

URBAN DESIGN PANEL MINUTES

DATE: May 10, 2006

TIME: 4.00 pm

PLACE: Committee Room No. 1, City Hall

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:
Walter Francl, Chair
Nigel Baldwin
Albert Bicol
Shahla Bozorgzadeh
Tom Bunting
Bill Harrison
Eileen Keenan
Margot Long
John Wall

REGRETS: James Cheng
Peter Wreglesworth
C.C. Yao

**RECORDING
SECRETARY:** D. Kempton

ITEMS REVIEWED AT THIS MEETING

1. 3203 West 10th Avenue
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BUSINESS MEETING

Chair Francl called the meeting to order at 4:15 p.m.

Kira Gerwing, Planning Analyst, introduced herself as the new coordinator for the Urban Design Panel and provided her contact information to the Panel members.

1. Address: 3203 West 10th Avenue
Use: Residential (3.5 storeys, 20 units)
Zoning: RS-5 to CD-1
Application Status: Complete/Rezoning
Architect: Robert Turecki
Owner: Monty Simons
Review: Second
Delegation: Robert Turecki, Jessica Hutchison
Staff: Mary Beth Rondeau, Joanne Baxter

EVALUATION: SUPPORT (8-0)

- **Introduction:** Joanne Baxter, Rezoning Planner, introduced this application to rezone the existing surface parking lot site at the northwest corner of 10th Avenue and Trutch Street from RS-5 to CD-1 zone. Ms. Baxter advised that there is a covenant in place for this site to provide 33 parking spaces for the Swiss Chalet restaurant across the lane. The total amount of parking proposed is 79 spaces, 37 of which will be for the restaurant use.

Ms. Baxter described the zoning of surrounding sites and noted that this site is across from St. James Community Centre and close to Broadway which provides good opportunities for public transit access. Ms. Baxter noted that the proponent has offered 8 units within the development as guaranteed market rental units for the next 10 years. Staff consider this offer a public benefit and on that basis Council is able to consider this rezoning in advance of the Community Vision process for Kitsilano. Ms. Baxter briefly described the use and massing of the proposal and noted the proposed density of 1.25 FSR as compared to the current RS-5 allowable outright density of .6 FSR or conditional density of .7 FSR. The advice of the Panel is sought regarding the proposed use, density and form of development.

Mary Beth Rondeau, Development Planner, outlined the differences between the previous scheme that was reviewed by the Panel and this scheme. Ms. Rondeau noted that the current proposal has increased in scale to 3.5 storeys; however the density remains almost the same.

- **Applicant's Introductory Comments:** Robert Turecki, Architect, said the current proposal is the result of comments from the previous review by the Urban Design Panel and staff. Mr. Turecki noted that the courtyard expands, to let more light in, starting at the second floor where there are large roof decks proposed. He also noted that the property owner has offered to pay for the installation of a traffic signal at the corner of 10th Avenue and Trutch Street which is a busy crossing linking to the St. James Community Centre.
- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Concerns about the lack of specific landscaping details and the absence of a Landscape Architect on the project;

- The publicness of the corner at 10th Avenue and Trutch Street and the privacy of the corner unit need to be addressed;
- Give consideration to accessibility issues for the public parking and the provision for an elevator;
- Consider adjustments to the rhythm of the roofscape to more closely mimic the adjacent residential houses by pairing units under a single gable.

- **Related Commentary:**

The Panel unanimously supported this application. The Panel strongly supported the provision of 8 market rental units as a public benefit; however some Panel members felt that the term should be longer than the 10 years proposed. The ground oriented townhouses were considered a good use and the overall expression seemed well handled.

Several Panel members recommended the provision of a bench or some other amenity for the public at the corner of 10th Avenue and Trutch Street. It was also felt that the massing could be reconfigured to more strongly announce the courtyard entrance from Trutch Street.

The Panel stressed the importance of providing good disabled access to the elevator and a clear entry to the public parking garage. One Panel member felt that the current placement of the elevator has the users passing by too many private windows, considering its mostly public use.

In terms of access to light for the ground floor units there was a suggestion to bring the setback of the south units on the ground floor out to the same setback line as the upper units on 10th Avenue. There was some concern that the ground units, as proposed, may not get good quality light.

With respect to landscaping several Panel members felt that the size and scale was too minimal for a project of this size. There was concern that trees in small pots are not workable and the number of plants proposed is not sufficient.

- **Applicant's Response:** Mr. Turecki thanked the Panel for their comments and said that the rhythm of the roofscape is restricted by height limitations. He said it was a difficult decision between limiting the height of the roofs and also not creating low pitched roofs. Mr. Turecki said he will give the roofscape element further consideration.