

URBAN DESIGN PANEL MINUTES

DATE: December 2, 2009

TIME: 4.00 pm

PLACE: Committee Room No. 1, City Hall

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:
Martin Nielsen, Chair
Gerry Eckford
Jane Durante
David Godin
Steve McFarlane
Mark Ostry
Maurice Pez
Douglas Watts

REGRETS:
Bruce Haden
Vladimir Mikler
Richard Henry
Oliver Lang

**RECORDING
SECRETARY:** Lorna Harvey

ITEMS REVIEWED AT THIS MEETING	
1.	3350 Victoria Drive (Trout Lake Community Centre)
2.	15 & 97 East 2 nd Avenue (Opsal Steel)
3.	7455 Ontario Street
4.	1041 SW Marine Drive
4.	5208 Earles Street

BUSINESS MEETING

Chair Nielsen called the meeting to order at 4:00 p.m. and noted the presence of a quorum. There were several items of New Business and then the Panel considered applications as scheduled for presentation.

1. Address: 3350 Victoria Drive (Trout Lake Community Centre)
DE: 413437
Description: Construct a 2-storey community centre to replace the existing Trout Lake Community Centre. This new facility will be connected to the recently constructed ice rink.

Zoning: RS-1
Application Status: Complete
Review: First
Owner: City of Vancouver
Architect: Walter Francl Architecture Inc.
Delegation: Walter Francl, Walter Francl Architecture Inc.
Chris Mramor, Phillips Farevaag Smallemberg
Per Palm, Vancouver Board of Parks

Staff: Anita Molaro

EVALUATION: SUPPORT (7-0)

- **Introduction:** Anita Molaro, Development Planner, introduced the proposal for The Trout Lake Community Centre that will be located on the south west corner of John Hendry Park. The site is bordered by single family residential, townhouses and apartments and a special needs facility to the south west. John Hendry Park provides access to multiple user groups who utilize the parking facilities and includes a Farmer's Market and other community events. The proposal is to replace the existing community centre facility which is the second phase of the civic institution and public building and includes the recently completed ice rink facility that will be used as part of the 2010 Winter Games as a practice facility.

The building orientation and location responds to the diagonal grid of the neighbourhood context in addition to taking advantage of the significant drop in grade allowing the building to be tucked into the slope minimizing impact into the park area. Entries into the building are at the street level, parking level and from the ice rink. The roof form is a predominate expression of the building which will comprise of steel trusses and Glulam beams and supports. The roof will be treated with a thermal plastic vinyl membrane. Other materials for the building include architectural concrete and metal cladding. Ms. Molaro noted that the applicant will be pursuing a LEED™ Gold standard.

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

- Overall architectural resolution
 - Siting and form of development
 - Architectural treatments of walls/glazing
- Landscape concept.

Ms. Molaro took questions from the Panel.

- **Applicant's Introductory Comments:** Walter Francl, Architect, further described the proposal and noted they generated the site placement and the planning, both internal and external, around the building on the notion of the Cedar Cottage neighbourhood grid that

runs on a diagonal and provides an access path through the building and out into the park. The plaza space was created to fill a void along side the building and to provide an outdoor activity area. Parts of the program are below grade for sustainability purposes. The building has a character in the structure and the form of the roof that is consistent with the ice rink. The glazing strategy has been developed in response to the results of the energy model. The energy modeling indicated that an eastern orientation of the windows was a favorable choice for this type of building and for the uses and hours of operation. An atrium space in the building becomes a central animating feature for all of the program components. Mr. Francl described the sustainable features noting that the ice rink is currently venting its heat to the atmosphere and they plan to use that heat for space heating and domestic hot water for the community centre. He described the material palette noting it is similar to the ice rink and includes architectural concrete and swiss pearl.

