

## URBAN DESIGN PANEL MINUTES

**DATE:** August 25, 2010

**TIME:** 4.00 pm

**PLACE:** Committee Room No. 1, City Hall

**PRESENT:** MEMBERS OF THE URBAN DESIGN PANEL:  
Robert Barnes  
James Cheng  
Jeff Corbett  
Jane Durante (Excused Item #2)  
Maurice Pez  
Scott Romses (Chair)  
Alan Storey

**REGRETS:**  
Bruce Haden  
David Godin  
Jim Huffman  
Oliver Lang  
Steve McFarlane  
Vladimir Mikler

**RECORDING  
SECRETARY:** Lorna Harvey

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ITEMS REVIEWED AT THIS MEETING	
1.	2030 West 10 <sup>th</sup> Avenue
2.	2035 West 4 <sup>th</sup> Avenue

**BUSINESS MEETING**

Chair Romses 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: 2030 West 10<sup>th</sup> Avenue  
DE: Rezoning  
Description: To construct two buildings over a shared parking space.  
Zoning: M-1 to CD-1  
Application Status: RZ  
Review: First  
Owner: Pinnacle International  
Architect: Bingham Hill Architects  
Delegation: John Bingham, Bingham Hill Architects  
Doug Nelson, Bingham Hill Architects  
Peter Kreuk, Durante Kreuk Landscape Architects  
Vito DeCotiis, Pinnacle International  
Staff: Grant Miller and Ralph Segal

**EVALUATION: SUPPORT (5-0)**

- **Introduction:** Grant Miller, Rezoning Planner, introduced the proposal for a rezoning application to rezone an M-1 site on West 10<sup>th</sup> Avenue at Maple Street. The site is currently developed with an IGA and Liquor Store. The parking lot fronting West Broadway is zoned C-3A and a Development Permit has been approved for a 7-storey mixed use development on that site.

The proposal is to develop two residential buildings over shared underground parking. A 7-storey building to the west and a 6-storey building at the east end are planned. The 6-storey building includes a 37 space daycare at grade which is excluded from the floor space. The proposal will include 125 dwelling units.

The site falls within the Broadway Arbutus Area which has policies that were adopted in 2004.

**3.2.2 Maple site - 10th Avenue (M-1 portion)**

- (a) Generally limit heights to 45 ft.
- (b) Allow relaxations up to 60 ft. to accommodate the daycare, or to respond to the adjacent C-3A development, where it can be shown that:
  - (i) Overshadowing and overlook impacts to adjacent residential areas and sidewalks are manageable;
  - (ii) A better scale relationship to adjacent buildings is created;
  - (iii) On-site open space for the daycare is achieved;
  - (iv) Overall liveability of the residential units is improved.

The proposal is for heights greater than 60 feet and with increased density which supports the provision of the daycare. The proposal follows the Broadway Arbutus Guidelines generally with an increase of 15 feet of height and .25 FSR density. The applicant is providing a 37 space daycare as a public benefit as prescribed in our policies.

Ralph Segal, Senior Architect and Development Planner, further described the proposal noting it is a rezoning application. Even though it would be desirable, it is unrealistic to consider that the lane would cross over the CPR right-of-way at this time to Arbutus Street. In terms of use it was envisioned to be a primary residential with the daycare. Mr. Segal described the context for the area. He noted that it is foreseen that either West Broadway or West 10<sup>th</sup> Avenue will have a transit station for the UBC rapid transit line.

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

1. Has an appropriate built form "fit" with the surrounding context been achieved, taking into account the proposed increase in density and height from the Broadway-Arbutus Policies from 2.25 to 2.5 FSR and from 60 feet to 74.5 feet (west building)?
  2. Does the proposed Public Realm achieve the desired high quality pedestrian realm at this location?
  3. Is the proposed response to Sustainability satisfactory?
- **Applicant's Introductory Comments:** John Bingham, Architect, further described the proposal noting that the project relates closely to the adjacent project across the lane. He added that Engineering stated that the lane will eventually go through. One of the relationships has always been the interface on both West 10<sup>th</sup> Avenue and the lane. Mr. Bingham described the architectural plans for the proposal. He noted that they have tried to introduce a simple form and relationship to the site and it also relates to the voids in the adjacent site for some potential view corridors. The other strong characteristic that has been driving the design is the daycare location. They used the fence system to drive some of the other related characteristics of how the building as a whole relates to color and form. Mr. Bingham noted that the proposal is a rezoning however the design has been taken beyond that in order to identify some of the spaces. On the lane side there will be a two storey amenity relating to a green space. Parking is on the lane which will be used as a drop off for the daycare. There are parking spaces underground off the lane allocated for Zip Cars. Exterior stairs will be used for access to the roof space.

Doug Nelson, Architect, noted that even though the proposal is a separate legal property from the West Broadway site across the lane; they have designed them separately but were cognizant of the West Broadway project. They used a lot of the same parameters, fundamentals and materials and color selections, although not repetitive of that project but complimentary to them.

Peter Kreuk, Landscape Architect, described the landscaping plans noting the trees on West 10<sup>th</sup> Avenue are mature and have a significant impact on the west façade of the building. The roofs are for private amenity and are accessed from the penthouses.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
  - Design development on the lane in order to strengthen the relationship between the two projects.
  - Design development to the daycare outdoor area to make it more transparent.
  - Consider moving some of the outdoor common amenity space to the roof for all the residents to enjoy.
  - Consider moving the access to the underground to allow for more room for the amenity and daycare outdoor spaces.
  - Design development to the ground plane around the townhouses.
- **Related Commentary:** The proposal was supported by the Panel and they thought the project was well resolved.

