

URBAN DESIGN PANEL MINUTES

DATE: May 3, 2017

TIME: 3:00 pm

PLACE: Town Hall Meeting Room, City Hall

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:
Helen Avini Besharat
Yijin Wen
Neal LaMontagne (excused from item #3,4)
Nell Gasiewicz
Amela Brudar
Kim Smith
Renee Van Halm
Meredith Anderson
Karen Spoelstra
Muneesh Sharma (excused from item #3 and 4)

REGRETS: James Cheng
Veronica Gillies
David Jerke

RECORDING SECRETARY: Camilla Lade

ITEMS REVIEWED AT THIS MEETING
1. 2075 W 12th Avenue
2. 4176 Alexandra (York House School)
3. 1296 W Broadway
4. 855 Kingsway

BUSINESS MEETING

Chair Kim Smith called the meeting to order at 3:00 p.m. and noted the presence of a quorum. A brief business meeting took place before the presentations commenced.

1. Address: **2075 W 12th Avenue**
 Permit No. RZ-2016-00047
 Description: The proposal is for a six-storey residential building (comprised of 48 secured market rental units), with a floor area of 3,504.5 m² (37,722 sq. ft.), a proposed floor space ratio (FSR) of 3.47, and a building height of 19.4 m (63.75 ft.), over one level of underground parking (20 vehicle spaces). This application is being considered under the Secured Market Rental Housing (Rental 100) Policy.
 Zoning: C-7 to CD-1
 Application Status: Rezoning Application
 Review: First
 Architect: Yamamoto Architecture (Taizo Yamamoto)
 Owner: South Street Development Group
 Delegation: Taizo Yamamoto, Yamamoto Architecture
 Gordy Eckford, ETA Landscape Architects
 Staff: Rachel Harrison & Marie Linehan

EVALUATION: SUPPORT with RECOMMENDATIONS

- **Introduction:** Rezoning Planner, Rachel Harrison, introduced the project as located on the North side of 12th Avenue, half a block east of Arbutus Street, and immediately next to the Arbutus Corridor. The site is approximately 75 feet by 145 feet. The site is currently zoned C-7 and occupied by an auto import and repair business.

The rest of this block, to the east, is zoned C-7 with 4-storey residential buildings. To the West is the Arbutus Corridor. Arbutus is mostly zoned C-8, except for a couple of CD-1 sites on the west side of Arbutus. The East side of Arbutus Street includes 2 auto repair garages, otherwise, a majority of developments on Arbutus are 3-4 storey mixed-used buildings. To the North of the subject site, there is a CD-1 (306) 4-storey commercial/office building. A lane runs along the east property line, of the subject site, and connects to a partial lane in behind the building.

The proposal is to rezone under the *Secured Market Rental Housing Policy (Rental 100 Policy)* to build a 6-storey residential building with 48 secured rental units. In C-7 zones, the Rental 100 policy allows for consideration up to 6 storeys and commensurate achievable density, in exchange for 100% secured rental units. 52% two-bedroom and three-bedroom units at 3.47 FSR with two levels of underground parking and 32 parking spaces accessed off the rear lane

Marie Linehan, Development Planner, introduced the project as located in the Arbutus Neighbourhood. The site is located directly east of the Arbutus Greenway (i.e. the former CPR Rail Corridor). The base zoning is C-7. The C-7 and C-8 zones were created as part of the Arbutus Neighbourhood Plan (1998) which established a mixed-use and residential neighbourhood in this former semi-industrial area, centered on the old Molson Brewery site.

West of the site, the C-8 zoning along Arbutus allows mixed use 4 mixed-use buildings and requires commercial uses at street level. The C-7 zoning is located along 10th and 12th Avenue, east and west of Arbutus Street. C-7 allows both mixed-use and all-residential proposals for sites in response to the specific context. The proposal here is for a residential building, noting that existing development along this block east of the Greenway is primarily 4 storey residential buildings.

C-7 zoning allows for a base density to 2.25 FSR in a 4 storey form. Under the Rental Incentive Guidelines, we may consider up to 6 storeys with a commensurate density. The proposal is for a 6 storey building with 4 storey shoulder setbacks and a density of 2.47 FSR.