Chris Mramor, Landscape Architect, described the landscaping plans noting there are four main parts to the plan. On the south entrance they are proposing an arrival green that will transition down to a courtyard space. There is also a change in pavement and trees to reduce the scale. Some of the storm water management ideas were that water would come off the roof and would funnel in through a feature that would then drain into the lake. There will also be an arrival plaza on the north end of the building. This is mostly a hard surface area with some planters and a green wall. The daycare space is set in behind a row of trees. The east terrace will allow the building programs to step out from the building edge with stairs and grass spaces.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Reconsider the location of the daycare or provide more direct access to daylight;
 - Consider adding more soft surfaces to the daycare area
 - Reconsider the wheelchair access from the street;
 - Consider adding more fenestration to the Victoria Drive elevation.
- **Related Commentary:** The Panel supported the proposal and thought it was a handsome project.

The Panel supported the overall architecture and thought it was appropriate to have a similar design as the ice rink. They felt it responds well to the context in the urban grid. They noted that it will be a huge structure in the landscape and the grade change will assist in making it sit well in its context.

Several Panel members thought the daycare should be located in an area of the site that would receive more sunlight. They suggested flipping the daycare with one of the multipurpose rooms. One Panel member would like to have seen more glazing in the gym as it would be advantageous on the west side for the neighbours to be able to see into the building. The Panel was concerned with wheelchair access and thought it needed to be reassessed. They wanted to see a more direct access to the building from Victoria Street.

The Panel supported the landscape plans and thought it was a favorable approach with respect to imbedding the program into the site. The Panel felt the landscaping was interesting and the outdoor rooms would have a different character and use. The Panel was concerned with the amount of hard surface in the outdoor area for the daycare. They suggested more soft landscaping be added to the area around the bottom of the gym. One Panel member was concerned with the lack of sunshine in the plaza due to the number of

trees being proposed. It was suggested that the area be treated in a way that will allow more access to sunshine.

The Panel supported the sustainability strategy and thought it was a good idea to take advantage of the exhaust heat from the ice rink.

- **Applicant's Response:** Mr. Francl thanked the Panel for their good comments. He said they will be able to address most of the issues. He appreciated the comments regarding the preschool noting that they had moved it several times around the site but agreed that they could adjust the design to improve the daylighting in the area.

2. Address:	15 & 97 East 2 nd Avenue (Opsal Steel)
DE:	Rezoning
Description:	To construct a 12-storey and a 24-storey tower as well as rehabilitate and redesign an industrial heritage building.
Zoning:	M2 to CD-1
Application Status:	Rezoning
Review:	Second (first was non-support)
Owner:	Bastion Development
Architect:	IBI/HB Architects
Delegation:	Jim Hancock, IBI/HB Architects Gwyn Vose, IBI/HB Architects Michael Patterson, Perry + Associates Landscape Architects
Staff:	Kim Maust, Bastion Development Michael Naylor/Dale Morgan

EVALUATION: SUPPORT (5-2)

- **Introduction:** Dale Morgan, Development Planner, introduced the proposal to rezone two parcels from M-2 Industrial to CD-1 residential in conformance with the South East False Creek ODP and partial retention and integration of the heritage resource, the Opsal Steel Building. Retail uses are proposed at grade with residential above.

Mr. Morgan noted that this was the second review by the Panel as it received none support although there was support for the proposed height and density. At the last review the proposed height was for 12 and 18 storeys with density of 4.3 and 5.1 FSR. The current proposal has increased the height of the east building from 18 to 24 storeys.

The Panel wanted to see the relationship of the east tower to the Opsal building improved so that there is a clear landmark entry to the heritage building from the corner of Quebec Street and East 2nd Avenue. Also they wanted to see a clear separation between the old and new structures so the warehouse character of the heritage building was retained. The Panel asked the applicant to consider putting Tower B behind the Opsal Steel Building and retaining as much of the existing heritage structure on East 2nd Avenue as possible. The east end elevation of the Opsal building should maintain its historic connection to the corner of East 2nd Avenue and Quebec Street. Finally the Panel asked the applicant to keep with the spirit of the SEFC and change the surface of the parking area to a plaza.

Mr. Morgan described the context for the site noting the two parcels are separated by a small mid block site that is currently a car wash. He then described the changes proposed by the applicant since the last review.

