galvanized screen with cedar panels applied. He mentioned that they have extended the façade out about four feet on the north side. As well they are planning to do a proper enclosure for the garbage and recycling bins. An accessible ramp will be added to the entry as well as a more gracious entry stair.

Stephen Vincent, Landscape Architect, further described the landscape plans and noted that there are three areas that they looked at improving. This includes the entrance, the courtyard and the addition of new trees. They are adding a gateway element to the entrance and creating a small sign along with some bike racks. They are removing two trees however they are also adding six new trees. They are making some minor changes in the courtyard by creating a simple open space. They are hoping to relocate the large tree to the corner of the space.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to reduce the heaviness of the canopy;
 - Consider ways to add more sunlight into the children's space;
 - Consider improving the path on the north edge to the park;
 - Consider adding an overhang on the south facing façade;
 - Design development to the North elevation of the lower floor facing the parking lot.
- **Related Commentary:** The Panel supported the proposal and thought the general approach greatly improved the building.

The Panel thought the proposal showed a sensitive integration between the old and new buildings. Most of the Panel liked the handling of the cedar and noted that it would change colour over time, however it was also mentioned that it might be difficult to maintain. Most of the Panel liked the reverse Tudor with one Panel member suggesting using the steel detailing in the design. Although the Panel liked the canopy over the arcade, some thought it seemed a bit heavy and needed to have a lighter expression.

The Panel supported the landscape plans but thought it was sad that the elm trees would be lost with the renovation of the building. One Panel member suggested replacing them elsewhere on the property. They also noted that the children's minding space needed more daylight. A couple of Panel members suggested improving the path on the north side to allow for a better pedestrian route as well as for wheel chair and cyclists access into the park.

Regarding sustainability, it was suggested that there could be an overhang on the south side facing the pool that would be helpful for passive solar.

- **Applicant's Response:** Mr. Chan thanked the Panel for their comments and said they would look at some of the elements. He noted that they would be adding six trees to the site and that there wouldn't be much loss in terms of trees being removed. He added that they struggled to give the club something they wanted and still keep the integrity of the building.

Adjournment

There being no further business the meeting adjourned at 8:48 p.m.