

URBAN DESIGN PANEL MINUTES

DATE: January 27, 2016

TIME: 3:00 pm

PLACE: Town Hall Meeting Room, City Hall

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:

- Roger Hughes (Chair)
- Stuart Hood
- Ken Larsson
- Neal LaMontagne
- Derek Neale
- David Jerke
- Jim Huffman
- Russell Acton

REGRETS: Muneesh Sharma
Julien Fagnan
Stefan Aepli
Meghan Cree-Smith
James Cheng

**RECORDING
SECRETARY:** Lidia McLeod

ITEMS REVIEWED AT THIS MEETING

1.	445 Kingsway
2.	505 W 62nd Avenue
3.	7807 Cambie Street
4.	106 -116 E 35th Avenue

BUSINESS MEETING

Chair Hughes called the meeting to order at 3:00 p.m. and noted the presence of a quorum. There was a brief business meeting in while a variance was voted on to present the second and third agenda items in relation to each other. The panel then considered applications as scheduled for presentation.

1. Address: 445 Kingsway
 DE: N/A
 Description: To construct a six-storey mixed-use building that includes 109 secured market rental units and commercial use (car dealership) at grade. This application is being considered under the Secured Market Rental Housing (Rental 100) Program.
 Zoning: C-2 to CD-1
 Application Status: Rezoning Application
 Review: First
 Architect: FNDA Architecture Inc. (Farouk Noormohamed)
 Owner: Destination Auto Group
 Delegation: Farouk Noormohamed, FNDA Architects
 Staff: Joyce Uyesugi and Marie Linehan

EVALUATION: SUPPORT (7-0)

- **Introduction:** Joyce Uyesugi, Rezoning Planner, introduced the project as an irregular-shaped site located at Kingsway and St. George Street in the Mount Pleasant community. Robson Park is located to the east and Mount St. Joseph Hospital across Kingsway to the south. Directly to the north of the site is the Kivan Boys & Girls Club; another social facility, the Mount Pleasant Family Centre, is located in the park across the street. These facilities both provide community programming with a focus on youth.

This proposal is to rezone the site from C-2 to CD-1 to allow a 6-storey, mixed-use building, with a car dealership at grade and 109 secured market rental units above at 3.66 FSR. This is a rezoning application; it is not concurrent with a Development Permit application.

The application is being considered under the Secured Market Rental Housing Policy (Rental 100). The Policy supports rezoning for additional height and density when all of the residential units are secured as market rental for the life of the building. On C-2 zoned sites, the Rental 100 Guidelines allow consideration of an increase in height up to six-storeys and commensurate achievable density. There is also a requirement for 25% of the units to be designed for families (2 or more bedrooms). In this proposal, 25% of the units are 2-bedroom units.

The site is located within the Mount Pleasant Community Plan area. The Plan includes policy direction for housing diversity, more market rental housing, and provides high level design direction. It does not specifically address this portion of Kingsway.

There is a Council-approved Public Realm Plan for Mount Pleasant. It includes policy to support a community-based initiative for St. George Street called the St. George Rainway. The Rainway initiative aims to create a unique recreational and educational corridor that demonstrates rainwater collection and marks a historic stream.

Marie Linehan, Development Planner, continued by stating that the site is located in the C-2 District at Kingsway, and consists of approximately half the block face along Kingsway with a frontage of just under 400 ft. (392 ft.) and a depth of 264 ft. along St. George Street. St. George Street slopes down to the north in this location, and there is a drop in grades of about 1.0 m along Kingsway and 4.25 m along St. George Street.

There is no lane at this block. Parking access is located at Kingsway for customer parking and at St. George Street, for residential parking. Service center and car storage uses are located the underground parkade. Pedestrian crossings are required in these locations, and a pedestrian-controlled crossing at Kingsway is currently under review with the City's Engineering group.

The zoning to the rear is RT-5 which allows duplex use at 2 ½ storeys height (35 ft.). There is an existing two-storey building at the City-owned site to the north, which houses the Kivan Boys & Girls Club. It is anticipated that the Kivan site will redevelop with the Club use. A 'knock-out' panel is required at the underground parkade for this project so that the Kivan site may share their driveway for future redevelopment.

