

URBAN DESIGN PANEL MINUTES

DATE: October 4, 2006

TIME: 4.00 pm

PLACE: Merrick Architects, 80 Water Street

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:
Margot Long, Chair
Walter Francl (excused)
Nigel Baldwin
Shahla Bozorgzadeh
Tom Bunting
Eileen Keenan
Bill Harrison
John Wall
Peter Wreglesworth
James Cheng

REGRETS: Albert Bicol
C.C. Yao

**RECORDING
SECRETARY:** L. Harvey

ITEMS REVIEWED AT THIS MEETING

1. South East False Creek
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1. Address: South East False Creek Workshop
Delegation: Roger Bayley, Paul Merrick, Stuart Lyon
Staff: Scot Hein, Kira Gerwing, Michael Naylor, John Madden
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- **Introduction:** Scot Hein, Development Planner introduced the project noting there are no design guidelines. The development will be using a number of sustainable measures.
- **Applicant's Introductory Comments:** Roger Bayley of Merrick Architecture stated that it was a complex undertaking as they are dealing with scale and time frames as well as obligations at the municipal level and meeting the aspirations of the community. There is a very tight time frame and the design team is currently addressing issues regarding street layout, developing a sustainable community, providing affordable housing, modest market housing and the density on the site. Millennium Properties Ltd. has committed to achieving LEED™ Silver while demonstrating they could achieve LEED™ Gold on all the buildings. Sustainable initiatives include solar shading, green roofs, ventilation, rainwater collection, etc. They are also looking for ways to express sustainability in the architecture.

Mr. Bayley noted that they will be using Bob Rennie, of Rennie Marketing Systems for the marketing team who has been actively working with the architecture groups to get a mix between sustainability and marketing.

Mr. Bayley suggested there were three items for discussion at the workshop. The first was around architectural expression, the second on sustainability initiatives and third item on the relationship between the buildings and the public realm.

Mr. Bayley added that staff was in attendance to answer any questions. He also noted that Walter Francl Architect would be looking after the Community Centre along with Arthur Erickson.

Paul Merrick, Architect, stated that there wasn't much to present in the way of drawings. He indicated a bar chart showing the plan for the buildings on the site. He thought it was important that the project have a regional context and expressed nature. He asked the members of the Panel to imagine themselves in the space.

Stuart Lyon, Architect, stated that they will be producing a Development Permit in about two weeks. He noted that Site 2 would be a market building of 13 storeys, stepping down towards the water with family oriented non-market housing and would not have a commercial component.

Mr. Lyon noted that they had developed a number of design principles in the last four months. They represent discussions around sustainability, marketability, and community in general for the project. One of the principles is "vertical streets" which would expose the circulation on the outside of the buildings so there is natural daylight into the buildings. It would also give a chance for more social activity.

Another principle is "daylight inside and air through" which are actually two principles. These two principles have contributed to a building form with as many corner units or through units as possible. Site 9 will be a non-market, single bed unit building that the City of Vancouver will manage. CMHC is also involved in the project and have suggested one of the buildings be a net zero building which is a higher level of sustainability.

"Responsive building face" is another principle which is responding to view opportunities and to the environment (sun and wind). Mr. Lyon noted that they have discovered

different treatments that might be appropriate for different sides of the buildings. This presents an opportunity for a place to hang screens beyond the general face of the building which will keep the sun out of the units. It also allows creation of an outdoor type of room which will be a useable terrace. Some of the buildings will have a west and east façade to take advantage of the views out to the water. Mr. Lyon noted that they are working on the elevations of the buildings with regards to supports and structure.

The non-market housing building will have a courtyard and single loaded suites on an outside exterior court for good light penetration into the building. Using the sketches, Mr. Lyon described the plans for the building. He noted that the materials have been picked based on their orientation. The side facing the Salt building has an expression of brick and the building will be stepped back.

The Architectural team took questions from the Panel.

- **Commentary:**

- Use a fundamental approach for a sustainable building through solar orientation and maximize liveability;
- Beware of south facing long corridors;
- How will the buildings fit into Vancouver and the Pacific North West;
- Angles could be inviting - gives more streetscapes to enjoy;
- Have a connection to nature;
- Have smaller buildings with views through the buildings;
- Would be interesting to explore new ways to address the views, liveability and overlooks;
- The "vertical streets" principle is interesting;
- A strong move is the amenity room going from the street to the courtyard;
- Because the design team is working on a whole neighbourhood, might need someone to manage the plan and identify strategies by putting them in a form that becomes the design guidelines for the whole project;
- Units facing into the courtyard rather than the mews would make for a more interesting mews;
- Some concern about the tightness of the mews especially on the east side elevation;
- Is the circulation in the right place and is the entrance in the right place;
- Focus on one block and flushing out all the problems and then apply what is learned to the rest of the blocks;
- Encourage the design team to continue with the principles in both the buildings and the courtyards;
- Like the sustainable measure of heat recovery from the food store;
- Make the terraces liveable as people in Vancouver tend to spend a lot of time outdoors in the summer;
- Like the fundamental principles without resorting to a shipyard or fishing village theme;
- Potential for a strong interface with the public realm;
- Good plan for roof top gardens and terraces - is it possible to link in the children's play areas;
- Would like to see the public realm taken up through the buildings;
- The semi-private realm should take a leading edge and not wait for the space to be leftover from the architecture;

- Where the building hits the sidewalk/ground there is not enough space to get around the corner - the mews and pathways are really critical and will be memorable;
- The pattern language is a good one.

Ms. Long thanked the panel for taking the time out of their schedules to have the extra meeting and hoped it was helpful for the design team.

- **Applicant's Response:** Mr. Bayley acknowledged the efforts of the design team working on the project noting it will be a huge effort and ideas are still being explored. He thanked the recently signed on architects for joining the project and the Panel for their comments and for coming to the meeting.

There being no further business the meeting adjourned at 6:38PM.