

URBAN DESIGN PANEL MINUTES

DATE: December 3, 2014

TIME: 4.00 pm

PLACE: Town Hall Meeting Room, City Hall

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:
Ryan Bragg (Chair)
Walter Francl
Joseph Fry
David Grigg
Jennifer Marshall
Arno Matis
Phil Mondor
Chris Mramor
Goran Ostojic (Missed Items #1 & #2)
Matthew Soules (Missed Items #1, #2 & #3)

REGRETS: Joseph Hruda

RECORDING SECRETARY: Lorna Harvey

ITEMS REVIEWED AT THIS MEETING

1. 2095 West 43rd Avenue
2. 803 West 12th Avenue (Joseph & Rosalie Segal Family Health Centre)
3. 8533 River District Crossing (East Fraser Lands Parcel 15)
4. 3488 Sawmill Crescent (East Fraser Lands Parcel 16.1)
5. 508 West 28th Avenue

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: 2095 West 43rd Avenue
 DE: N/A
 Description: To develop a 4-storey mixed-use building that includes 17 residential units with commercial uses at grade.
 Zoning: RM-3A to CD-1
 Application Status: Rezoning Application
 Review: Second
 Architect: Rositch Hemphill
 Owner: Bogner Development Corp.
 Delegation: Bryce Rositch, Rositch Hemphill Architects
 Anca Hurst, Rositch Hemphill Architects
 Jonathan Losee, Jonathan Losee Landscape Architects
 Leon Bogner, Bogner Development Corp.
 Staff: Michelle McGuire and Ann McLean

EVALUATION: SUPPORT (7-0)

- **Introduction:** Michelle McGuire, Rezoning Planner, introduced the proposal for a rezoning application for a site located at East Boulevard and West 43rd Avenue. The site is a single parcel that is zoned RM-3A and currently includes an existing church building. Ms. McGuire described the context for the area and noted that there are mostly low-rise residential apartment buildings with single family houses to the east across the lane while further to the north there are mixed-use developments. The proposal is for a 6-storey mixed-use development with 56 residential units that are proposed as secured rental as well as parking for 29 vehicles. The main applicable policy is the Interim Rezoning Policy for Increasing Affordable Housing that allows consideration of proposals for up to 6-storeys fronting onto an arterial street that is well served by transit and within close proximity of identified neighbourhood centre and local shopping area. The other key City policy that applies is the Arbutus Ridge/Kerrisdale/Shaugnessy (ARKS) Community Vision approved by Council that allows consideration of social or affordable housing projects.

Ann McLean, Development Planner, further described the proposal noting that RM-3A is a medium-density apartment zone. As well as the dwelling units the proposal will have two commercial units facing East Boulevard and two that will face West 43rd Avenue. The residential will have mostly one bedroom units with fifteen two bedroom units. Ms. McLean mentioned that the adjacent zone is C-2 and staff have recommended that the setbacks for this zone be used as a guide for the proposal with the exception of the north side where some flexibility could be entertained and that above 4-storeys the C-2 setback lines be continued. Ms. McLean added that the project is required to achieve LEED™ Gold.

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

As this is a combined Rezoning and Development Permit, the Panel was asked for general comments on the building form, use and density proposed through the rezoning and further, for comments on:

- The approach of the transition of building massing to the adjacent lower scale.
- The treatment of uses adjacent to the streets and their interface with the public realm.

Ms. McGuire and Ms. McLean took questions from the Panel.

- **Applicant's Introductory Comments:** Bryce Rositch, Architects, further described the proposal and mentioned that there has been no new rental housing in Kerrisdale in over 40 years. He described the architecture noting that they have sculpted the building to be responsive to the single family homes in the neighbourhood and as well they did a detailed shadow study. The architectural style has a classic expression that is respectful of Kerrisdale. In order for the building to work as a rental project the client needs a certain amount of density. He said they are struggling to keep the density on the site and still make it a viable rental project.