The C-2 zoning allows for mixed use buildings on commercial arterials. The density is 2.5 FSR with a four-storey height limit (45 ft.). The typical form is a continuous street wall condition with three storeys flush to the sidewalk edge along Kingsway with a small setback at the 4th storey. A stepped profile is required at rear to reduce impact on the lower density residential sites behind this site.

The applicable policy for rezoning is the citywide Rental 100 Program. Under the Rental Incentive Guidelines, we may generally consider an increase in height to six-storeys with a commensurate increase in density, subject to overall urban design performance.

The Mount Pleasant Community Plan forms the background for this proposal, but does not provide specific guidelines for this site. There is a general expectation for high quality design in new buildings, and support for the provision of a greater range of housing types, including rental housing.

The proposal consists of a double-height commercial base with a mezzanine to the rear and five storeys of residential above for a total height of 75 ft. As C-2 commercial bases have typically high volumes, Planning is able to consider this proposal as meeting the intent of the six-storey height limit under the Rental 100 policy.

For a C-2 site with this adjacency the setback requirement is 12 ft. to a three-storey base, and 35 ft. to the fourth storey. This profile is shown as a dashed line on the sections. The proposal provides a 12 ft. setback to a two-storey base to match the height at the Kivan site, and provides significant setbacks to the upper residential levels.

In terms of the overall massing, a distinct commercial base is provided with a more sculptural approach to the upper massing, rather than a conventional C-2 street wall building.

It should be noted that, while underground parking is excluded, underground car storage and service center uses are counted towards the floor area. That represents some 40,000 sf. of the total floor area. As a point of reference, the above-grade building massing is at about 2.82 FSR.

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

1. Overall height, massing and density, in particular:
 - a. Design response to the long frontage.
 - b. Transition to RT zoned neighbourhood to the rear.
- **Applicant's Introductory Comments:** The applicant introduced the site as being awkwardly shaped. Thus an attempt has been made to limit the long façade on Kingsway by playing with the massing. The proposed massing breaks up the façade into a commercial base and a residential space, with a transition piece in between.

One of the things looked at was making pieces of the building a bit higher by one or two stories in order to add interest, but the height was limited to 6 storeys; the architect noted that they still felt they were able to do something interesting with the massing.

Since this is a rezoning only the basic landscape concepts have been established, and the details have not been sorted out. These details include having a bike area, designated quiet areas, and having an urban garden.

The applicant team took questions from the panel members.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - The long frontage could be further broken up moving the residential mass back or closer to Kingsway.
 - The sharp corner seems a bit dramatic; consider design development.
 - Design development to add visual interest to blank wall faces on Kingsway.
 - Provide more space at St. George Street. The setbacks are too tight to address the railway aspiration and park adjacency.
 - The path at the rear 12 ft. setback seems to have CPTED problems, which may be addressed by opening up the north façade.
 - The rear podium roof should be accessible by residents as a common amenity space, not inaccessible green roof.
 - High quality materials should be provided moving forward to the development application.
- **Related Commentary:** Members of the panel noted that the proposal seems like a thoughtful response to a site which does not embody the typical conditions. There are no issues with the height, the density seems supportable, and the rainway improvements could look great and add to the neighbourhood character.

While the podium reads very strongly, the residential is in line with the commercial base for a portion of Kingsway. Parts of the structure could be set back a bit to take the residential frontage off Kingsway. Alternately, consideration could also be given to moving more of the mass onto Kingsway. Overall the horizontal scale seems to work well in breaking up the mass.

The transition at St. George Street and the park includes a 2 ft. setback which seems a bit too small; a 6 ft. setback would be more appropriate in relation to the park. Move some of the mass away from the park to create a better response to the park.

On the rear corner with the pedestrian crossing, there is a lot going on; attention should be paid to how this corner will operate with all the uses.

One person thought that the corner on Kingsway is too sharp, and could be done a bit more elegantly. Other panel members thought the corner was fine and reflected the different geometry of Kingsway intersecting the standard north south street grid.

Parts of the building façade seem blank and underutilized. Materials, patterns and colours could be used to better break up the façade and add visual interest. Particular attention should be paid to the transition on the north side. It may be parking and vehicle space for test drives, but it would make sense to have a wall treatment to provide some texture or additional windows which may be translucent and show movement behind.