The Greenway is 50 feet wide adjacent this site, and an additional 10 foot statutory right-of-way (SRW) will be required along the west side of the site to facilitate future development of the Arbutus Greenway. The Arbutus Greenway is intended to be a high-quality public space for walking, cycling, and other non-motorized modes of transportation, connecting False Creek to the Fraser River, with the potential for a future street-car line. City staff is in the initial stages of planning and consultation, with the goal to start constructing sections of the Greenway by late 2019.

Until redevelopment, Engineering is supportive of interim use of the 10 foot statutory right of way (SRW) for additional patio space adjacent the ground floor units. The setback is approximately 13 feet at the west side, noting that 10 feet of that is the SRW, so there will be a 3 foot setback to ground floor units in the future. The applicant has shown a site plan for both the interim condition and the future when the Greenway is developed.

Other setbacks are as follows: the front yard setback is 7.5 feet. The adjacent building is setback 9.5 feet. The proposed rear setback is 12.5 feet, noting a rear setback of 25 feet to residential uses is required under the zoning. The proposed east side yard setback along the lane is 2 feet, noting 3 feet is required under zoning. The neighbouring building is setback from 3 feet to 8 feet along the lane. Balconies are provided for each unit and a common amenity room and play area is provided at the rear of the site.

Ms. Linehan then took questions from the panel.

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

Staff asked the panel to provide commentary on the following:

- 1) Overall height, massing and density
 - 2) Setbacks
 - 3) Interface of residential units with the future Arbutus Greenway
 - 4) Location, size, and quality of the common outdoor amenity and play space
- **Applicant's Introductory Comments:** The applicant team started by noting the site is in a great location close to outdoor amenities. There is a 4 storey shoulder and it relates to the scale of the 4 storey buildings. All units have outdoor balconies and over 50% are 2-3 bed room units in the proposal. The rooftop amenity is not viable at this location due to concerns about additional height and costs, and there are other amenities in the neighbourhood.

It is a constrained site, so the setbacks are less than the norm. The lane does not carry through but turns, so the setback is pushed back in the design. The setbacks are pushed back because of the 5th and 6th floors in order to have a useable footprint. The upper level is meant to be quieter and the focus is on the base. The balconies are designed with thin metal picket rail and on the windows. There is tight parking on two levels.

There is temporary planting and paving on the statutory right of way proposed. It slopes from south to north. There is direct access out to the patios. There is one large street tree that is proposed to

be retained. The patio at the rear gets good solar access. There is an outdoor kitchen, and space for creative play and planting along the lane proposed. The sustainability commitment is LEED Gold.

The applicant team then took questions from the panel.

- **Panel Consensus:** Having reviewed the project it was moved by Ms. Helen Avini Besharat and seconded by Mr. Muneesh Sharma, and was the decision of the Urban Design Panel THAT:

the Panel recommend **SUPPORT** of the project with the following recommendations to be reviewed by City staff:

- Increase the setbacks, especially at the Greenway, on 12th Ave and on the lane, to improve unit livability, particularly at the ground level
 - The building could be less symmetrical and the form could address the different site conditions (corner, greenway, etc).
 - Increase and improve the amenity space in the building
- **Related Commentary:** The panel noted the building should be more ‘exciting’ and less typical, but welcomed the rental uses. Explore the architectural expression more. It reflects well on the historical buildings of the neighbourhood but it lacks contemporary ‘pizazz’. The use of the materials is good.

The interface with residential units and greenway should be considered due to lack of privacy for the units. Balconies on every unit are good, but look at the potential of open balconies. Furthermore, the balconies could be covered on the top floor.

The outdoor amenity and play space should be the common meeting areas for the building, especially for children. Building services should be developed more. Rain cover on the amenity space would be nice. There should be two elevators, not just one.

- **Applicant’s Response:** The applicant team thanked the panel for their comments and are open to flexibility in the shoulder and massing design. And noted the setback is three feet to the Greenway.

