

## URBAN DESIGN PANEL MINUTES

**DATE:** October 3, 2018

**TIME:** 4:00 pm

**PLACE:** Town Hall Meeting Room, City Hall

**PRESENT:** MEMBERS OF THE URBAN DESIGN PANEL:  
Helen Besharat  
Colette Parsons  
Jim Huffman  
Derek Neale  
Leslie Shieh  
Marie-France Venneri  
Susan Ockwell  
Yinjin Wen

**REGRETS:** Grant Newfield  
Muneesh Sharma  
Amela Brudar

**RECORDING  
SECRETARY:** K. Cermeno

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### ITEMS REVIEWED AT THIS MEETING

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| 1. | 2030 Barclay Street |
| 2. | 4464 Dunbar Street  |
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**BUSINESS MEETING**

Chair Helen Avini-Besharat, called the meeting to order at 4:15 p.m. and noted the presence of a quorum. A formal welcome was read by the Chair, "We acknowledge that we are on the unceded homelands of the Musqueam, Squamish, and Tsleil-Wauthuth nations and we give thanks for their generosity and hospitality on these lands.

1. Address:	2030 Barclay Street
Permit No.	DP-2018-00694
Description:	To develop a 10-storey residential building consisting of 19 market residential dwellings; all over a three-level parkade accessed off the lane.
Zoning:	RM-5B
Application Status:	Complete Development Application
Review:	First
Architect:	Shift Architecture
Delegation:	Richard Henriquez, Architect, HPA Architects Cameron Halkier, Architect, Shift Architecture Margot Long, Landscape Architect, PWL Partnership
Owner/Developer	Nic Paoella, Marcon
Staff:	Jason Olinek

**EVALUATION: Support with Recommendations**

- **Introduction:**

Development Planner, Jason Olinek, described the project as located at 2030 Barclay proposed under base zoning RM-5B. The applicant is seeking Development Permit Board approval for 10% Heritage Bonus Density, FSR 3.025. The proposal includes a height of 33.5m tall, 10 storey residential tower with approximately 4,160sf floor plates and a total of 19 residences. There are no tenancy requirements

The street to the southeast is Chilco and immediately across is Lagoon Drive, to the northwest is Stanley Park. The site includes ground oriented units facing Barclay and the lane, an amenity breezeway and children's play spaces, a shared parking ramp entry, garden patios, and private Balconies.

The site slopes down approximately 1.5 to 2m from lane to street and is 99ft wide x 131ft deep with a site area of 12,976 m<sup>2</sup>. Adjacent to the site on the southeast is a 4 storey rental building which is governed by the rate of change. To the northwest, one lot over, is the 19 Storey Presidio. To the south is the 16 storey Emerald Terrace and across Barclay is a 7 storey Barclay Tower.

Objectives to consider when evaluating this proposal include compatibility with the neighborhood in terms of height, bulk and massing. Street character, in particular how the landscape character and public realm interface contribute to the West End's character. Building orientation, siting and massing which responds to the location, constraints and livability. Existing views should be minimally impacted while providing attractive near views where views cannot be preserved. Light, ventilation and shadowing on adjacent development, streets and open space should be considered. The skyline profile should be considered

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

1. Siting, height and massing and the impact on adjacent sites, open space, streets, and development.
2. Site design including amenity space and landscape design.
3. Architectural expression: materiality, scale and proportions, roofline, sustainability approach, etc.

The planning team then took questions from the panel.

- **Applicant's Introductory Comments:**

The massing and ten percent additional heritage density is contingent on impact of the ten percent and form and character. This includes townhouses that are down low and fulfilled the ten percent with setbacks. The proposed building is an improvement in terms of clearances.

The view is due north. The balconies were positioned so that they were not in front of a view. There is a penthouse that occupies the top floor. Found it better to bring the massing lower to the street and put balconies to the side. There is an existing stone wall, will be carrying on the stone wall treatment on the side. You can enter the back townhouses from the lobby.

We are proposing residential traditional materials such as brick and have contrasting window frames; there is sun shading on the side.

