

URBAN DESIGN PANEL MINUTES

DATE: April 7, 2010

TIME: 4.00 pm

PLACE: Committee Room No. 1, City Hall

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:
Robert Barnes (Excused Item #3)
Jeff Corbett
Jane Durante
David Godin
Jim Huffman
Oliver Lang
Steve McFarlane (Chair)
Vladimir Mikler
Scott Romses
Alan Storey

REGRETS:
Bruce Haden
James Cheng
Maurice Pez

**RECORDING
SECRETARY:** Lorna Harvey

ITEMS REVIEWED AT THIS MEETING	
1.	Georgia Steps Phase 2 Conceptual Design
2.	558 West Broadway
3.	2793 West 41 st Avenue (Crofton House)

BUSINESS MEETING

Chair McFarlane called the meeting to order at 4:15 p.m. and noted the presence of a quorum. There being no New Business the meeting considered applications as scheduled for presentation.

1. Address: Georgia Steps Phase 2 Conceptual Designs
DE: Non Voting Workshop
Description: To seek input and advice as to the best options from an urban design perspective.
Zoning: N/A
Application Status: N/A
Review: Second
Owner: City of Vancouver
Consultant: Chris Phillips, Phillips Farevaag Smalberg, Landscape Architect
Staff: Michael Gordon, Ralph Segal and Matthew Bourke
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EVALUATION: EVALUATION: NON-VOTING WORKSHOP

See May 5, 2010 for Minutes.

The Panel reserved the right to comment on this proposal at the next review due to a lack of written material to review.

2. Address:	558 West Broadway
DE:	413666
Description:	To construct a new 7-storey commercial building with 5-storeys of underground parking.
Zoning:	CD-1
Application Status:	Complete
Review:	First
Owner:	Orca West Developments (Broadway) Ltd.
Architect:	Studio One Architecture
Delegation:	Tomas Wolf, Studio One Architecture Jonathan Losee, J.L. Ltd., Landscape Architect Kal Bachra, Orca West Developments (Broadway) Ltd.
Staff:	Damien Crowell, Pottinger Gaherty Dale Morgan

EVALUATION: SUPPORT (7-2)

- **Introduction:** Dale Morgan, Development Planner, noted that the Panel had reviewed the proposal during the rezoning. The Panel supported the proposal and Mr. Morgan read the Panel's commentary from that meeting. The proposal is for a seven-storey building and will meet the LEED™ Silver equivalency as required by Council. The site measures approximately 200 x 120 feet and is located mid block between Cambie and Ash Streets on the south side of Broadway. Mr. Morgan described the context for the area noting the new building (Crossroads) at the corner of West Broadway and Cambie Street. The first two floors are proposed as retail with the possibility for some office space on the 2nd floor and office usage for the remaining floors with a small penthouse with amenity uses and access to the roof garden on the 7th floor. The 3rd and 4th levels are stepped back from the lane and the massing has a slight curve to the façade with the 5th and 6th floors stepping back on all four sides with a 12 foot setback along the street edge and setbacks on the east and western sides of the building. The applicant is planning to use predominately architectural concrete with glazed and spandrel curtain wall systems with metal cladding wrapping the two storey columns at the base.

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

- The building expression
- Execution of detail
- Roof landscape treatment

Mr. Morgan took questions from the Panel.

- **Applicant's Introductory Comments:** Tomas Wolf, Architect, noted they came before the Panel for the rezoning to establish the form of development, massing and the height. He added that the building has been refined since that review. Mr. Wolf described the architecture noting they had divided the building into three tiers to give it a better proportion. The facades are mostly glazing on the north side and have been limited on the west and south sides. They moved the amenity from the second floor to the roof and will have a mixture of soft and hard surfaces with a walk way around the edge. Rain water will be collected from the roof to use for irrigation. Mr. Wolf also noted that the proposal will be complying with the Eco-Density strategy.

Damien Crowell, Sustainability Consultant, stated that the proposal will meet LEED™ Silver equivalency. Some of the changes since the last review include optimizing the energy

performance of the building and they have been running models to find the best mechanical system.

Jonathan Losee, Landscape Architect, noted that the pedestrian experience has been enhanced by the architectural design and the façade. Street trees will be provided along with street furniture. Mr. Losee described the plants being proposed. On the roof, there is to be a plaza with some planters and a seating area and the mechanical units will be surrounded with some hedging and screens. The water will be harvested for irrigation and a cistern will handle the storage.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Consider simplifying the building to improve the relationship between the design elements.
 - Better integration of the staircase into the building.
 - Simplify the landscape elements and how they relate to the building.
- **Related Commentary:** The Panel supported the proposal and thought the building had improved since the last presentation.