Jonathan Losee, Landscape Architect, described the landscaping plans and said in terms of the side yards they are landscaping some small patio spaces and they are treating the edges with a picket fence. One significant feature is to add some significant trees on West 43rd Avenue. There are already mature trees on the Boulevard.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to improve the stepping on the upper floors;
 - Design development to improve the colour palette;
 - Design development to improve the unit layouts;
 - Consider screening on the top floors to reduce overlook to the neighbours.
- **Related Commentary:** The Panel supported the proposal and thought there was a need for rental units.

The Panel supported the building form, use and density and thought it would fit nicely into the neighbourhood. They liked the vertical articulation and thought the applicant had done a good job in diminishing the shadowing to the neighbours. Several Panel members thought there could be some stepping back on the top floor to reduce the mass since most buildings along the street are at 4-storeys. One Panel member suggested easing back on the east façade to get more space on the East Boulevard side. As for the colour palette, some Panel members thought it was too dark and very yellow and had little contextual relevance.

Some Panel members thought the retail spaces might not be viable considering that East Boulevard is lacking in pedestrian use. A couple of members suggested converting the space into residential use to help reduce the mass of the building. Other members thought that the commercial was a positive aspect of the proposal and supported municipal policy.

Some Panel members were concerned about the dense, compact plans and that the bedrooms were deeply recessed into the facades. There were concerns regarding access to light and livability in some of the unit designs.

The Panel supported the landscape plans but thought there should be some screening on the 5th and 6th floors to reduce overlook to the neighbours. As well there was concern that the conifers in the garden space would make for a darker area. It was suggested that the sidewalk paving come up to the front doors so that patios could connect to the street.

- **Applicant's Response:** Mr. Rositch said that he appreciated the Panel comments and thought they were helpful.

2. Address:	803 West 12 th Avenue (Joseph & Rosalie Segal Family Health Centre)
DE:	416467
Description:	To construct a new 8-storey acute care hospital building to consolidate existing mental health facilities at VGH and UBC Hospitals. The building will consist of out-patient facilities on levels one and two with 100 in-patient beds on levels three to seven. The top floor will be for roof garden and mechanical space.
Zoning:	CD-1
Application Status:	Complete Development Application
Review:	Second (First as Complete Development Application)
Architect:	Parkin Architects Ltd.
Owner:	Vancouver Coastal Health
Delegation:	Pieter Wansink, Parkin Architects Ltd. John MacSween, Parkin Architects Ltd. Amber Paul, DKL Landscape Architects Craig Enns, EllisDon Corp.
Staff:	Sailen Black

EVALUATION: SUPPORT (7-0)

- **Introduction:** Sailen Black, Development Planner, introduced the proposal for a development permit application that will create new open space on West 12th Avenue, advance the Willow Pedestrian corridor further south and develop a new 8-storey acute care hospital for mental health patients. He mentioned that the facility will have out-patient facilities on levels one and two with 100 in-patient beds above. The top floor will have a roof garden and screened space. Mr. Black described the policy for the site noting there are established precinct-wide zoning requirements following a 2001 rezoning. The Guidelines goals include creating a legible, coherent and pedestrian-oriented public realm, centrally-located open space, restoration of the 1906 Heather Pavilion, a north-south pedestrian corridor along the Willow alignment and to create a stronger and less institutional sense of identity for the precinct.

Mr. Black mentioned that in terms of architectural expression, details and colours, the Guidelines recommend that buildings should be highly articulated and transparent, buildings should de-emphasize the institutional character, have a transparent exterior with views into the building, use of bolder colours, continuous weather protection against the street and pedestrian interest and comfort at entries.

Mr. Black described the context for the area noting the Willow Pavilion which was reviewed by the Development Permit Board in 2006 as the Heather Common which is being restored to its pre-1940 condition.

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

Commentary is sought on the architectural, landscape and open space design in general, and in particular:

- Does the material presented address the previous comments of the Urban Design Panel?
- Does the Panel support the proposed projection into the Willow Pedestrian Corridor?
- Considering the proposed façade composition, palette of materials, and exterior detailing together, are they successful in creating:
 - an appropriate expression within this institutional context, and
 - an inviting amenity for hospital patients, staff, and the public?