The site is relatively small; therefore the landscaped is designed in a compact way reflecting a lot of the character that is already on the street. The main entrance is off of Barclay Street. There is a nice entry plaza experience. There is accessibility from the back and a nice stair case.

The townhouses have steps leading to large patios. In the West End they use the lanes frequently; this project contributes to that idea. The amenity spaces are off the edges. They are informal spaces more about play and not too structured.

The penthouse apartments have planting however, the significant planting is at the base of the building at the street level.

The applicant team then took questions from the panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**

Having reviewed the project it was moved by Ms. Parsons and seconded by Ms. Ockwell and was the decision of the Urban Design Panel:

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

- Improvement of amenity space indoor and outdoor;
- Improvements to balcony design and detailing;
- Further consideration to orientations and sustainability issues related to the buildings. Including location, design and type of proposal shading elements.

- **Related Commentary:**

The panel found the sighting, height and massing had been carefully studied and supported these elements with some exceptions for improvement and consideration. In general the architectural expression was supported.

There was a comment that the massing would have been more successful if the building on top of the base was taller. The top portion feels heavy, consider how to lighten and allow more views around the mechanical equipment and penthouse elevator.

A panelist noted the spaces between the buildings are much better than what is presently there, with box like buildings it's sometimes hard to work with these spacing's but proposed is an improvement.

Another comment suggested the relationship to the surrounding buildings would have been more successful if the base was three storeys high. The form of the buildings has a strong 45 degree angle.

The main concern with respect to the architectural expression was the balcony design, articulation and expression of the balconies and columns. The strong design element of the columns is landing on the rooftop. The columns and raised portions of the balconies feel they are competing with each other; a way to lighten the balconies would be a benefit. Also the building facades are oriented to the view which is obstructed by oversized balconies. Overall improvement to the design of the balconies is needed. A panelist noted the roof line is a little heavy.

The panel noted to take into account the east building courtyard and pay attention to grades and view to and from the courtyard. Presently, it's a series of courtyards facing each other; consider how you will deal with courtyards interface to the existing buildings to the east. Most of the shadowing is at the base, a panelist noted most of the shadowing is on the North side and is not a concern.

The townhouse concept to activate the lane is great, have pushed entrances to edges and the middle; would like to see more animated entrances to the townhouses, make the connection from public to semi-private to private. A panelist noted the tightness of the lane was nice. There were some concerns with the accessibility to the breezeway.

The pallet and materiality was supported and seen as one of the project's strongest elements.

There were comments that due to the small number of units the size of amenity spaces provided was not needed. However, a panelist noted that in previous experience, in spite of number of units the amenity spaces are highly used. Review the separation of amenity spaces, and improve the indoor and outdoor relationship and separation with the elevator lobby. Adding group seating would be a positive to encourage socialization.

The landscape design was found to be successfully simple, quiet and respectful. This area is very garden setting so anything you can do to continue is a positive.

The sustainability initiatives were not clear; there is no information in regards to the mechanical system. Information is needed in respect to window proportions to enhance sustainability initiatives. It is a compact building therefore needs to be aware of the window to wall ratio. The shading devices are not necessarily for shading, may not be successful, would be good if they could be used for this reason, look at different orientations at the same spot.

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

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2. Address:	4464 Dunbar Street
Permit No.	DP-2017-01342
Description:	To develop a 5-storey mixed-use building consisting of retail at grade, and residential on levels one to five; all over two levels of underground parking with access from the lane.
Zoning:	C-2
Application Status:	Complete Development Application
Review:	First
Architect:	IBI Architects
Owner:	Cyrus Navali, Qualex Landmark
Delegation:	Mark Bruckner, Architect, IBI Tong Van, Architect, IBI Chris Phillips, Landscape Architect, PFS Studio
Staff:	Grace Jiang

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**EVALUATION: Resubmission Recommended****• Introduction:**

Development Planner, Grace Jiang, introduced the project as this is a DP application under the existing C-2 zoning. The site takes a full block between W 28th Ave and 29th Ave. The frontage along Dunbar is 280 ft. A 7 ft building line is also required on the Dunbar side which results in a relatively shallow site approx. 103 ft in depth. The site slopes down from the northeast corner to the southwest corner by 14.5 ft.

