

URBAN DESIGN PANEL MINUTES

DATE: February 1, 2023

TIME: 3:00 pm

PLACE: Webex

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:

Alasdair Butcher
Alasdair Butcher
Amina Yasin
Bob Lily
Brittany Coughlin
Craig Taylor
Federica Piccone
Geoff Lister
Heidi Nesbitt
Jon Stovell
Kai Hotson
Margot Long
Peeroj Thakre
Scott Romses
Stefan Aepli

REGRETS:
Meeta Lele

RECORDING SECRETARY: M.Sem

ITEMS REVIEWED AT THIS MEETING

1. 4330-4408 Arbutus St & 2092 Nanton Ave.

Chair Craig Taylor called the meeting to order at 3:05pm and noted the presence of a quorum. The panel then considered applications as scheduled for presentation.

1. Address: 4330-4408 Arbutus St & 2092 Nanton Ave.
Description: Rezone from RS-1 to CD-1 to permit development of a 6-storey institutional, community care facility - class B for seniors care with 162 care facility units. An FSR of 3.52 and height of 27 m (88.6 ft.) are proposed. One level of underground parking, consisting of 44 vehicle parking spaces and 14 bicycle parking spaces.
- Zoning: RS-1 to CD-1
Application Status: Rezoning Application
Review: First
Architect: Shift Architecture
Delegation: Cameron Halkier
Staff: Ryan Dinh, Mehdi Einifar, Nicholas Danford
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EVALUATION: Support with Recommendations (14/0)

Planner's Introduction:

Nicholas Danford, Rezoning Planner, introduced the project with a brief description of the existing site context, followed by an overview of the anticipated context as per the Arbutus Ridge/Kerrisdale/Shaugnessy Community Vision. Nicholas concluded the presentation with a description of the site and a summary of the rezoning proposal.

Mehdi Einifar, Development Planner gave an overview of the neighbourhood context in relation to the proposal, followed by the expectations of the built-form guidelines for this project. Mehdi then gave a brief description of the proposed project before concluding with Staff questions for the Panel.

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

1. Comments on proposed density, height, form and massing relative to the direction of "small developments" as per Arbutus Ridge/Kerrisdale/Shaugnessy Community Vision, considering factors such as scale, frontage, and transition.
2. Comments on the quality of public realm along the streets and the lane in relation to the residential areas.
3. Comments on architectural expression to inform future development permit application.

Applicant's Introductory Comments:

Applicant Cameron Halkier, Architect for Shift Architecture noted the objectives and gave a general overview of the project.

The planning team then took questions from the panel.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project, it was moved by **CRAIG TAYLOR** and seconded by **JON STOVELL** and was the decision of the Urban Design Panel:

THAT the Panel Recommend **Support with recommendations** to the project with the following recommendations to be reviewed by City Staff:

- 1) Further development to improve sustainability initiatives.
- 2) Further development to improve accessibility throughout the building with an emphasis on access at the main entry.
- 3) Further development of the treatment to the lane with a particular emphasis on mitigating the impact of the loading area.

Summary of Panel Commentary:

In general Panel supports the height, density and massing.

Some Panelists recommended reviewing the loop trails though out the landscape areas in lieu of dead end trails.

Some Panelists recommended enhancing the laneway.

Some Panelists recommended reviewing the stair cases and means of access from Arbutus with reducing staircases and length of the ramp.

Some Panelists recommended reducing the height and impact of the southwest corner retaining wall.

A Panelist encouraged design development to improve accessibility with consideration for more dignified living.

Some Panelists recommended consideration to providing scooter access throughout the building rather than just the parkade.

A Panelist recommended retention of existing trees where possible.

Some Panelists recommended landscape treatment to the south, at the property line given the context to this site and proximity to future development.

Some Panelists encouraged further increasing the side yard setback.

Some Panelists recommended reducing the overall building height.

Some Panelists suggested reviewing the number of balconies to those which are required.

Some Panelists recommended reducing thermally broken balconies and explore mass timber construction.

Some Panelists recommended triple glazing windows to improve energy performance and exterior shading to mitigate solar heat gain.

Some Panelists recommended reviewing of the amount curtain wall to reduce solid heat gains.

Applicant's Response: The applicant team thanked the panel for their comments.