

URBAN DESIGN PANEL MINUTES

DATE: February 1, 2006

TIME: 4.00 pm

PLACE: Committee Room No. 1, City Hall

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:
Alan Endall, Chair
Nigel Baldwin
Robert Barnes
Shahla Bozorgzadeh
James Cheng (excused Item 2)
Marta Farevaag
Ronald Lea
Margot Long

REGRETS: Larry Adams
Edward Smith
Peter Wreglesworth
C.C. Yao

**RECORDING
SECRETARY:** Debbie Kempton

ITEMS REVIEWED AT THIS MEETING

- | | |
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| 1. | 4463 West 10th |
| 2. | East Fraser Lands |
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BUSINESS MEETING

Chair Endall called the meeting to order at 4:20 p.m.

1. Address: 4463 West 10th Avenue
DE: 409912
Use: Mixed (4 storeys, 20 units)
Zoning: C-2
Application Status: Complete
Architect: Neale Staniszkiš Doll Adams Architects
Owner: Salient Point Grey Development Ltd.
Review: First
Delegation: Tom Staniszkiš, Robert Fung, Scott Pettipiece
Staff: Dale Morgan

EVALUATION: SUPPORT (7-0)

Introduction: Dale Morgan, Development Planner, introduced this application for a 4-storey mixed use development in the C-2 zone. Referring to the model Mr. Morgan described the project, the site of which is currently occupied by a single storey retail building.

Mr. Morgan reviewed the intent of the C-2 zoning and the material palate that is being proposed. He noted that parking and loading access will be off of the lane.

Areas in which the Panel advice is sought include:

- Comments on the lane elevation and how the building meets the ground at the lane side. Issues around the open stair, CPTED, service issues and combined loading and parking entry;
 - Treatment of the party walls and sidewalls;
 - Retail frontage and streetscape and how they fit the rhythm of the building above;
 - Comments on the roof top amenity viability and shared space. The importance of the roof top outdoor amenity considering the potential view impact and accessibility issues;
 - Comments on sustainability and how it can be addressed.
- **Applicant's Introductory Comments:** Tom Staniszkiš, Architect, addressed the Panel and briefly reviewed the scheme. Mr. Staniszkiš noted that a sustainable feature of the project is its location on a transit route and within a shopping area that residents can walk to. As well, the amount of parking on-site has been reduced, as part of the C-2 zone parking relaxation, in anticipation of residents walking, biking and using transit.

Mr. Staniszkiš described the proposed materials. With respect to the issues identified by the Development Planner, Mr. Staniszkiš questioned the viability of taking the elevator up one more floor to create wheelchair accessibility to the deck. He said that the plans don't lend themselves to having individual stairs accessing the roof deck either. In terms of loading, Mr. Staniszkiš said that they are trying to take advantage of the grade to enable loading as close to the commercial as possible and the garage entry as low as possible. With respect to security issues, Mr. Staniszkiš agreed that further comments on the rear stair and fence may be useful. There is some potential to raise the landing up which would result in the planter being raised or removed completely. Mr. Staniszkiš felt that the retail streetscape had a strong horizontal band and the change in materials was intended to be a separation. He said that he wanted to allow flexibility in the store fronts and did not want additional columns.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Strong recommendation to delete the cage/fence by the exit stair and get the landing up higher;
 - Consider providing more relief to the lane elevation in terms of notching and more vertical emphasis;
 - Consider making the roof terrace accessible;
 - The roof area needs more structured planting, furniture and services;
 - Reconsider the lobby for the residential component.

- **Panel's Comments:**

The Panel unanimously supported this application and felt that in terms of sustainability the applicant had gone as far as they could to address sustainable aspects. There was general consensus that the minor issues of the lane interface were solvable and the Panel liked the parking separation from the loading. The Panel also felt that approaches described to address the party wall/sidewall treatments were adequate.

In general the Panel supported the retail frontage and scale noting that it had been well handled considering the slope of the site. There was strong support to take the elevator access all the way up to the roof deck; however the Panel clearly said that decision was up to the applicant team.

- **Applicant's Response:**

Mr. Staniszki thanked the Panel for their suggestions and said that the applicant team will endeavor to meet those comments.

2. Address:	East Fraser Lands
Use:	Mixed
Application Status:	Official Development Plan
Architect:	James Cheng/Duany Plater-Zyberk
Owner:	Parklane Homes
Review:	Second
Delegation:	James Cheng
Staff:	Matt Shillato

EVALUATION: SUPPORT (5-1)

Introduction: Matt Shillato, Planner, introduced this proposal and provided some background noting that the Panel had before them a formal Official Development Plan submission for consideration. Mr. Shillato said that there has been considerable refinement to the proposal since the workshop in October 2005. He said that retail layout and marine frontage have been well addressed and staff are not seeking Panel advice on those two aspects.