The Panel thought the massing worked better since the last review but also thought that there were too many competing elements. They also thought the vertical stair element needed to be refined in its material and moved closer into the building. A couple of Panel members noted that the long curved wall was elegant and suggested pushing the western piece out to match so they could relate better.

The Panel thought the rear of building was more pleasing to the eye since the last review. Most of the Panel thought there were too many design elements and suggested the material expression be more similar on all sides of the building. The Panel suggested doing less rather than more with the design elements to make for a more successful building. A couple of Panel members noted that there were two signage boards and that the glass should go to the top of the storefront and not have a box sign to allow more light into the unit.

Several Panel members thought that the project fitted well within West Broadway, however they thought it was a somewhat dated expression, something that harkened back to the history of Broadway rather than the future. A number of Panel members liked the small store fronts and thought they had been well articulated and were in keeping with others along West Broadway.

The Panel appreciated the applicant moving the amenity space to the roof as it had a better relationship to the gardens. One Panel member suggested adding comfortable seating edges and work benches that would make the area a more year around experience. The Panel felt the landscaping was somewhat disjointed from the architecture with one Panel member wanting to see more crisp edges. They also acknowledged the applicant for adding an intensive green roof.

One Panel member suggested removing one level of parking considering the building will be across from the Canada Line and on a busy transportation hub to encourage people to use transit.

Regarding sustainability, it was suggested that the applicant consider geo exchange and as well take advantage of the solar orientation. A couple of Panel members thought the

applicant should certify for LEED™ Silver rather than equivalency. One Panel member suggested listing the specific measures that are going to be in the building so people can relate to the sustainable measures.

- **Applicant's Response:** Mr. Wolf thanked the Panel for their comments. He noted that the signage will not be box signs. Regarding the stairs, Mr. Wolfe noted that they are located next to elevators for practical reasons and are part of the program requirements. As they can't be moved he was willing to improve the look of the staircase.

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3. Address: 2803 West 41st Avenue (Crofton House)
DE: Rezoning
Description: Amend the zoning of this existing seniors Supportive or Assisted housing and Community Care Facility, increasing the maximum FSR from 0.6 to 1.10 and the maximum height from 33 feet to 79.4 feet, to allow construction of a 6-storey "Main Lodge", a 3-storey "West Wing" and a 2-storey "East Care Wing".
Zoning: CD-1 to CD-1 (amended)
Application Status: RZ
Review: First
Owner: Revera Inc.
Architect: Neale Staniszki Doll Adams Architects
Delegation: Tom Staniszki, Neale Staniszki Doll Adams Architects
Molly Chan, Neale Staniszki Doll Adams Architects
Rob Barnes, Perry + Associates Landscape Architecture
Staff: Karen Hoese and Sailen Black
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EVALUATION: SUPPORT (8-0)

- **Introduction:** Karen Hoese, Rezoning Planner, introduced the proposal for a rezoning to amend the CD-1 zoning to allow additions to the existing seniors' facility. The proposal is for a 6-storey "Main Lodge" including a new lobby/amenity area with housing above, adding 86 senior assisted housing units; a 3-storey "West Wing" to replace a 1-storey building and adding 72 senior assisted housing units; and a 2-storey "East Wing" to replace a 1-storey building and adding 39 care units. This rezoning is needed to accommodate additional density and height beyond that permitted under the current zoning. Ms. Hoese noted that the site is within the Arbutus Ridge/Kerrisdale/Shaghnessy Community Vision (ARKS) area. The Vision provides guidance in evaluating proposed rezonings. It identifies types of projects that can be considered without additional area planning. While these are assessed on their own merits, the Vision further provides direction regarding accepted "new housing types" and "locations". With regard to new housing types the Vision indicates 6-storey apartments are not a supported housing type and the "Main Lodge" that proposes a height of 6-storeys, does not fully comply with this Vision direction. The Vision also contains directions regarding a preferred location for new housing types which include arterial streets like West 41st Avenue. Ms. Hoese noted that the Seniors Supportive and Assisted Housing Guidelines include recommendations about site location and building characteristics. Regarding the Green Rezoning Policy, rezoning applications must achieve a minimum of LEED™ Silver equivalency, which is being proposed in this application. The rezoning Policy for Greener Larger Sites applies to rezonings involving sites greater than 2 acres and this site is 5.85 acres. It requires consideration of strategies to address DES, energy needs, sustainable transportation, rainwater management and solid waste diversion.