Mr. Black took questions from the Panel.

- **Applicant's Introductory Comments:** Pieter Wansink, Architect, further described the proposal and mentioned that there were two main elements of concern at the last review. One of them was the main entrance at Willow Street which the Panel thought wasn't visible enough. He mentioned that they have tried to open it up with some landscaping and added transparent glazing. As well they have made the entrance a little more residential with the addition of wood panels. The other aspect was the courtyard which the Panel felt did not get enough light. Mr. Wansink noted that they have widened the courtyard and now catches more light.

Amber Paul, Landscape Architect, described the landscape plans and mentioned that the Willow Street Corridor is in line with what is in the VGH Master Plan. There is still a bit of a grade change at the entrance which they have softened with landscaping and have added some walls that can be used for seating. As well the evergreen planting has been changed to lawn for more useable space. The courtyard allows for patient programming with some opportunities for gardening, room for games and a water feature in the lower courtyard.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to simplify the material palette;
 - Design development to simplify the massing;
 - Consider another colour of glass for the spandrel other than black;
 - Consider adding more wood on the building in a more rational approach;
 - Consider finding ways to get more light into the inner courtyard;
 - Consider increasing the size of the labyrinth;
 - Design development to refine the Willow landscape at grade.
- **Related Commentary:** The Panel supported the proposal and thought there was much improvement since the rezoning review.

The Panel agreed that the massing and design solution was a workable scheme even on this tight site. They thought it fit well into its position on the campus even though it seemed a little tight on the site. They noted that the building needed to respond to multiple entrances and even though the massing seemed a little compressed was a pragmatic solution and functioned well. The Panel supported the projection into the Willow Pedestrian Corridor noting that it was a small intrusion.

The Panel thought there was a lot of confusion when it came to the variety and use of materials on the building especially as it relates to Heather Street. They suggested simplifying the number of materials as well as the detailing to help improve the expression. They wanted to see some clarity in the overall approach to the façade. Although appreciated by most of the Panel, they thought the zinc wasn't necessary the right material given the expense and that perhaps an accent colour could be used instead. Some Panel members thought the black spandrel was not appropriate on this building and suggested the applicant choose another colour. The Panel agreed that the wood was a humanizing material and the use at grade was supported but they thought that perhaps it could be used in other areas as well.

There was some concern with the inner courtyard as some members thought it was going to be oppressive. One Panel member suggested adding some programming to give the area of sense of tranquility. As well they wanted to see more light in the area. It was also mentioned that the labyrinth was too small considering there is not programming in the rest of the area. Several Panel members had concern with respect to the stairs and thought they

were a little chunky and could be refined. As well it was suggested that the benches were in odd places including one at the top of the stairs and that perhaps another look at their placement should be considered.

- **Applicant's Response:** Mr. Wansink said he appreciated the comments and thought they were helpful.

3. Address: 8533 River District Crossing (East Fraser Lands Parcel 15)
DE: 418328
Description: To construct an 18-storey mixed-use building containing a total of 258 dwelling units with retail at grade.
Zoning: CD-1
Application Status: Complete Development Application
Review: Second (First as Development Application)
Architect: GBL Architects
Owner: Wesgroup
Delegation: Stu Lyon, GBL Architects
Paul Goodwin, GBL Architects
Gerry Eckford, ETA Landscape Architects
Beau Jarvis, Wesgroup
G. Twyford-Miles, Stantec
Margo Long, PWL Landscape Architects
Staff: Pat St. Michel

EVALUATION: SUPPORT (8-0)

- **Introduction:** Pat St. Michel, Development Planner, introduced the proposal for a site in the East Fraser Lands area (River District) in the southeast corner Vancouver between Kerr Street and Boundary Road, Marine Way and the Fraser River. As well a CP rail line bisects the site. She mentioned that in June, the Panel provided comprehensive advice and input to the evolving designs of the Town Square area the River District in a non-voting workshop. Subsequently, a complete development application for Parcel 17 and 18.1 were reviewed and supported by the Panel in October. This review is for the Development Permit application for Parcel 15. Ms. St. Michel gave some of the background on the development.

