
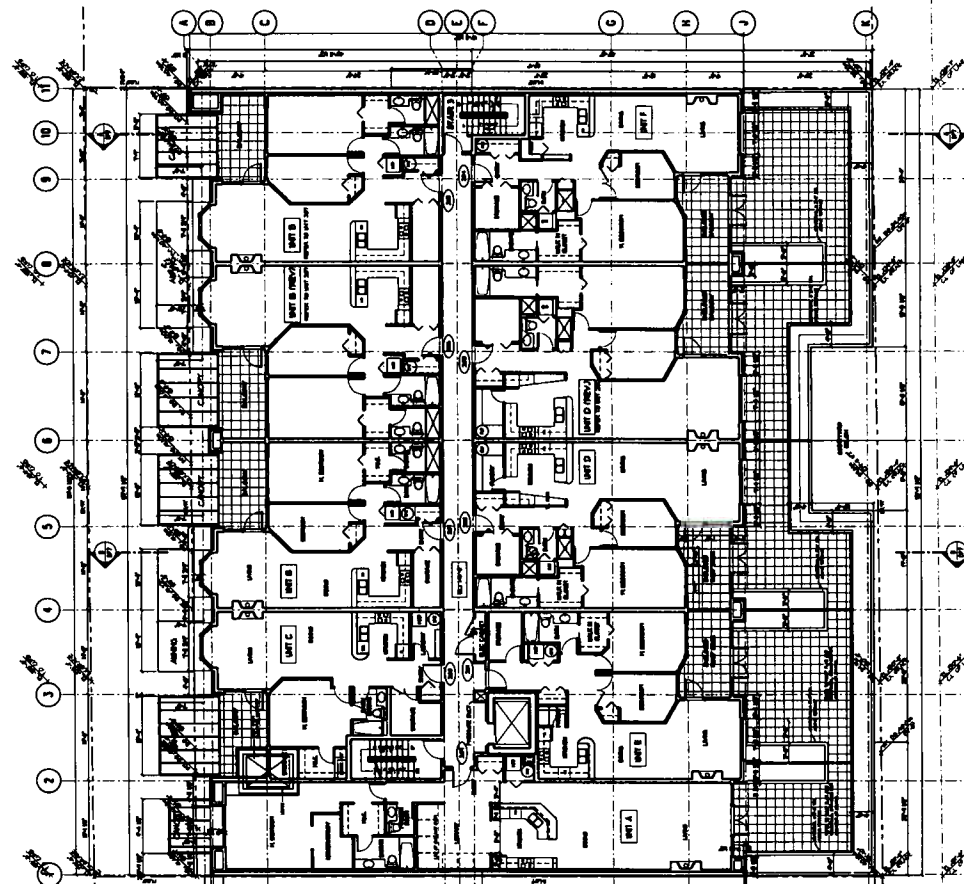


 **Zoning Boundary**
 **Notification Boundary**

3580 W. 41ST AVE. DE 404817	DATE 2000 05 24	
	DRAWN WGKS	
CITY OF VANCOUVER PLANNING DEPARTMENT	FILENAME :F:\FRM10FDEV\3580W41.DWG	



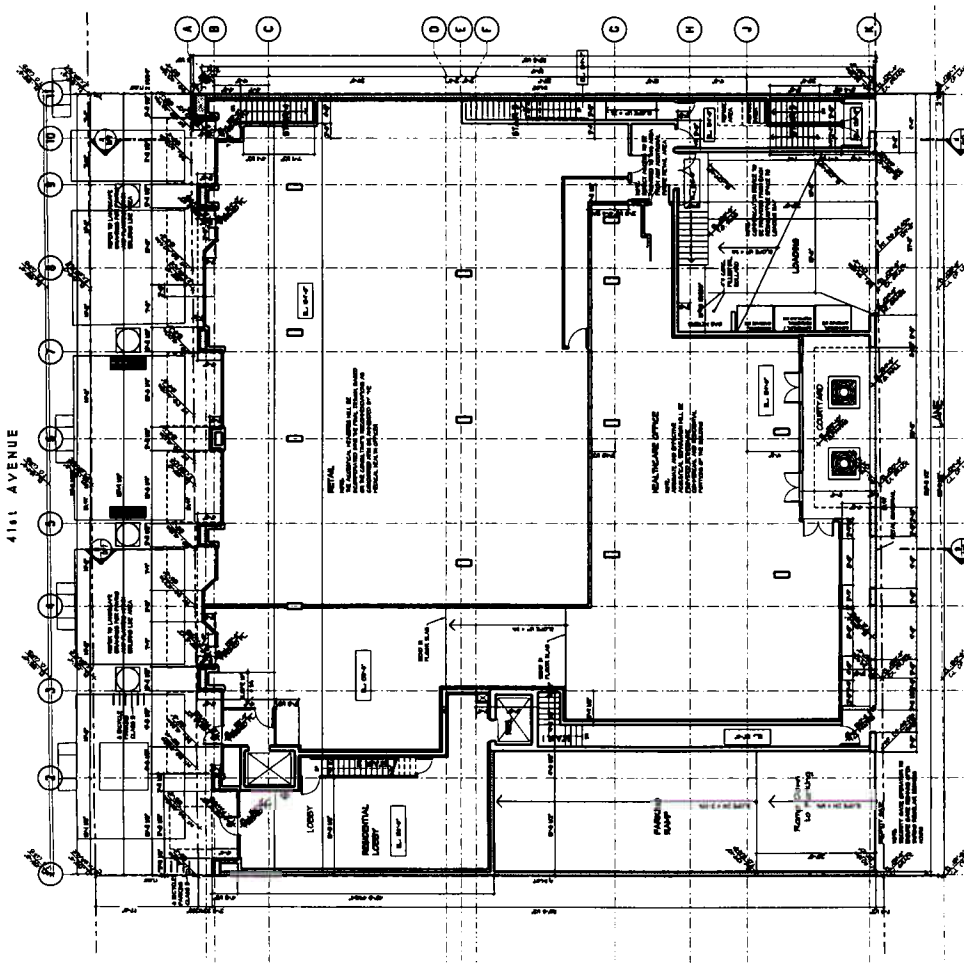
First Floor Plan
Scale: 1/8" = 1'-0"