The building shadow extends across multiple property lines at times, but is a product of site conditions and may be unavoidable.

Crime Prevention through Environmental Design (CPTED) principles should be used on the walkway behind the north edge. It currently looks like it will be spooky at night.

There is a better use for the roof space in the rear than just pure green roof. In light of some of the balconies being narrow, provide common roof access in this area so that it can be useful. As well, the amenity on the front feels too small and awkward.

- **Applicant's Response:** The applicant team noted that the renderings are covering up windows on the St. George elevation, so it is not all blank.

2. Address:	505 W 62nd Avenue
DE:	N/A
Description:	To construct a six-storey residential building that includes 32 dwelling units. This application is being considered under the Cambie Corridor Plan.
Zoning:	RT-1 to CD-1
Application Status:	Rezoning Application
Review:	First
Architect:	GBL Architects (Daniel Eisenberg)
Owner:	SDAE
Delegation:	Daniel Eisenberg, GBL Architects Cameron Murray, Topographics Tiger Chen, SDAE Diana Klein, Kane Consulting
Staff:	Zak Bennett and Allan Moorey

EVALUATION: SUPPORT (6-1)

- **Introduction:** Zak Bennett, Planning Analyst, started by noting that 505 W 62nd Avenue and 7807 Cambie Street are both single parcel sites at the western side of Cambie Street and 62nd Avenue. The proposal is being considered under the Cambie Corridor Plan that contemplates six-storey residential buildings in this area.

To the west of Cambie Street are sites zoned RS-1 that are included in the recently approved Marpole Community Plan. The first three lots to the west are included in Cambie Corridor Phase 3 (CC3) planning. While ground-oriented housing is being considered, the CC3 policy planning is underway and final direction for these sites has not been determined. Sites on Cambie in the north and south are zoned RT-1, and can be considered for up to six-storeys. An approved rezoning is at the northeast corner for a six-storey residential project. The Cambie Corridor Plan anticipates residential six-storey buildings in this area with a suggested floor space ratio (FSR) range of 2-2.5.

The site at 505 W 62nd Avenue is approximately 10,515 sq. ft. This rezoning application proposes to rezone the site from RT-1 to CD-1 to allow development of a six-storey building over two levels of underground parking with an FSR of 2.72. The proposal includes 32 market residential units and 31 residential parking stalls.

Allan Moorey, Development Planner, explained that the building presents as being six-stories with a height of 70 ft. in most places. At the lane it is three-stories to match the 2½ storey forms anticipated in Phase 3.

The primary building entry is off Cambie Street, with a ramp access that has been mitigated by buffer planting. Parking extends two levels below grade, with an entry in the north-west and an enhanced planter adjacent. Single-storey units are oriented to 62nd Avenue, with semi-private outdoor space and some planting. Public seating exists around the site. There is also a private roof-deck amenity.

Materiality is characterized by the use of brick, a glass window wall, shadow boxes and metal panels.

- **Applicant's Introductory Comments:** The applicant started by noting that there are very few single corner lots being developed in the Cambie corridor. So it is surprising that three of them are being developed with GBL.

There has been a lot of testing to determine which design elements are successful. Both this site and 7807 Cambie Street function as bookends on Cambie Street. Each building is unique in their architectural expression in response to the requirements for the sites.

A 12 ft. setback exists along Cambie and 62nd Avenue, but the building seems to fit quite well on the site. A four-storey shoulder goes around the building and transitions down to three storeys at the lane. The proposal is for 32 units, with more than 50% of them being two or three-bedroom.

Masonry has been used extensively to emphasize the monolithic expression, and is characterized by the use of glass. A punched window configuration increases the wall to window ratio and ensures good energy performance without the use of extensive mechanical equipment. Frames will protrude off of the façade to provide shade and prevent overheating in the units.

There is 30 ft. from the property line to the main buildings with a gradual transition. Directed access is used in a sculpted way, with a 5% ramp and seating along W 62nd Avenue. The stairs are used to create a nice sitting space.