2.	Address:	4176 Alexandra (York House School)
	Permit No.	RZ-2016-00042
	Description:	The proposal is for a long-term master plan for the existing school to accommodate a 90-student increase (15%), by increasing the FSR from 0.85 to 1.78 (0.55 below ground; 1.23 above ground), the height from 10.7 m to 16.9 m, the vehicle parking from 69 to 108, and the bicycle parking from 31 to 73. The proposed phased development includes the following: <ul style="list-style-type: none"> - Phase 1: a new 3-storey multi-purpose building - Phase 2: a new 3-storey southern addition to the senior school building - Phase 3: a new 3-storey northern addition to the senior school building - Phase 4: a 1-storey addition and renewal or replacement of the junior school building
	Zoning:	CD-1 Revised
	Application Status:	Rezoning Application
	Review:	First
	Architect:	Acton Ostry (Mark Ostry)
	Owner:	York House School
	Delegation:	Mark Ostry, Acton Ostley Architects Chris Phillips, PFS Studio
	Staff:	Ji-Taek Park & Zak Bennett

EVALUATION: SUPPORT with RECOMMENDATIONS

- **Introduction:** Zak Bennett, Rezoning Planner, introduced the project as a rezoning application for the York House School, located at the southwest corner of King Edward Avenue and Granville Street, and bounded by Alexandra Street and 26th Avenue.

The site is zoned CD-1 (288) and the site is presently developed as the York House School campus, consisting of a 2-storey junior school, 3-storey senior school with adjoining building wings, and 2-storey multi-purpose building. It is approximately:

- 3.32 acres or 144,717 square feet
- With 490 feet of frontage along King Edward and 295 feet along Granville
- A total FSR of 1.78 is proposed, of which 0.55 is below-grade

The surroundings are predominantly zoned FSD to the north of King Edward and RS-5 to the south and developed with single-family houses. To the immediate west is the Little Flower Academy independent school and Shaughnessy Elementary.

- The proposal is for a phased redevelopment of the campus including:
 - A new 3-storey multi-purpose building (Phase 1)
 - A new 3-storey southern addition to the senior school building (Phase 2)
 - A new 3-storey northern addition to the senior school building (Phase 3)
 - A 1-storey addition and renewal of the junior school building (Phase 4)

The ARKS (Arbutus Ridge/Kerrisdale/Shaugnessy) Community Vision allows consideration of rezoning for the expansion of institutional uses such as schools, as well as direction to undertake a rezoning process on existing CD-1 sites. Finally, the rezoning application is also being evaluated under the City's Rezoning Policy for Sustainable Large Developments.

Ji-Taek Park, Development Planner, introduced the project as a proposed phased development that includes:

- Phase 1: a new 3-storey multi-purpose building (**16.9m height**), including partially sunken gymnasium, classrooms, dining hall & kitchen, and landscaped rooftop deck.
- Overall the site coverage will increase from 37% to 51%. The proposed text amendment also includes:
- Deletion of **Accessory Auditorium Use**, opening up the school facilities for broader community use. It should be noted the auditorium is the only facility currently with limited use.
- The proposed development would increase the height, massing, and density adjacent to residential neighbourhood (RS-5). It should also be noted that proposed setback (above the gym) is less than what is currently required (6.3m / 20.67'), and proposed text amendment includes 1.5m (5') reduction in the minimum setback requirement along W 26th Av.
- Above grade architecture provides significant glazing fenestration and articulation, consistent with the existing seniors building that is to remain. However, treatment of the above grade protrusion of partially sunken gymnasium along W 26th Av. creates a long blank wall treatment next to residential neighbourhood.

ARKS vision policy does state that schools should be less institutional in design, and new buildings should be designed to 'fit in' with surrounding residential character.

In the context of opening up the auditorium to broader community use, the lobby location of the auditorium is located underground, accessed from Alexandra Street, connected via a long underground corridor, adjacent to the new gymnasium.

Mr. Ji-Taek Park then took questions from the Panel.