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

- Given the increase of height above the recommended ODP from 15 to 24 storeys, and the resulting building form of a taller slender tower, does this extra height and change in building topology effectively weaken that the overall urban design as originally envisioned for the SEFC basin?
- Aside from the parking at grade indicated on the heritage site, has the resubmission satisfactorily addressed the previous concerns of the Panel?

Mr. Morgan took questions from the Panel.

- **Applicant's Introductory Comments:** Jim Hancock, Architect, further described the proposal noting that the basic premise is to make the east building as narrow as possible to pull it away from the heritage building. One more bay has been added from the previous scheme. The building has taken on a slightly different form and they have attempted to have some fun with the balconies. A portion of the rear building will also be preserved. Because the site has been split in two the western building will have a more traditional expression. The old crane way is being preserved and there will be some surface parking off the lane. Mr. Hancock stated that there are plans to have a brew pub in the building off the lane. The density hasn't been increased but the height of the east building has been increased.

Michael Patterson, Landscape Architect, described the landscape plans noting the streetscape treatment is coming from the City's guidelines. In terms of the boulevard and parking area treatment, there will be concrete sidewalks and granite sets. The overhead structure for the crane will be delineated in the ground plane with a stronger band of darker concrete. In the courtyard area a water feature is proposed that will wrap around the building. There will be roof decks that incorporate both exterior amenity space as well as a green roof. On the top of the tower there will be a patterned green roof.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Further Design development to the corner of Quebec Street and East 2nd Avenue including the relationship of the tower to the heritage structure;
 - Consider retaining as much of the Opsal building frontage as possible and preserving the unique qualities of the site;
 - Consider retaining the heritage truss structure over the rear portion of the site;
 - Consider additional height to the base of the east tower in order to preserve the entire Opsal Steel Building along East 2nd Avenue.
- **Related Commentary:** The Panel supported the proposal and thought the design had been improved since the last review and would fit with the neighbourhood.

The Panel felt there was a need for some design development at the corner of Quebec Street and East 2nd Avenue. The Panel had some concerns regarding the east building with the relationship to the Opsal building and felt there needed to more room between the two buildings. They also thought the corner expression needed to be considered similar to the lane corner and that the tower should be kept light and high at the corner and the ground plane be more transparent. The Panel thought that retaining more of the heritage building and raising the tower further to allow the heritage to slide under the tower would be a better design solution. The Panel felt the tower could have a smaller floor plate and another two floors could be added to keep the amount of density.

The Panel supported keeping the extra bay in the heritage building with a couple of Panel members encouraging the applicant to consider the adjacency to the car wash site regarding future development. They fully supported the design for the gantry cane which will be incased in a glass space.

Several Panel members thought the quality of the ground plane materials would be important especially in the parking area. One Panel member suggested reviewing the number of parking stalls as most people will walk to the site from the surrounding buildings. Another Panel member suggested eliminating the parking and turning the area into an opportunity for the public realm to enjoy the heritage rather than as a back drop or

entry to the parkade. Several Panel members suggested retaining the rhythm of the trusses to express the form of the old buildings. Also, it was suggested that the gantry area be heated as it would make a fantastic terrace for a neighbourhood pub or restaurant. One Panel member noted that the street is different from any other place in the city and is actually unusual and differs from the basic precept of the ODP and as there is little industrial presence still existing it would be a shame to not retain as much of the building as possible. The Panel member also thought there was value in retaining the signage on the Opsal Steel building.

- **Applicant's Response:** Mr. Hancock said they were looking for opportunities for a different building form. Ms. Maust said she appreciated the comments and looked forward to incorporating them into the design.

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3. Address: 7455 Ontario Street
DE: 413377
Description: To develop the site with Sexsmith Elementary School.
Zoning: RS-1
Application Status: Complete
Review: First
Owner: Vancouver School Board
Architect: Iredale Group Architects
Delegation: Richard Iredale, Iredale Group Architects
Henry Ahking, Vancouver School Board
Staff: Dale Morgan
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EVALUATION: DEFERRED

- **Introduction:** Dale Morgan, Development Planner, introduced the proposal for a new elementary school replacing the existing Sexsmith school.