The subject site is within local commercial area. The north, west, and south area are zoned C-2. There are two major C-2 developments nearby. One is right to the south and another is one block away. They are both 5-storey mixed-use buildings with grocery store at ground floor. Across the lane are single family houses zoned RS-5.

The proposal proposes one 5-storey mixed use building. The commercial space occupies the full width of ground floor at front. The residential entrance and 3 ground-oriented dwelling units front the flanking streets. 2 levels of underground parking are proposed with access from the lane. The proposal includes a public plaza at the southwest corner of the site. An outdoor amenity space is provided on the 4th floor roof deck at the southern end and the common amenity room is on the ground floor facing the lane.

The application is seeking three relaxations:

1. Height  
C-2 zoning requires a maximum height of 45 feet with a stepping form towards the lane. The maximum height can be relaxed up to 55 ft on long and deep site. The extent of 35 ft height can also be relaxed on a site less than 100 ft in depth. The application is seeking to relax maximum height to 52.9 ft with a 5 storey massing in the central portion. A relaxation to intrude the extent of 35 ft height by 5 ft is also requested.
2. Rear setback for residential use  
C-2 zoning requires a minimum of 20 ft rear setback for residential use. The application is seeking a reduced rear setback of 12 ft at two end portions up to 3 storey on the north end and 4 storey on the south end.
3. Front setback for residential use at ground floor

For the corner site, the exterior side setback on the flanking street should be the same as the front setback requirement. C-2 zoning requires a minimum average front setback of 12 ft for residential use at ground floor. The application proposes approx. 10 ft.

In accordance with C-2 design guidelines, negative impacts of vehicular entrance parking ramps and service areas should be minimized. The proposed parking ramp and loading bays occupies approx. 2/3 of the lane frontage. Also, design guidelines recommend to incorporate articulation, material changes, breaks in the massing above the ground floor to avoid monotonous facades on long building frontage.

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

1. Are the relaxations supportable, including:
  - An increase of maximum building height from 45 ft to 52.9 ft and a reduction of the extent of 35 ft height by 5 ft
  - Reductions of rear setback for residential use at north and south end from 20 ft to 12 ft
  - A reduction of average exterior side setback for residential use from 12 ft to 10 ft at ground floor
2. Comment on the success of the lane interface design in term of minimizing the negative impacts, such as noise, privacy, and visual impact
3. Comment on the success of the architectural expression in terms of articulating of the Dunbar façade to add interest
4. Comment on the success of the proposed public plaza

The planning team then took questions from the panel.

- **Applicant's Introductory Comments:**

We have extensively worked with planning and the community in regards to the relaxations and heights. The open houses were a success in terms of explaining the heights to the neighbors. We worked hard to minimize the extent of the buildings to 5 storeys. For the most part the building is 4 storeys and follows the content of the C-2 zoning. The relaxations and height setbacks requested is due to the sloping site.

The Site is 279 ft length and 110 in depth. The elevation change from corner to corner is 14 ft 7 inches of height difference. The height limit aimed for is 52.9 ft. In the south portion the project is over by 5 ft but in the north portion it is under the allowable height. The massing is closely aligned with the surrounding projects. We used enclosed balconies to help break up the massing.

The retail base has angled walls, inspired by doors setback from the property line. There are spaces wide enough to allow for seating and displaying of merchandise. The retails are designed to welcome mom and pop shops. The plaza is designed so that individuals can walk through without stairs. An artist has been hired to provide an art piece.

There is a small CRU activating the plaza. There are two town homes around the corner to create the transition from retail to residential. Along W 28th avenue there is one 3 bedroom family oriented unit at grade with the residential lobby. This is a vertical element that is dividing the retail from residential. There is an amenity space at the back laneway and an adjacent open area at grade. There is a roof amenity with an accessible washroom. The 4th and 5th floor units have their own private decks with stairs to assist break up the massing.