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

- 1) Does the panel support the proposed increase in building height (from 10.7m to 16.9m), massing and density (from 0.85 to 1.78)?
 - 2) Please comment on the proposed public realm and architectural treatment at pedestrian scale, especially along the W 26th Av., adjacent to the existing residential neighbourhood.
 - 3) In the context of proposed change of use including, deletion of "Accessory Auditorium Use" which would provide community access to existing and new school facilities to the broader community, please comment on the site circulation and access, especially regarding the legibility of the access and lobby for auditorium for public use.
- **Applicant's Introductory Comments:** The applicant team started by noting the school has evolved at the location since 1939. Below the existing field is an extensive underground space. The south wing would be a new learning commons and fine arts space. The north science wing would be a science and technology space. A third level will be added to the Juniors being, located on the eastern edge of site. The U-shaped configuration perimeter defines the overall campus massing. There is currently surface at-grade parking and a level for underground parking. There is a complex detailed master program that was developed.

The design is considering the future needs of the site. The space is a reaction to the future development phases of the school. The disruption of operations of the school needs to be minimized and balanced.

The existing campus configuration and U shape is intended to be retained. The circulation and access is to occur on the north side of the new multi-purpose building. Two issues to consider are traffic and noise. The sports field space is active and the new multi-purpose building will buffer the residential street from noise.

The proposed centre building is 2 storeys below grade. The gym is one level below grade to make it contiguous with the lower concourse. The middle floor is projected for greater articulation on the west side. There is a significant setback to prevent people to come to the outside edge. Lastly, there is a new campus gateway. The orientation occurs to take the main lobby for the entire campus.

The principle is to be at the leading edge of sustainability. There is a lot of flexibility and adaptability built in. There is a waste material processing area on site.

The public realm surrounds the site on three sides. The tall trees and hedges are maintained in the proposal. The landscape is quiet. The main entry and activity happens at the parking drop offs along Alexandra St. and W. King Edward Ave. The surface at-grade parking is intended to be removed and made a children's play area. The rooftop of the new multi-purpose building is the size of a sports field. Rooftop is proposed as an extensively used roof deck with roof gardens. On the edge, there is more of a social space. Urban gardening is located on the top.

The applicant team then took questions from the panel.

- **Panel Consensus:** Having reviewed the project it was moved by Mr. Yijin Wen and seconded by Ms. Amela Brudar, and was the decision of the Urban Design Panel THAT:

the Panel recommend **SUPPORT** of the project with recommendations by the panel:

- The sustainability standards should be higher;
 - Bike circulation and bike storage uses should be better developed for future uses;
 - The landscaping along the sides of the school should be varied to give the street more texture and along 26th the gymnasium wall should have more texture through the architecture and/or further landscaping with layering and filigree.
- **Related Commentary:** The panel noted that the height and density of the proposal was supported. One panel member mentioned there is a blank wall against the gymnasium that 'reads as a long spill out space'.

There needs to be research and creativity for the traffic drop off area with bicycles. The panel encouraged high Gold close to platinum LEED and more passive building measures. An artist could work with students at this stage to enhance the public art piece.

Applicant's Response: The applicant team thanked panel.

3. Address: **1296 W Broadway**
 Permit No. RZ-2017-00001
 Description: The proposal is for a 16-storey mixed-use building with commercial at grade, and residential above (comprised of 153 secured market rental units), with a proposed floor space ratio (FSR) of 7.07, and a building height of 48 m (163 ft.), over four levels of underground parking (168 vehicle spaces and 224 bicycle spaces). This application is being considered under the Secured Market Rental Housing (Rental 100) Policy.
- Zoning: C-3A to CD-1
 Application Status: Rezoning Application
 Review: First
 Architect: IBI Group (Martin Bruckner & Tony Wai)
 Owner: Thomas Papajohn, Jameson
 Delegation: Martin Bruckner, architect, IBI
 Tony Wai, architect, IBI
 Brian Baker, landscape architect, IBI
 Mladnen Pecanac, traffic engineer, IBI
 Christian Cianfrone, Morrison Hershfield
- Staff: Patrick O'Sullivan & Michelle Yip

EVALUATION: SUPPORT with RECOMMENDATIONS

- **Introduction:** Michelle Yip, Rezoning Planner, introduced the project as a rezoning application comprised of three parcels on the southeast corner of Broadway and Birch Street, two blocks east of Granville Street, in the Fairview local area. The sites along Broadway are zoned C-3A and consist of a mix of two- to four-storey commercial buildings, office towers and mixed-use tower developments. The adjacent site to the east is a 13-storey mixed-use building at 138 feet and kitty corner to the site is a 13-storey office building at 156 feet. The area south of the lane is zoned RM-3 and mainly consists of low-rise apartment buildings.