Although the Panel supported the proposal they thought it was a missed opportunity that the site could not be made into a single project with the one across the lane and have the lane used as an open area between the two buildings. They felt that it would have made the relationship between the two buildings stronger. One Panel member suggested relocating the access ramp closer to the larger building to make for more residential and daycare outdoor space.

The Panel supported the height and density and thought the built form fitted into the surrounding context. They also thought there was a good relationship between the housing and the street. However several Panel members thought the city homes should have a two level scale as they look like they are sucked under the building.

The Panel agreed that the daycare was a benefit and was in the right location on the site. Most of the Panel felt that the outdoor play area had a cage like appearance and thought there didn't need to be a six foot high fence. One Panel member suggested having the fencing be part of the public art element.

Several Panel members thought the outdoor amenity was in the wrong location noting that it is in the back and in shade. They also thought the second floor amenity would not get a lot of sun. A couple of Panel members suggested having a common outdoor amenity space on the roof. Also a Panel member thought the townhouse patio expression on West 10<sup>th</sup> Avenue seemed limited due to the inboard gates.

The Panel supported the green roof and encouraged the applicant to go for LEED™ Gold.

- **Applicant's Response:** Mr. Bingham said they appreciate the comments from the Panel and had provided some good insights. The driveway access matches the one opposite in the other building and was put there to minimize traffic in the lane. He added that they will look at accommodating more outdoor amenity space.

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2. Address:	2035 West 4 <sup>th</sup> Avenue
DE:	413956
Description:	To construct a new 4-storey mixed use building on this site.
Zoning:	C-2B
Application Status:	Complete
Review:	First
Owner:	Thomas Group
Architect:	Formwerks Architectural
Delegation:	James Bussey, Formwerks Architectural Kim Barnsley, Formwerks Architectural Damon Oriente, Damon Oriente Ltd. Richard Hall, Thomas Group
Staff:	Marie Linehan

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**EVALUATION:** Marie Linehan, Development Planner,

- **Introduction:** Marie Linehan, Development Planner, introduced the proposal for a site located in the C-2B zoning which is the commercial zoning along West 4<sup>th</sup> Avenue. The site is located in the block between Maple and Arbutus Streets, on the north side of West 4<sup>th</sup> Avenue. Across the lane is RM-4 zoning, which is a lower density multiple dwelling zone. The proposal is for a mixed use building, commercial at grade and three storeys of residential above.

Unlike C-2, C-2B does not require a setback at the 4<sup>th</sup> storey at the front elevation. A setback is being proposed at the 4<sup>th</sup> storey by the applicant in light of the lower height buildings in the streetscape and to provide large south facing decks for the 4<sup>th</sup> storey dwelling units.

A notch is being provided at the east side which aligns generally with the courtyard at the adjacent residential building and allows for windows to provide daylight at the back of the units on that side of the building.

The outright height in C-2B is 40 feet and the Director of Planning may allow up to 50 feet conditionally. The proposal is seeking the 50 foot height. This is largely due to the steep change in grade from the front southwest corner down to the rear northeast corner. The height is 43 feet at the front southwest corner and just fits under 50 feet at the rear northeast corner because the height envelope slopes down with the grade.

There is also an angled height setback at the rear which goes up vertically to 24 feet and then slopes in at a 30 degree angle. This is largely meant to address massing and shadowing impacts on the lower density development across the lane. There is a small encroachment of the curved wall of the penthouse into this setback as shown on the massing drawing provided.

The design guidelines for this district do not speak to architectural style or character, beyond an expectation for high quality materials and detailing in light of the request for conditional density.

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

- conditional height and height relaxation.
- comments on any other aspect of the project.

Ms. Linehan took questions from the Panel.

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- **Applicant's Introductory Comments:** James Bussey, Architect, noted that the developer supports green initiatives. They are also planning on exploring geo-thermal and will be using local materials and plantings along with green walls. Mr. Bussey stated that they have asked for additional height and density. They are planning on stepping the fourth floor to give the south exposures lots of sun drenched terraces and to give the street a meaningful three storey expression. They articulated the façade with deeply penetrated windows to give a quality architectural expression. The façade on the lane has been stepped back to maintain liveability to the neighbours.

Damon Oriente, Landscape Architect, described the landscape plans noting that at the street level there will be some seasonal coloring. On the lane there is a little more break up and the planter depth allows for a variety of tough plantings to reduce the need for irrigation. The existing street trees are being kept.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
  - Consider moving the exit door to the rear of the building.
  - Consider adding an amenity space in the building.
  - Consider adding a green roof.
- **Related Commentary:** The Panel supported the proposal and supported the minor relaxation for height and density as well as the minor encroachment.

The Panel thought it was a well detailed building with lots of good materials and would fit nicely into the block. They agreed that it was important to have a mix of styles and architecture in the city. One Panel member noted that the upper floor doesn't work well with the rest of the building and thought it should be refined more. Also it was noted that the exit door is too close to the residential entry and suggested it be relocated to the rear of the building to keep the quality of the façade. A couple of Panel members suggested having a common amenity space in the building or on the roof.

The Panel supported the landscape plans noting the architectural formality related well to the landscaping. Several Panel members encouraged the applicant to consider adding a green roof. A couple of Panel members noted that the minor encroachment on the back could be mitigated by some landscaping.

Although the Panel supported the applicant's green strategies they wanted to them to be more specific.

- **Applicant's Response:** Mr. Bussey had no comments.

### Adjournment

There being no further business the meeting adjourned at 5:50 p.m.