The goal was to apply as much landscape to the laneway and to create a landscape that speaks to the residential street. There is lots of landscape that wraps around the lanes and along the front door residential areas, also looking to take advantage of as much accessible green roof space for the tenants.

The applicant team then took questions from the panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**

Having reviewed the project it was moved by Ms. Parsons and seconded by Ms. Shieh and was the decision of the Urban Design Panel:

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

- Design development and improvements to the location size and exposure of amenity room;
- Design development to expression of retail, with respect to size of retail and window sill detail at grade including allowance for signage;
- Further design development with the lane facade and expression of closed balconies facing Dunbar;
- Provide more detailed information with sustainability, such as ratio of glazing and solid wall.
- Consider inclusion of a commercial kitchen exhaust locations from start of the project;
- Further design development to balcony rooftop guards.

- **Related Commentary:**

The panel supported all relaxations and commended the applicant for trying to minimize the number of relaxations on such a sloped site.

Some panelists noted the architectural expression was a radical departure from the Dunbar neighborhood. When looking at the relaxations there should be some mitigation that goes with it. It was suggested the architects to look at lowering the commercial height a bit, if a little volume can be taken out of the retail may be better for everyone.

Rear setback goes hand in hand with privacy. A concern regarding the full glass balconies and tenant's belongings are visible. Retail grading is important and how it will wrap around the floor and work with the steps in the slab.

In general, the materials used are quite strong. It was noted, especially where it's sloping, the area between the retail window sill and grade, this should be a durable material.

It was noted that if the top level big boxes were lighter and not so dark with a nice curtain wall, the buildings would not look so heavy and help break the wall better.

The architectural expression at the lane level and retail level could benefit from further development. Consider that there is going to be more elements added to the lane and the landscape is already tight. There are noise and potential visual impacts that will be tough and will cause loss of landscape on the lane.

When thinking of how to mitigate the noise, consider the balconies, especially on 2<sup>nd</sup> floor, and the indoor and outdoor amenity facing the lane.

The entrance to the parking, along the lane interface, was successful. However the entrance to the elevator down to the parking needs work. The loading bays were also handled successfully.

On the Dunbar side the relationship of the sidewalk to all commercial units is not successful, would like to see it broken down. The glazed entrances to the retail, attempt to set them back, there is a lot happening in terms of volumes in different directions. With the long elevation there is a lot of glazing, there should be

some careful development on that side to appear more organized. With a solid glass the small scaled retails will still feel like big retail. Look at the integration of all the elements, Would like to see more variety on the streetscape including the landscape.

The public plaza location was found to be successful as it gets a lot of sun, however overall further design development is needed. A suggestion was to add an interesting and oversized canopy, this will add to the success of the project. A panelist noted the public plaza has potential with café and the corner with a nice interface. The plaza helps bring the buildings down. Since the public plaza is a commercial unit pouring out look at how this will conflict with the public space of the area (i.e. could the plaza be used without a purchase and how will this be translated). Look at the implementation of a Public Art Program that includes the advice and guidance of several agencies and public groups.

A panelist noted concern with the CRUS and lots of those smaller scale businesses cornered with blank wall to blank wall. Further development is required on reducing the height of the CRUS and dealing with the grade below the window and dealing with doors and thresholds.

The panel members commented on the size and location of the amenity area, and outdoor open area, it is close to the loading/garbage area and may not be well used. It was noted an amenity space on the upper floor is more usable with access to sun, kids play and bbq.

Pay special attention to the window to wall ratio, and the percent of glazing, there seems to be a lot of windows. A request to planning and the applicant, because of all different energy targets, would be good if applicants included what their energy targets are. There are not details on the store front elevations in regard to mechanical requirements

Additional comments included the guards at the top of buildings are monotonous and relentless and not contributing successfully to the project. If the second elevator could have street level access would be great as the building is a block long and this will help with circulation. The C-2 zoning over the years have been problematic and it is a zoning in Vancouver that needs to be revisited.

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