The rezoning proposal is being considered under the *Secured Market Rental Housing Policy* (Rental 100), which allows for consideration of additional density while adhering to existing height limits and generally to guidelines. The C-3A guidelines for this area suggest a maximum height of 120 feet. The proposal is exceeding the height limit set in the guidelines based on the existing surrounding context. The proposal is for a 16-storey mixed-use development containing commercial at grade and 153 rental housing units above, at a height of 163 feet and density of 7.07 FSR.

Patrick O'Sullivan, Development Planner, introduced the site as being 150' by 125' deep; with a crossfall of 9 feet from southeast to northwest. The zoning C-3A allows mixed use, up to 3.3 FSR, and up to 120 feet in height. The proposed height is 163 feet with retail at grade and a retail mezzanine and commercial use on Level 2. The tower is rental residential units, and the width of the tower steps back with increased height.. There are two lobbies: an office lobby and a residential lobby on Birch toward the south of the west elevation. Amenity is located on the first level of residential and has a collocated exterior amenity space.

Mr. O'Sullivan then took questions from the panel.

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

1. Does the panel support the overall form of development, including the proposed massing, setbacks, and density (7.07 FSR)?
2. The maximum guideline height of the base zoning is 120 feet. Considering the Rental 100 policy to adhere to existing height limits, does the panel support the proposed height of 163 feet?

3. Please comment on the landscape design including the public realm at the ground plane, and the roof deck.

- **Applicant's Introductory Comments:** The applicant team started by noting the lot size. It is a mixed used project with many of the units being family oriented. There is outdoor space proposed on the podium roof. The design approach is to have an efficient envelope by using brick for 'greater continuity of insulation' on the outside. The proportion of window to wall ratio is 50%, with vinyl windows.

The proposed massing follows the city design guidelines. The tower is 50% of the lot width. The shoulder is limited in the top floor plate. There are 3-bedroom units to take advantage of outdoor spaces. There is a 30 foot high podium, and a line of planters proposed at the lower and higher portions for privacy.

Streetscape wise, there is a line of street trees proposed along Broadway and Birch. The setback is proposed along the landscape wall. On the next level up there are community gardens proposed and an opportunity for urban agriculture. There are green walls along the loading docks to green up the lane. The columns with landscape coming up the building are integral to the building design. The building is intended to meet T.E.D. Gas Emissions targets, and the window openings have been optimized for passive use.

The applicant team then took questions from the panel.

- **Panel Consensus:** Having reviewed the project it was moved by Ms. Karen Spoelstra and seconded by Helen Avini Besharat, and was the decision of the Urban Design Panel THAT:

the Panel recommend **SUPPORT** of the project with the following recommendations:

- Improve the livability of the layout of the units, especially on the south side
 - Work with the corner expressions in horizontal and vertical ways
 - The loading at the lane should be less dominant
 - The landscape needs further design development with more softscape
 - Consider a rooftop amenity
 - Consider public art option
 - Improve the livability of the residential lobby
- **Related Commentary:** The panel noted that the height, setbacks and density were supported in the project. Overall, the building could use more character, and may appear too 'massive' because the architectural expression does not vary around the building.

More softscape could be added. The fern garden at the east corner feels out of scale and could be higher. A roof garden should be added.

There should be loading at 90 degrees to provide opportunity for public realm along the lane. The public art process should be started as soon as possible so it does not hold up other aspects of the design.

- **Applicant's Response:** The applicant team thanked the panel and particularly the commentary about the unit plans.