Ms. St. Michel mentioned that Wesgroup and Parklane are initiating development of the mixed-use central neighbourhood with the Parcels 15, 16.1, 17, and 18.1 and associated public realm that together form the 'Town Square'. At previous meetings and the workshop the Panel reviewed the Town Square, its key design elements and the reshaping and expansion of this important public gathering place and the focus of shopping for the area. It will include a major grocery store, as well as other local-serving shops and restaurants. The Town Square is between Marine Way and the rail-line, at the intersection of the High Street or River District Crossing and Sawmill Crescent. River District Crossing is a shopping street which will lead down to the riverfront, and will be a second important public place and focus of the area. A further amount of retail will be located on River District Crossing leading to and located on the riverfront. Along the north side of the rail line will be a pedestrian greenway and off-street bicycle route.

Ms. St. Michel went on to describe Parcel 15 noting that it is located at the northwest corner of the Town Square public open space. The proposed development is comprised of a 17-storey tower, a 10-storey mid-rise building, a 6-storey single loaded residential building, two storey townhouses on Marine Way, and a 2-storey commercial form above street-oriented retail. All are organized around an upper level roof-top common space for residents. The retail will likely be comprised of a mid-sized anchor such as a pharmacy, with individual retail storefronts along River District Crossing and Sawmill Crescent. Underground parking and loading are accessed off a mews on the west side of the parcel. Besides the retail, Parcel 15 will have 258 residential units.

Ms. St. Michel gave a summary of the workshop held in June and noted that the Panel affirmed some directions and refinements for the Town Square workshop. This included

support for the reshaping of the plaza, an authentic and robust response for the lower and podium levels and concern for the location of the tower on Parcel 15 with respect on shadowing impacts on the Town Square. Ms. St. Michel mentioned that Parcel 15 has been substantially reconfigured to address the Panel's concern and to ensure afternoon sun on the Town Square. As well the tower has been repositioned significantly northward and massing along Sawmill Crescent has been reduced in the interest of maximizing late afternoon sun on the square. The relocated density has been accommodated in a north-south mid-rise building, stepped to the south and a 6-storey component on Marine Way that is single loaded to optimize the livability of the units.

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

- The reconfiguration of the form and massing of the proposed development since the workshop, and in particular how this responds to Panel advice regarding increasing afternoon sun on the Town Square.
- Response to the guidelines and panel advice regarding materiality, and considering the simplicity of the architecture and forms of industrial buildings.
- The design and expression of the mid-section and entry area of the mid-rise building facing the mews.

Ms. St. Michel took questions from the Panel.

- **Applicant's Introductory Comments:** Stu Lyon, Architect, further described the proposal and mentioned that there is a maximum height on the site and the tower reaches that maximum. They moved the tower northward to get as much sunlight as possible on the Town Square. They have also articulated the retail from the residential expression. Mr. Lyon mentioned that the townhouses along Marine Way have been raised and set back to allow for some landscaped screening.

Paul Goodwin, Architect, described the material palette noting that it reflects the industrial past. He added that the materials are comprised of formed concrete, corrugated sheet metal and masonry.

Gerry Eckford, ETA Landscape Architect, described the landscaping plans and mentioned that it references back to the industrial heritages along the river. There is a water feature on the corner and industrial themed timber seating. The units along Marine Way have a step up off the grade and there is some landscape screening around the front of the unit. The loading area has pavers with bands and planters have been added around the amenity building along with some seating and bicycle racks. The podium level has entrances to the residential and commercial units along with private patios and the children's play is located in the central portion. As well in the south end where there will be a lot of sunlight is a common area with barbeque space, garden plots and a deck area that overlooks the main plaza.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to improve the residential entries;
 - Consider bringing more warmth to the black tone area of the tower without losing the contrast between the two tower elements;
 - Design development to the mid-rise building to resolve the proportions and the materiality, especially with the white brick element;
 - Design development to improve the relationship between the mid-rise residential entry, the mews, and the parking access, reducing conflicts between pedestrians and vehicles;