There is loose knit planting along the sidewalk to create screening with terraces, and trees along the laneway. There is also an accessible garden off the fourth floor with the possibility for vegetable planting, and a rooftop patio. Permeable pavers are being used to promote drought tolerance.

The applicant team took questions from the panel members.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - The rear amenity at the upper level and the ground-floor patios are too small
 - The benches could be moved to the corner to create more of a community space
 - This is a bigger, wider building and not as elegant as the neighbouring building; attention should be paid to detailing because of this
 - The area on 62nd could be handled differently to create more of a sense of public realm
- **Related Commentary:** The design is successful at complying with the Cambie Corridor requirements and in unifying the form. The proposed height, massing and form of development all seem supportable.

The building does not feel very sculptural, and careful attention is needed to carry out the simple and monolithic form without it feeling like it has too much weight. In addition, attention should be paid in the future to having the detailing live up to the crispness of the architecture shown in the presentation materials.

While the side-yard seems to be well-handled, the units on the main floor on the south-side have a lot of public exposure with the terraces. More privacy should be granted to these units to limit exposure to the sidewalk and cars. The ground-level patios also seem very narrow, and more space could be carved out of the setback to enlarge them to 8 ft.

A lot of thought needs to be given to the current amenity as is too small for use by families. There needs to be an indoor amenity and a larger rooftop area.

Attempts to activate the laneway seem successful, and the tree retention on this project is great.

The outdoor bench area could move more towards the corner and mesh better with the other buildings to create a single community space. More space outside could also be given over to the public area; density may need to be reduced to do this.

- **Applicant's Response:** The applicant thanked the panel and noted that there is very clear direction on what needs to be done. They are confident that all the comments can be achieved.

3. Address:	7807 Cambie Street
DE:	N/A
Description:	To construct a six-storey residential building that includes 27 dwelling units. This application is being considered under the Cambie Corridor Plan.
Zoning:	RT-1 to CD-1
Application Status:	Rezoning Application
Review:	First
Architect:	GBL Architects (Daniel Eisenberg)
Owner:	KT Lee Group
Delegation:	Daniel Eisenberg, GBL Architects Daryl Tyack, ETA
Staff:	Graham Winterbottom and Allan Moorey

EVALUATION: SUPPORT (4-3)

- **Introduction:** Graham Winterbottom, rezoning planner, introduced the project and explained that Zak Bennett, Planning Analyst, will be presenting the policy context for both this proposal and the adjacent proposal at 505 W 62nd Avenue. This rezoning application proposes to rezone the site from RT-1 to CD-1 to allow development of one six-storey building over two levels of underground parking with a floor space ratio (FSR) of 2.70. The proposal includes 27 market residential units and 36 residential parking stalls.

Allan Moorey, Development Planner, explained that this building has a predominant east/west orientation. There are two-storey townhouse units oriented to 62nd Avenue which offer massing and massing and elevation expression opportunity.

An enhanced public realm at the corner of this site provides bench seating and feature planting.

- **Applicant's Introductory Comments:** The applicant team introduced the project as a proposal for 27 units, with more than 50% of them being two or three-bedroom. The building is broken up into a few pieces with glass, and attention has been paid to the privacy and solar issues with this.

The monolithic expression of the primary building has allowed for an increased wall to window ratio, and provides a more passive approach to sustainability. The base of the building is setback along the first two floors to architecturally distinguish the townhouses from the primary building.

An outdoor common amenity exists off of the corridor to provide light into the space.

The architecture is being used to form a landscape. There is a 4.5ft. grade change, but an almost a level walk access off of 62nd Avenue. The planting wraps around the corner into the lane, and there is full planting buffer on the south-side. The rooftop is a green roof, and conforms by the lines of the architecture and massing.

The applicant team took questions from the panel members.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - There are concerns about privacy and overlook off of the amenity, and the patios along 62nd Avenue
 - The use of three materials results in a complicated form, a stronger response would be had if the materials were simplified;
 - The glass and window wall needs to be rethought as it looks too commercial
 - There are sustainability issues with the concrete and thermal bridging; as well as the glass curtain wall which should be rethought.
 - There is concern that this does not fit in with the neighbourhood context
 - more amenity space needs to be included to the 4th floor

- **Related Commentary:** The panel noted that this building seems to compliment 505 W 62nd Avenue. The setbacks seem fine, and the height, massing and density are supportable. However, attention should be paid to how this building sits as part of the fabric of the overall neighbourhood.