The Chair asked for a motion to defer the proposal due to a lack clarity in the materials. Doug moved Watts and Gerry Eckford seconded the motion to defer the proposal.

4. Address:	1041 SW Marine Drive
DE:	Rezoning
Description:	To rezone from MC-1 and CD-1 to a consolidated CD-1 zone to allow redevelopment of the site including retention of the existing Coast Hotel, replacement of the existing pub, and development of a 6-storey building that would contain either all residential units or mixed use hotel and residential units.
Zoning:	MC1 + CD-1 to CD-1
Application Status:	RZ
Review:	First
Owner:	Coast Hotels
Architect:	Robert Turecki Architect
Delegation:	Bob Turecki, Robert Turecki Architect Jessica Hutchison, Robert Turecki Architect Ron Dick, Coast Hotels
Staff:	Grant Miller/Sailen Black

EVALUATION: NON-SUPPORT (1-6)

- Introduction:** Sailen Black, Development Planner, introduced the proposal for a rezoning at the north east corner of Osler Street and SW Marine Drive. The proposal will consolidate two MC-1 sites into the CD-1 site and rezone the combined properties to CD-1. The proposal would retain the existing hotel and develop the remainder of the property with a 6-storey building and reconfigure the lane. MC-1 Guidelines recommend maximum height of 45 feet with a step-back at the upper floor. Proposals above four storeys are not normally permitted in MC-1. The new pub will be similar in size to the existing pub and part of the existing pub will be converted into a fitness centre. The proposal will be for either 71 residential units or two floors of hotel use creating 56 new hotel rooms located on the 2nd and 3rd floors and 39 residential units.

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

- Fit within the arterial streetscape: including quality of pedestrian realm, setbacks and landscaping along SW Marine Drive.
- Fit the to the streetscape along Osler Street,(existing and expected residential in the MC-1 neighbourhood to the north and west): handling of building massing from four to six storeys, and residential interface in terms of views, privacy and shadowing.

Grant Miller, Rezoning Planner, noted the proposal is for a CD-1 that will support the two options. The zoning will be flexible so the owner can pursue either option; 71 residential units or residential and hotel uses.

Mr. Miller and Mr. Black took questions from the Panel.

- Applicant's Introductory Comments:** Bob Turecki, Architect, further described the proposal noting that the area is in transition. The hotel has existed for many years and a large portion of the hotel customers are from the airport. The reason for the two options is that the site won't be built on for three or four years and since it isn't known how the economy will be then, the two options were put forward. Mr. Turecki noted that there is a major sewer line running through the site and part of the project will be to move the line to a new lane. The building is being transitioned from four storeys on the north stepping up to five storeys and then six storeys for the portion of the building that fronts onto SW Marine Drive. Townhouse units are proposed for Osler Street. The project proposes a concrete building with some stone cladding at the base. Landscaping on Osler Street will

enhance the townhouse quality. Underground parking is proposed and depending on the option chosen parking will be reduced by 52-54 spaces for only residential use and if it's a mixed hotel and condominium use it will be reduced by half the parking spaces. As a community benefit, Mr. Turecki said they have suggested supplying seven market rental units in the project for a minimum of 60 years or the life of the building.

Mr. Turecki took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Liveability of the units (residential) overlooking the lane;
 - Simplify the elevations and the unit layout;
 - Improve the relationship with the building and the adjacent hotel.
- **Related Commentary:** The Panel did not support the proposal but thought the use, height and density was supportable.

The Panel agreed that there was a rationale and support for additional density on the site and there was a general consensus that the seven storeys would be entertained if it addressed the other issues identified. The Panel thought it was a difficult site because of its shape and location on a major arterial. They thought the form of development had a lot of issues in the way it fits onto the site noting that it was hard to set up good floor plans.