- Improve the quality of materials and extent of landscaping in the mews;
 - Consider a more robust expression to the piling element where it becomes a support structure along the west mews elevation;
 - Consider the quality and materials of the large soffit area on the west mews approaching the mid-rise residential entry;
 - Design development to push the energy performance of the buildings beyond the current proposal.
- **Related Commentary:** The Panel supported the proposal and thought the applicant had done an excellent job of reshaping the massing and shifting the tower. The panel thought the proposal was a superior response with respect to industrial references and materials reflecting the historical context of the site.

The Panel thought the applicant had paid a lot of attention to sunlight access on the town square but thought the future large tower to the south might cast more shadows and will need to be carefully considered in its form and placement. The Panel supported the material palette and liked the use of corrugated metal and the introduction of wood. However, they thought the black spandrel glass on the tower had a dark and corporate feel to it. The Panel appreciated the contrast it gave to the white tower element but thought more warmth could be brought to the expression. Several panel members thought the west elevation of the mid-rise needed further consideration, such as bringing the red colour down the elevation allowing the terraced section and the northerly section to read more distinctly. Many panel members commented on the white brick component and its awkward resolution. One panel member thought the north elevation of the mid-rise was flat and would benefit from more robust differentiation between planes of contrasting material and colour.

Panel members thought the all entrances to the residential were a little underwhelming. It was noted that the eastern residential entrance is too similar to the commercial entrances. They wanted to see the entry points celebrated with either some landscaping or other element that would make them stand out.

A couple of Panel members noted that the westerly mews was mostly hard surface and thought it could be softened with some landscaping. It was suggested that the area around the loading docks needed some design development considering pedestrian traffic through the area. Further consideration should be given to the relationship between the mid-rise residential entry and the parking entry.

The Panel thought the piling expression along the commercial frontages was successful, but was not working well as it turned the corner to the mews and became a structural support. Most of the Panel thought the column expression was not robust enough with one Panel member suggesting the addition of a whole bunch of piles together in a manner similar to dolphins seen in the working river. The panel also pointed out the extensive soffit areas exposed in this area and how important the materials, detailing and lighting of these elements would be to the experience of the building.

Regarding sustainability the panel expressed concern regarding the results of the proposed energy modeling and thought that the project was not aiming high enough in energy performance. It was thought the project was falling short of the original intent in the East Fraser Lands of being a model of sustainability.

- **Applicant's Response:** Mr. Lyon thanked the Panel for their good comments and said he would work with the ideas.

4. Address:	3488 Sawmill Crescent (East Fraser Lands Parcel 16.1)
DE:	418337
Description:	To construct a 6-storey mixed-use building containing a total of 61 dwelling units with six retail units at grade.
Zoning:	CD-1
Application Status:	Complete Development Application
Review:	Second (First as Development Application)
Architect:	Yamamoto Architecture
Owner:	Wesgroup
Delegation:	Taizo Yamamoto, Yamamoto Architecture Bruce Hemstock, PWL Landscape Architects Robin Petri, Wesgroup Troy Glasner, E3 Eco Group
Staff:	Pat St. Michel

EVALUATION: SUPPORT (8-1)

- **Introduction:** Pat St. Michel, Development Planner, introduced the proposal for 5-storey mixed-use development on Parcel 16.1 in the River District, a development in the southeast corner of the city. This proposal will form the southern edges of the Town Square. The proposal is for retail at the base and four levels of residential above with 75 units. As well there are 3-storey townhouses along the Kent Avenue Greenway on the south side of the parcel and an upper level garden courtyard is provided for residents. She noted that immediately to the west will be a 25-storey residential building, one of the two tallest buildings in the River District. Parcel 16.1 forms the southwest edge of the Town Square and is an important parcel in effecting the transition from the lower levels defined by the rail-line, and the increased flood plain protection level of 4.8 meters. This means that all retail and residential spaces need to be at a higher level and grade changes need to reflect this within the public realm, rather than having retail levels step with grade as is usually requested. Ms. St. Michel noted that this parcel, and its companion parcel 18.1, took the approach of reflecting the riverine nature of the site in its architecture: Parcel 16.1 with the log booms and Parcel 18.1 with the fish scales.