4. Address:	855 Kingsway
Permit No.:	RZ-2016-00046/DP-2016-00830
Description:	The proposal is for a six-storey mixed-use building with commercial at grade and residential above (comprised of 49 secured market rental units), with a proposed floor space ratio (FSR) of 3.3, and a building height of 21 m (68.9 ft.), over one level of underground parking (25 vehicle spaces and 62 bicycle spaces). This application is being considered under the Secured Market Rental Housing (Rental 100) Policy.
Zoning:	C-2 to CD-1
Application Status:	Concurrent Rezoning and Complete Development Application
Review:	First
Architect:	Cornerstone Architecture (Scott Kennedy & Gesa Zeller mann)
Owner:	Kulwant Chauhan, Seville Investments
Delegation:	Simon Richards, Architect, Cornerstone Architecture Gesa Zeller mann, Architect, Cornerstone Architecture Dylan Chernoff, OK Durante Kreuk Ltd.
Staff:	Michelle Yip & Tim Potter

EVALUATION: RECOMMEND RESUBMISSION

- **Introduction:** Michelle Yip, Rezoning Planner, introduced the site for this concurrent rezoning and development permit application as comprised of two parcels on the north side of Kingsway at 17th Avenue, between Prince Albert Street and St. Catherines Street. It is located in the Kensington-Cedar Cottage local area, two blocks from the area known as the “golden triangle” at Kingsway and Fraser.

The sites along Kingsway are zoned C-2. The sites located to the north across the lane are zoned RS-1 and RT-5. The area east of St. Catherines Street is zoned RM-1. The C-2 zone allows for four-storey mixed use buildings. The proposal is being considered under the *Secured Market Rental Housing Policy* (Rental 100), which allows for consideration up to six storeys. The proposal is for a six-storey mixed-use development containing commercial at grade and 49 rental housing units, at a height of 68.9 feet and density of 3.3 FSR, using the Passive House standards.

Tim Potter briefly introduced the project and some of the base zoning criteria noting that the proposal is seeking additional height from 4 to 6 stories and additional density from 2.5 to 3.3 FSR.

Mr. Potter then took questions from the panel.

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

Comments are sought on the proposed form of development for this application as follows:

1. Please comment on the building’s relationship to the site and its existing and/or future context.
2. Please comment on the success of the overall expression of the building, the material palette and its execution;
3. Please comment on the landscape design.
4. In summary, is the proposal’s overall massing, density, and height supportable?

- **Applicant's Introductory Comments:** The applicant created a vertical setback on the Kingsway elevation as recommended by Planning. There is a 'beam line' on the 5th floor to create a 5 storey streetwall. The residential entrance is further setback to give it greater emphasis along with a vertical element to break up the streetscape.

Amenity spaces, indoor and outdoor, are on the main floor. Studio units are located along Kingsway. The building will be built to passive house standards, so steps have been avoided to the extent possible. Brick is proposed on the main floor for durability and on the upper floors there is 'tresla' proposed for the frames to give them prominence.

The applicant team then took questions from the panel.

- **Panel Consensus:** Having reviewed the project it was moved by Ms. Karen Spoelstra and seconded by Ms. Amela Brudar, and was the decision of the Urban Design Panel THAT:

The Panel **RECOMMEND RESUBMISSION** of the project with the following recommendations:

- The architecture needs more development
 - The setback on Kingsway should be questioned
 - The expression of the entrance needs work
 - The façade design and materiality on Kingsway needs work
 - The massing at the lane could be simplified
 - The loading and unloading facilities need improving
 - The lobby access to the elevators is problematic and needs re-design with consideration to add a second elevator
 - The play area needs further design development with consideration for use of natural materials
 - Recommend revisiting the livability of units facing north
- **Related Commentary:** The panel noted that the building needed a stronger architectural expression. One panel member recommended removing the L shape on the 5th and 6th floor and making it 2 storeys. This should be a more robust building with less steps. The brick material is not successful in narrow bands. There is a code problem with dead end corridor that will affect the final planning.

The loading and unloading is problematic through a single elevator in the back. The front entry should have improved visibility of the elevator. The two private patios and the lightwell could use more work.

The landscape at the street level should have more planting. The parkade exhaust is in conflict with the trees. Remove the mechanical on the top.

- **Applicant's Response:** The applicant team thanked the panel and could use many of the panel's recommendations to improve the submission.

- **Adjournment**

There being no further business the meeting adjourned at 7:00 p.m.