Sailen Black, Development Planner, further introduced the proposal. He noted that the change in FSR and height is conditional on showing compatibility with the existing neighbours. There are single family houses on all sides except for the Kerrisdale Presbyterian Church on the east side of the site. Mr. Black described the context noting other zones in the surrounding area. The existing facility has a 3-storey central residential block and was built in 1989 while the rest of the facility was built in 1973.

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

Panel comments are sought on the overall landscape and architectural design of this rezoning proposal, and in particular:

- Distribution of massing across the site.
- Height of the new six and three storey buildings.
- Massing of buildings, including pitched roofs and stepped sides.

Ms. Hoeser and Mr. Black took questions from the Panel.

- **Applicant's Introductory Comments:** Tom Staniszki, Architect, further described the proposal noting the facility has been around for many years and is dated and requires major upgrades. The complex actually has two facilities: residential and care. Mr. Staniszki described the architectural plans for the facility. The existing three storey building will not be upgraded at this time. The main lodge will replace four existing units and the current main entrance, administrative and amenity areas. The new west and east care wings will be connected the main amenity area by an existing enclosed walkway.

Molly Chan, Architect, described the sustainability features in the project noting the points on the LEED™ Checklist. The energy performance is being considered using heat recovery systems. This energy will be used to heat the makeup air for the building. As well they are exploring the use of geo thermal. The building envelope will exceed the ASHRAE requirements.

Rob Barnes, Landscape Architecture, described the landscape plans for the project. He noted that there are a lot of existing trees on the site and will lose very few trees with the construction. A new patio is proposed off the dining room with other programmed amenity spots with direct connections from the courtyard to the rooms. A new pedestrian link is planned to the front door with some plantings. There will be new perimeter landscape upgrades at the lower levels. Currently some upgrading of the existing building is going on so there will be some improvements to the three courtyards.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Further investigation in terms of the massing in response to some operational issues;
 - Simplify the massing to reduce the complexity in the buildings;
 - Explore alternate roof forms in addition to the sloped expression;
 - Design development to improve the expression and reduce the uniformity.
- **Related Commentary:** The Panel supported the proposal and commended the applicant on the project.

The Panel supported the height and the proposed materials and noted that there was a strong rationale for the placement of density on the site. Most of the Panel had some concerns regarding the 6-storey massing being so close to the street and thought it should slide back so the care facility was closer to the amenity spaces, although a couple of other Panel members thought it made sense to have the large mass on the arterial road. A couple of Panel members thought the massing didn't fit the scale of the building and thought the sloping roof made it appear larger. Several Panel members suggested changing the roof line. They also thought it should be more distinctive to fit the west coast style or blend better into the neighbourhood as it looked more institutional than residential. One

Panel member noted that it had a Whistler hotel vernacular and thought the massing should be more central on the site to give more access to the amenity spaces. Several Panel members agreed that the stepping of the larger building was appropriate so that it comes down to the lower buildings around it.

The Panel thought it made sense that there was a medium and long term plan to build out the site. However, they noted that the new scheme didn't address the distance the residents will need to travel to get to the amenities.

Several Panel members thought the courtyard on the north side of the 6-storey massing wouldn't get any sun and suggested moving the mass to the back of the dining hall. They also suggested that the landscaping needs to be remarkable. Several Panel members thought the porte-cochere area needed to be grander. This is where a lot of the residents will sit to watch the comings and goings along the street and into the facility.

Regarding sustainability, there was support for the sloped roofs because of the west coast climate. Also being that it is a care facility, there are going to be heavy building systems concentrated on the roof and the roof line would provide an element to hide them. One Panel member suggested the applicant target LEED™ Silver certification and include an analysis for a neighbourhood utility.

- **Applicant's Response:** Mr. Staniszki thanked the Panel for their comments. He noted that the location of the 6-storey building has to be mindful of dealing with a facility that needs to continue functioning during construction. He said he would like to move the building back as much as possible but it would mean they would have to demolish the entire facility because the dining rooms and amenity spaces would be taken out. Mr. Staniszki said he would take the comments into consideration and try to give a little more room in front. The project is to be phased over several years. He added that they are proposing real timber construction but would explore other massing options and would try to address the relentlessness of the façade.

Adjournment

There being no further business the meeting adjourned at 7:34 p.m.