Ms. St. Michel explained that the Panel had identified several consensus comments at the workshop relevant to the project. This included support for the reshaping of the plaza, the grade change is a unique opportunity for a special retail edge, a more robust response is needed to the lower and podium levels and that the proposal should reference the simplicity of industrial buildings. As well they thought the retail and anchor entries should focus on the High Street and the lane should be treated as a pedestrian mews.

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

- The further development of the ground level and transitional edge along River District Crossing.
- The materiality of the project, specifically the use of Hardi-plank siding.

Ms. St. Michel took questions from the Panel.

- **Applicant's Introductory Comments:** Taizo Yamamoto, Architect, further described the proposal and mentioned that they have tried to establish smaller grain retail along the main high street. He added that they wanted the ground plane to anchor both buildings and they have tried to carry some of those elements up into the building. In describing the architecture, Mr. Yamamoto noted that the tower elements on both buildings create a bookend to the gateway entrance to the plaza from the south. As well they wanted to keep

a similar form with the townhouses so there is a common language along the southern edge while using the fish scale expression on the facades. He described the materials noting the use of hardi lap siding to keep a fine horizontal texture on the base walls and then that changes colour to emphasis a stacking. The projecting volumes would be standing seam metal and within the box is a fine grain of a shadow of the standing seams. The glaze guard rails have horizontal frit. He noted that with the challenge of the slope across the site they have introduced raised piers on the southeast corner allowing for good sunlight exposure. The courtyard will have a southwest exposure and the horizontal balconies help for solar shading.

Bruce Hemstock, Landscape Architects, described the landscaping plans and mentioned that there is a board formed concrete wall that runs along the high street which they thought could become an element in the courtyard space. There are wood screens and hedges on the north side of the courtyard. The indoor amenity space has a small outdoor patio with a barbeque and some seating and then there is a lawn area. On the west side are garden plots for urban agriculture space and seated around the planted area are food bearing plants and trees.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to the public realm wall and transitional edge to reduce the barrier and improve connections and access;
 - Design development to play up the canopy to announce the deck at the corner;
 - Consider details of material installation, colour and material changes on surfaces and turning corners;
 - Strengthen the expression through reviewing attributes of log-booms, accentuating horizontality and boxes, and increasing cantilevers;
 - Revisit the colour to create greater contrast and boldness and to create a dialogue of colour with the companion 5 storey building.
- **Related Commentary:** The Panel supported the proposal and liked the composition and strength of the scheme.

The Panel supported the small scale retail and the manner in which it relates to River District Crossing. However, the wall and the termination of the retail as it comes down to the rail line, requires some design development. The wall contradicts the flow and functionality of the corner. Some Panel members thought that improving this area included playing up the canopy in order to announce the entry better or looking at a change in the deck and fence. They thought the deck could be more like a pier while announcing the corner in a stronger way.

The Panel thought that the awnings were quite plain and out of context and thought the materials and the manner in how they relate to the ground plane could be simplified. They wanted to see a greater connection between the building and the ground plane similar to how the fish scale building relates to the ground plane.

With respect to the material palette, the Panel supported the material choices but had some concerns on how the hardi board was being used and how it will turn the corner on the building. They were also concerned with the colour change and

suggested that it might work better if it was accompanied with a change in texture instead.

With the exception of a couple of Panel members, Panel didn't understand the metaphor for the building, but thought that the expression worked regardless and captured the industrial sense the guidelines look for. Although they liked the boxes and the horizontality they wanted to see that idea pushed further by extending the cantilever and considering cutting the ends of boxes at different angles. Some panel members suggested chamfering this building to reinforce the SW edge of the Town Square.