There needs to be an indoor amenity to support the outdoor space. Provide a kitchenette or a washroom for those using the amenity space. In general the amenity space is bigger and more usable than the other building, but could also use some more privacy. As well, this development does not have an accessible green roof. An amenity space could be added on the roof to add more usable space and activate the roof.

The ground patios seem usable, but don't have a lot of privacy as the landscaping is too low. The space for the bench feels and works well.

The materiality is not well resolved, and loses the residential feel which the other building has as the glass creates a more commercial appearance. The materials should work together better to reduce this feel. Attention should also be paid to resolving the three 'cubes' of the form better.

There is some worry about the window wall on top in terms of materiality and the perception of overlook from all the glass. The glass box is also the worst thing to do from a sustainability standpoint. There is not enough rationale for this aspect of the project.

If the exposed concrete is part of the floor slab then it is creating an enormous thermal-bridge. Thought needs to be given to how to insulate this area effectively.

- **Applicant's Response:** The applicant team had no further comments.

4. Address:	106 -116 E 35th Avenue
DE:	N/A
Description:	To construct a five-storey residential building that includes 18 residential units. This application is being considered under the Little Mountain Adjacent Area Rezoning Policy.
Zoning:	RS-1 to CD-1
Application Status:	Rezoning Application
Review:	First
Architect:	Ankenman Marchand (Tim Ankenman, Francois Marchand)
Owner:	Alan Forrester, Neil Godfrey
Delegation:	Tim Ankenman, Ankenman Marchand Francois Marchand, Ankenman Marchand Damon Oriente, Damon Oriente Ltd. Alan Forrester Neil Godfrey Troy Glasned, E3 ECO Group
Staff:	Graham Winterbottom and Patricia St. Michel

EVALUATION: SUPPORT (6-1)

- **Introduction:** Graham Winterbottom, Rezoning Planner, introduced the site for this rezoning as consisting of a two lot assembly on the south side of E 35th Ave at the corner of 35th Avenue.

The proposal is within the Riley Park South Cambie Community Vision and being considered under the Little Mountain Adjacent Area Rezoning Policy, which covers from 35th to 33rd Avenue and from Main St to the lane east of Quebec Street. The policy was developed along with the policy for the larger Little Mountain Site which sits immediately adjacent. The intent of the policy is to provide a transition in scale from the larger site to the surrounding neighbourhood, to provide a diverse range of building types, and to provide connections which link Main Street through to the larger site and Queen Elizabeth park.

In this area the policy contemplates a choice of two building types: a townhouse/rowhouse form up to 1.5 FSR, or a mid-rise form up to six-storeys and 2.3 FSR. For a mid-rise form, the policy offers general principles and building characteristics which encourage proposals to vary from a standard double loaded corridor typology.

The site located immediately adjacent to the Little Mountain site, a 25 acre site with Policy which recommends heights of six to eight storeys throughout the majority of the site. Some opportunities for ten and twelve storey buildings also exist towards the centre. The City is currently processing a rezoning application for the larger site which aligns with the recommended height of the policy. The proposal was seen by the Panel on December 16th, 2015 and was not supported.

The surrounding area is very amenity rich with Queen Elizabeth Park located to the west and Hillcrest Park to the north. This includes Hillcrest Recreation Centre, Nat Bailey Stadium and Phoenix Gymnastics. The area is also well served by transit as it is located on two frequent bus routes, is a ten minute walk from both the King Edward and 41st Avenue Canada Line Skytrain stations.

The application is proposing to rezone two single-family dwellings from RS-1 to CD-1 to develop a five-storey residential building which includes eighteen residential units, 86% being family units of 2-3 bedrooms. The total proposed floor area is 2.3 FSR.