Areas in which advice of the Panel are sought include:

- Overall massing strategy for the property and specifically tower locations and clustering, tower heights and impact on views;
 - Comments on the relative merits of the dish versus dome versus twin peaks configuration;
 - Comments on the scale and massing of riverfront blocks which were identified earlier as being long and relentless. Comments regarding the permeability and pedestrian views to the riverfront;
 - Size and massing of the larger central blocks, either side of High Street and in the east neighbourhood;
 - Commentary on the eastern most greenway (Avalon Park) and its potential success as a north/south linkage. How the massing of buildings fronting that space contributes or not to open space and the relationship of that linkage and greenspace to the community gardens and whether that is successful or not.
- **Applicant's Introductory Comments:** James Cheng, Architect, provided a broad overview of the proposal and the applicant team response to the previous Panel comments. He said that the whole project works in three zones: Marine Way, Kent Avenue and the shoreline. Mr. Cheng said that the applicant team has interpreted the site and distributed the FSR based on topography changes, rather than being rigid.

Mr. Cheng described the connections to the community and the eco corridor. All anchor retail has been pulled to the centre of the project to form a vibrant High Street all the way to the water. The town square has increased in size and the community centre provides another anchor. The waterfront zone will be a productive and sustainable zone with the introduction of islands, wetlands and restoration of the natural environment.

Mr. Cheng said that the towers have been grouped so that views to the river are preserved. The towers are also thinner to allow for more views through the towers and by concentrating the towers the views and flight paths of the songbirds were preserved.

Each block has a neighbourhood park and all of the tall buildings have been kept out of the greenways. In terms of organization and patterning, the idea is a softer revelation of views with the plaza view set to Mount Baker.

There will be a community garden with the idea of allowing the growth of foods or an urban orchard. This will be kept separate from the park because most community gardens develop their own character and features. The public art for this project will be used as an enhancement of the sustainable features such as using the storm water within the greenway to create a public art piece that also serves a function.

The Landscape Architect described the public realm and open space noting the balance throughout the site of human use and wildlife habitat. The introduction of water channels and perched wetlands is being proposed, as well as a sanctuary island which will not be accessible for people. There is a songbird strategy and connectivity to Ever Crowley Park. There is also a more urban zone, a historic reference to the old mill and then traditional Vancouver park space that will be flexible for soft or hard landscape use.

Mr. Cheng concluded by stating that the applicant team has tried to create a variety of housing types and open spaces. He said there have been challenges with the north/south roads and the limitation of only four railway crossings.

- **Panel Consensus:**

- All major pieces are in the right places and in general a very thorough and thoughtful approach and progression to how the plan has evolved;
- In terms of overall massing and tower location there was general support and comfort with the overall massing. There were no particular issues with the proposed clustering; however there was some concern and discomfort with the heights of the towers. It was not a case of the dish versus dome configuration but more a case of what is working;
- With respect to the riverfront blocks there was some concern about the scale and a discomfort with the proposed 6-storey scale. There was a feeling that there should be a maximum of 4-storeys for those blocks and the massing should be broken up;
- The blocks on either side of High Street have improved significantly since the last workshop. The east/west smaller scale pedestrian oriented walkway is working;
- In the western neighbourhood there was general commentary about the workability of the massing of individual buildings. Testing of plan layouts is warranted;
- In the eastern most neighbourhood there was general consensus that it needed to loosen up and be reviewed in general to be more in keeping with the character of the other areas of the site;
- The eastern greenway is working; however the weak link is the northern portion adjacent to the playing field. The natural character and pedestrian aspects of the greenway should be prioritized over the playing field. Strengthen the north/south connection.

- **Panel Commentary:**

The Panel supported this application and felt that the project was at the point where there was a solid foundation to begin examining in more detail the massing, density, livability etc. The Panel felt that this was an exciting project and a lot of consideration had gone into it. One Panel member questioned the livability on Marine Way.

There was support for the community garden and it was felt that the connection was working. Several Panel members suggested reflecting the character of the rail line in the community

garden and one Panel member suggested making the garden larger. A Panel member supported the street patterns and layouts, noting the less formal layouts were working really well. It was also suggested that, to create more variety, not all of the streets need to be entirely lined with street trees.

It was felt that the building shapes may be too simplistic and might be more interesting if they were of a smaller scale. In general there was support for the density, which seemed appropriate in terms of the form of development.

One Panel member suggested that the applicant give strong consideration to a separate bike route for cyclists. The Panel strongly supported the waterfront/foreshore experience and variety. It was suggested that the transition from Kerr Street should be seamless with an opportunity for more than just one project meeting another.

Applicant's Response:

Mr. Cheng thanked the Panel for their comments and said there is room to improve this project.