There were a number of comments with respect to the authenticity of the log boom expression. They wanted to see a simplification of the materials in order to more clearly illustrate the idea. As well they thought the expression should have a roughness to it. Balcony rails could be set back further from the edges above the boxes to let the boxes read more strongly. Colour tags could be introduced like those seen on log booms.

The Panel thought the applicant should revisit the colour palette as well as they thought the colours were a little muted. They didn't want the applicant to copy the fish scale building but that they have a dialogue with each other. Colour could be introduced to the interiors of the boxes, and it could be used strengthen the depth and contrast between elements.

Some panel members commented that the energy performance of the building should go further.

- **Applicant's Response:** Mr. Yamamoto said he appreciated the comments. He added that they are challenged by the property line for the cantilever but there might be other ways lengthen it.

5. Address:	508 West 28 th Avenue
DE:	418352
Description:	To construct a 6-storey residential building with two townhouses on the lane, containing 59 units.
Zoning:	CD-1 Pending
Application Status:	Complete Development Application
Review:	Second (First as Development Application)
Architect:	Gateway Architecture
Owner:	RDG Management
Delegation:	Michael Cox, Gateway Architecture David Stoyko, Sharp & Diamond Landscape Architects John Rempel, RDG Management Diana Klein, Kane Consulting
Staff:	Tim Potter

EVALUATION:

- **Introduction:** Tim Potter, Development Planner, introduced the proposal for a site located on the west side of Cambie Street between West 28th and 29th Avenues. This is a development application subsequent to a rezoning application for a multi residential development with townhouses on the lane. The applicant will be pursuing LEEDTM Gold Certification.

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, the Panel's advice is sought on the following questions:

- Comments on how well the comments from the previous Panel appearance have been addressed. Comments in summary were related to: ramp, hydro kiosk, townhouse configuration at the lane, roof access to townhouse.
- Comments on the success of the overall architecture, expression, quality, and durability of materials.
- Comments on the success of the landscape design and the design of the semi-public spaces for the project.

Mr. Potter took questions from the Panel.

- **Applicant's Introductory Comments:** Michael Cox, Architect, further described the proposal and mentioned that they shifted the ramp to the property line to increase the access. There are green roofs on the townhouse to help with the overlook. Mr. Cox described the materials noting the use of white brick on the façade and the townhomes. He added that they changed the colour of the brick which was gray at the rezoning change to white because they thought it was more welcoming on the corner. As a result they have introduced the use of black in the window framing elements. The upper part of the building where it steps back has hardi board panels with reveals and the rear of the townhouses have a stucco finish. The roof decks are private for the top suites.

David Stoyko, Landscape Architect, mentioned that they have carved out more space and have been able to add a children's play space. They have put the transformer on the corner which allows for more green space.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Consider orienting the living room in the townhouses towards the lane;
 - Design development to improve the units facing the ramp;
 - Consider a simplification of the materials overall;
 - Consider a common outdoor amenity on the roof;
 - Consider more sustainable features, especially addressing solar control on the south façade.
- **Related Commentary:** The Panel supported the proposal and thought it was moving in the right direction.

The Panel thought the changes were very good and the opening up of the public space and adding more green space had improved the project. The clarity of the form of the townhouses has been vastly improved. However, a couple of Panel members thought the living room could be flipped so that they are oriented towards the lane. With regards to the units in the main building, the Panel had some concerns with the ones facing the ramp.

The Panel had some concern with the amount of volume the trees in the courtyard might create and thought the applicant needed to select trees that wouldn't be overbearing in the area.

The Panel liked the change of the brick from black to white and wanted to see more of the white brick on the building. As well they wanted to see a simplification of the materials overall and that the transition between the townhouses and the main building could be improved.

The Panel liked the children's play into the courtyard but wanted to see a common amenity space on the roof.

Regarding sustainability, it was suggested that there needed to be some noise mitigation for the units facing Cambie Street as well as more sustainable features on the south façade.

- **Applicant's Response:** Mr. Cox thanked the Panel for the comments and said they are looking forward to improving the project

Adjournment

There being no further business the meeting adjourned at 8:31 p.m.