There is also another challenge in terms of the outlook onto the lane. The Panel thought the overlook had a lot of hard surfaces which would work for a short stay hotel but not for a residential building. Residential use on the site was supported by the Panel, however the residential option presented was problematic and the Panel felt the hotel option was more supportable. One Panel member suggested having all the residential on the Osler Street side of the site and just the hotel use on the SW Marine Drive side.

The Panel thought a simpler building form would be a better resolution and thought it had too much articulation. Several Panel members thought the connection between the new building and the existing one looked like a collision of the two buildings and needed work in the massing. The Panel did support the massing strategy in term of moving from four storeys to six storeys. They thought the planning was awkward and wasn't simple and strong enough on SW Marine Drive and needed a better relationship to the existing hotel. The Panel suggested the building could go higher to alleviate the awkwardness of the site. Most of the Panel also thought the corner of Osler Street and SW Marine Drive was tight and that the building didn't respect the corner.

The Panel thought the streetscape was not resolved and the materials and configuration didn't work.

- **Applicant's Response:** Mr. Turecki said the comments from the Panel were satisfactory.

5. Address:	5208 Earles Street
DE:	412830
Description:	To construct a four storey building containing office and retail, with three levels of underground parking on this site.
Zoning:	C-2
Application Status:	Complete
Review:	Second (first was non-support)
Owner:	0782633 BC Ltd.
Architect:	Jordan Kutev Architecture
Delegation:	Jordan Kutev, Jordan Kutev Architecture
Staff:	Sailen Black

EVALUATION: NON-SUPPORT (1-6)

- **Introduction:**

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

- **Applicant's Introductory Comments:**

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

- **Related Commentary:**

Gerry - support the reduced setbacks - enough ped realm to allow that - concern that there has been too far realed back - liked the screens that came out - gave some modulation on that corner - treatment at Kingsway - not a lot that can be done there - there is a bus stop and a street light - treatment of using aggregate on sidewalk - like the first scheme window boxes - disappointed that they were reduced - could you revisit them - corner element is going to need the highest level of detail - faceted glass elements come together - how useable retail corner is - little awkward - what kind of window displays - how that bldg meets the ground - glazing comes right to the ground - taking that plimthe ellement for something for the glazing to land on because there are different levels - landscaping is simple - appreaicate the vines on the arbor - ped amenity did as much as you could.

David - the first iteration - imporvment - nice simple commercial architecture - good relation to the corner - echo having a base to come down to - strong project - nice moves made on the earles side - consider taking it further - find a place for the bench to be further back - maybe near the door - or a more formal sitting area - going to be the correct side for the entrance to the bldg - lane way elevation - going to be nice to have some planting there - provide some color and soften - good solid piece

Mark - agree with previous comments - window boxes were a nice element especially on Kingway were most of the traffic is drive by - anchors the bases - gives another - reconsider the putting that back - nice scale element and colour

Doug - echo comments - went a little too far - thought it was fun before - unsure about the relationship on the corner - glazing element - problem it's the retail, commercial - needs more of a break between the commercial and the retail - bldg has calmed down - extension of the firewall - not necessary - not doing anything positive in the building

Jane - planting is fine - bench/bic rack is good - bench should be closer to the door - bldg - the trouble with floor to ceiling glass with retail - they get covered up - the window boxes are fantastic as they would be programmed on the street - animate the street - liked the color in the elements in the earles street side - introduction of the colour was fun - has disappeared - sad - didn't like the spike things - set back - glass corner not convinced that is the right approach - should go straight up or come back 2 ft - rather have the glass be straight up - reduced set back at grade is fine.

Steve - concur with comments about the window boxes - large expanses of glass for retail - having something that deals with the ped realm - would welcome it back - setback - not totally sold on the sloping glass - doesn't feel at home in the project - not opposed to the setback as shown - good handsome addition to Kingsway

Maurice - like the current version - like the exuberant version too - hope some of the exuberant comes back.

- **Applicant's Response:** thanks for the comments - glad you want the planter boxes back.

Adjournment

There being no further business the meeting adjourned at 8:45 p.m.