Pat St. Michel, Development Planner, continued by stating that the policies for the Little Mountain Adjacent Area are aimed at:

- Encouraging innovative designs that vary from the standard double-loaded corridor apartment type, with particular regard for cross-ventilation, multiple exposures, useable roofs, large balconies, etc.;
- Encouraging wood-frame construction in the interest of sustainability and affordability;
- Setting a hard cap on density at 2.3 FSR in the interests of providing certainty through a predetermined fixed rate CAC;
- Encouraging units suitable for families, with a minimum of 10% three-bedroom and 25% two-bedroom units.

This proposal is for a wood-frame building, with an L-shaped design that provides numerous corner units and limited common circulation, which are aspirations of the policy. Additionally, a variety of outdoor spaces are provided including a common courtyard, patios for ground-oriented units, balcony spaces and roof-top decks. Planning has supported a smaller setback along the Quebec Street frontage and along the lane in the interests of achieving the common courtyard and the L shaped design.

The proposal exceeds the policy objectives for unit mix catering to families with 28% three-bedroom units and 44% two-bedroom units.

Consistent with the city's rezoning policies, the building will be designed to LEED Gold. Due to the small scale of the building, potential for connection to a Neighbourhood Energy Utility is not required.

To the immediate east of the proposed development will be a six storey building, recently permitted, and for which construction is anticipated to commence shortly. The adjacent development has been designed to provide a driveway to underground parking at the edge of the site that will be shared access with this development.

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

1. Form of development - density, massing, height
 2. Architectural expression and materiality
- **Applicant's Introductory Comments:** The applicant introduced the project as a difficult project from an architectural standpoint. Attention has been paid to making things line up without looking monotonous. The yellow fins are an attempt to do this and celebrate the corner. The cabanas on the roof are another attempt to create an interesting feature.

The common amenity has outdoor space with a BBQ. Quebec Street has been made into a very pedestrian-friendly area with trees.

The landscape approach has been to give the building a comfortable setting. Generous outdoor spaces are given at the ground level, and the building has been developed with the idea of creating a very social building. The BBQ is situated in a generous communal area, with a generous patio area as well.

LEED Gold is being met as a standard, and attention has been paid especially to water retention. There is a possibility for community garden plots in the future. There is a balance with privacy and separation on the upper levels, but the whole area has an air of casualness about it.

The applicant team took questions from the panel members.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Combine some of the balconies in the larger units
 - Introduce masonry at the lower level to make the building more durable
 - Use the best possible envelope; move towards passive house if possible
 - Give the entrance more prominence; it is currently overwhelmed by the orange
 - Strengthen the verticality and simplify the expression along Quebec Street
 - Back elevation is simple and strong, but needs some work, Glass at stairwells and corridors really helps with livability, further consideration could be given to The placement of the windows in the stairwells
 - The south exposure is very important - take advantage of the views and exposure of the south side of the development to the future plaza on the main LMH site
- **Related Commentary:** The overall form of the building seems to lend itself quite well to families, and the form of development, massing and height are supportable. This is a very modest building which will probably fit in well with the neighbourhood.

In five or six years there may be a bit of wear and tear on the building with the current materiality. Adding more masonry to the ground plane could help with this.

On the east elevation the punched window expression looks a bit weak. More windows could also be added in the stairwell at the edge to create more of an active design.

The applied colour seems cosmetic and could be integrated better.

There seem to be three balconies for some units, which is a bit excessive. Step back a bit and try to simplify the elements while keeping in mind the internal layouts.

The back of the building is definitely a 'back'. There is a strong vertical expression which could be further developed, but this may not be the right approach if adding horizontal breaks are used to adjust the back façade.

It could be beneficial to open up the south-face to the plaza to make a grander statement.

From a sustainability perspective district energy is not necessary, but may be a logical choice despite the cost. If not, then simply make the project as sustainable as possible.

If the main amenity space is the social focus of the building, then make sure it has a good relationship to the community garden space to make it more attractive to residents.

- **Applicant's Response:** The applicant team said that the panel had good suggestions which will make a good project better. The hardy panel should be durable enough as an edge, but something more practical could be done with the base of the building. At the fourth floor the windows in the stair aren't shown well in the renderings but are still there.

The first intuition was to flip the building and change the location of the courtyard, but this makes the streetscape into the back of a house. This is a little development and has had a lot of iterations; there is not a lot of room for change.

Adjournment

There being no further business the meeting adjourned at 6:45 p.m.