

URBAN DESIGN PANEL MINUTES

DATE: November 9, 2005

TIME: 4.00 pm

PLACE: Committee Room No. 1, City Hall

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:
Alan Endall, Chair
Larry Adams
Nigel Baldwin
Robert Barnes
Shahla Bozorgzadeh
James Cheng
Marta Farevaag
Ronald Lea
Margot Long
C.C. Yao
Peter Wreglesworth

REGRETS: Edward Smith

**RECORDING
SECRETARY:** D. Kempton

| ITEMS REVIEWED AT THIS MEETING | |
|--------------------------------|----------------------------------|
| 1. | 5365 Baillie Street |
| 2. | 1808 West 3 rd Avenue |

BUSINESS MEETING

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

1. Address: 5445 Baille Street
DE: 409734
Use: School addition
Zoning: RS-1
Application Status: Complete
Architect: Howard Bingham Hill
Owner: Francophone Education Authority
Review: First
Delegation: Mike Hill, Danielle Wiley, Peter Kruek
Staff: Dale Morgan

EVALUATION: NON-SUPPORT (7-2)

- **Introduction:** Dale Morgan, Development Planner, presented this application for a secondary school in the RS-1 District bordered by Baille Street to the east, Willow Street to the west and West 37th and West 39th Avenues. This development will occur on the site of an existing elementary school. Mr. Morgan said that eventually the elementary school will be demolished however for the immediate future the elementary school will remain.

Mr. Morgan described the surrounding site context for the area as well as the program components for this application, noting that the school is in negotiations with the Park Board to develop a field, kiddie corner to Willow Street and West 37th Avenue, as a soccer field and ultimate Frisbee pitch. That field is not part of this application.

Mr. Morgan reviewed the site strategy, noting that the proposed massing takes into consideration neighbouring views and access to natural light. The applicant is seeking a basic LEED certification and plans to retain existing landscape features where possible. It has been concluded that geothermal heating and cooling are not economically practical so radiant floor and ceiling heat are proposed as well as sun shading devices.

The Baille Street frontage is intended to be the main entry to the secondary school and that foyer will also allow access from Willow Street. All of the service functions such as parking, loading and industrial arts storage will occur off of West 37th Avenue.

This application seeks relaxations for building height, yard setbacks and FSR which are provided for in the Zoning and Development By-law with respect to schools.

The advice of the Panel is sought on the following:

- comments on the general size and scale of the proposed building relative to the street, site and surrounding RS-1 buildings;
- comments on the general building massing, particularly the handling of parking and loading access;
- comments on material and façade treatment, noting exposure on West 37th Avenue and the blank wall along Willow Street;
- comments on the proposed sustainable aspects of the project.

- **Applicant's Introductory Comments:** The applicant team briefly reviewed the project noting that it was difficult to find a site for this school and the Ministry of Education has come a long way from the prototype school to provide additional funding for underground parking and a playfield, which is being negotiated with the Park Board. In addition there is support for the use of a variety of quality materials and a basic LEEDS certification.

Peter Kreuk, Landscape Architect, described the landscape plan stating that the first principle is to retain as many existing trees as possible. Mr. Kruek also noted the desire to keep the landscape maintenance issue at a low level.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Another layer of consideration at a detailed design level is required with a view towards achieving increased clarity and simplification of the overall architectural expression;
 - Reconsideration should be given to the articulation of the Willow Street frontage. The introduction of clerestory glazing, additional points of access, and surface articulation should be considered;
 - Further design development is required to clarify aspects of parking and loading access, and the interface with the West 37th Avenue greenway;
 - Further consideration is needed in regard to the expression and detailing of the central link and the abrupt interface with the existing school, including an increase in transparency and architectural detail;
 - Further clarification and consistent resolution of the overall landscape approach at a detailed level;
 - Encouragement to continue to further pursue sustainable design aspects of the building, particularly the potential for greening of roof areas and achieving more day lighting to interior spaces.
- **Related Commentary:**

The Panel thought this plan was well resolved and the siting, as well as the rationale for the siting, was supportable however it was unanimous that there needs to be another layer of design development to the building. All of the Panel members were supportive of the requested relaxations for height and setbacks.

Several Panel members stated that access off of Willow Street is critical and one Panel member suggested creating a gap in the existing hedge for that purpose. A Panel member stated that the "dogleg" access route to the front entry should be more direct.

In general the Panel wanted to see more glazing, and more thorough design consideration of the Willow Street elevation, particularly to the gymnasium and stairs. With respect to materials, one Panel member questioned the high contrast between the old school and the new school and suggested a more straightforward treatment. Several Panel members thought the look of the building was quite institutional and one Panel member suggested use of a natural finish on the metal for less of an institutional look.

In terms of sustainability, several Panel members suggested a green roof. One Panel member noted that overlook may not be an issue now but the area is changing and it may be an issue in the future. There was also concern by a Panel member about the amount of gravel and asphalt used on the site. It was suggested that perhaps some of the outdoor court surfaces could be rethought and softened.

- **Applicant's Response:**

Mr. Hill thanked the Panel for their detailed comments, particularly regarding glazing of the facades. He said that concerns with the use of West 37th Avenue for access are valid. With respect to the issue of the foyer and its flow from the outside, although it is an interesting point, it's not an issue programmatically.

In terms of materials, Mr. Hill said that it was the applicant team's intention was to create an institutional feel and if the Panel feels unfinished metal and a less institutional feel is appropriate the applicant team can explore that.

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| 2. Address: | 1808 West 3 rd Avenue |
| DE: | 409776 |
| Use: | Mixed (6-storeys, 23 units) |
| Zoning: | C-3A |
| Application Status: | Complete |
| Architect: | W.T. Leung |
| Owner: | 0715163 BC Ltd. |
| Review: | First |
| Delegation: | Wing Ting Leung, Gerry Eckford, Doug Millar, Eugene Lee |
| Staff: | Mary Beth Rondeau |

EVALUATION: SUPPORT (9-0)

- **Introduction:** Mary Beth Rondeau, Development Planner, presented this application which is on a small site in the C-3A zone. The proposal is for ground floor retail with 5 storeys of residential above. Ms. Rondeau noted that redevelopment in this area is somewhat constrained by the lack of a lane.

Ms. Rondeau said knowing there are side-facing windows, patios and decks in the neighbouring apartment building, staff and the applicant looked at a volumetric tradeoff to keep this building low and maintain separation between the other buildings.

The areas in which advice of the Panel are sought include:

- how the proposal fits into the context with respect to the proposed variations to the Design Guidelines and what the impacts are.
- **Applicant's Introductory Comments:** Wing Ting Leung, W.T. Leung Architects, stated that this is a fairly simple, small site. Gerry Eckford, Landscape Architect, described the landscape plan, noting that the existing street trees would be retained.
- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Consider enhancing the size of the roof decks and landscaping.
- **Related Commentary:**

The Panel unanimously supported this application. It was considered to be well handled and the Panel felt that the variation in the Guidelines being proposed would set a good precedent for the area. The Panel also welcomed the more urban approach to Burrard Street.

With respect to the upper amenity room, one Panel member suggested adding washrooms to that space to make it more useable. The same Panel member stated that the residential entry seemed secondary to the rest of the façade.

Several Panel members suggested the addition of a green roof and landscaping of the roof was strongly encouraged.

Applicant's Response: Mr. Leung thanked the Panel for their comments.

Meeting adjourned at 6:30 p.m.