FLOOR PLANS
MAIN AND FIRST
DP3



DATE: 11/11/11
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/8" = 1'-0"

Ramsay Worden Architects Ltd.
200 - 1777 West 34th Avenue
Vancouver, B.C.
V6L 2K6
739-1888



Main Floor Plan
Scale: 1/8" = 1'-0"

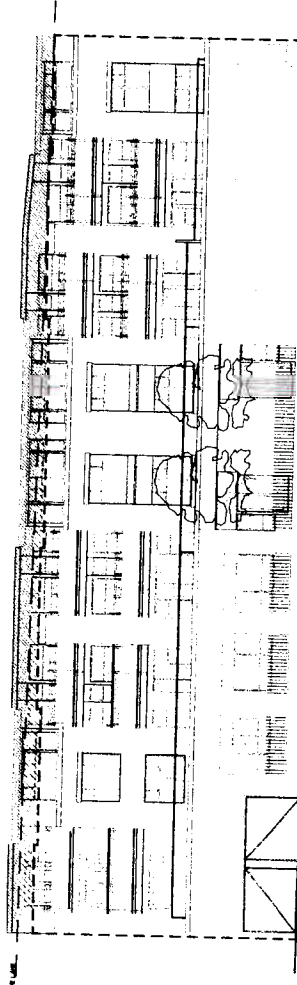
VanCity Enterprises Ltd.
93 Terminal Street
Vancouver, B.C.

Commercial / Residential Bldg.
3364 - 3586 West 41st Avenue
Vancouver, B.C.

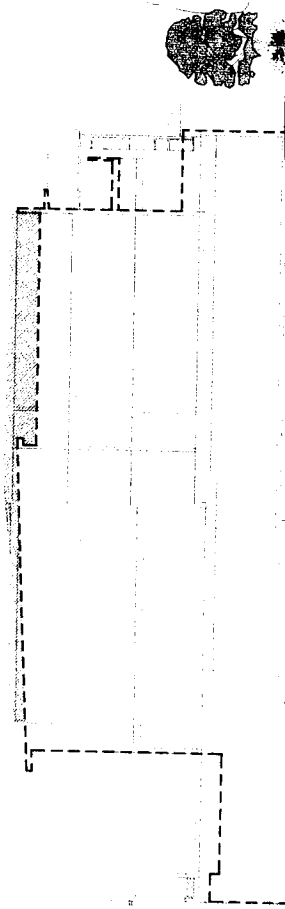
4151 AVENUE

The darker shading represents the additional wall area over 40 feet above the lane.

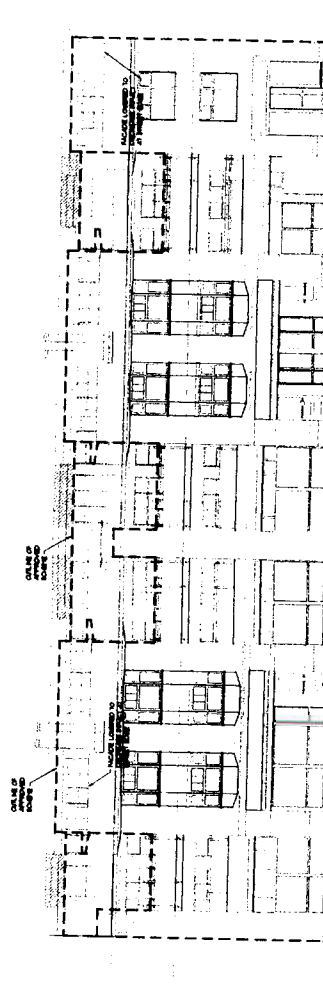
The lighter shading represents additional wall area within the 40 foot height envelope.



The shaded portion of this section represents the additional volume of the proposed scheme.

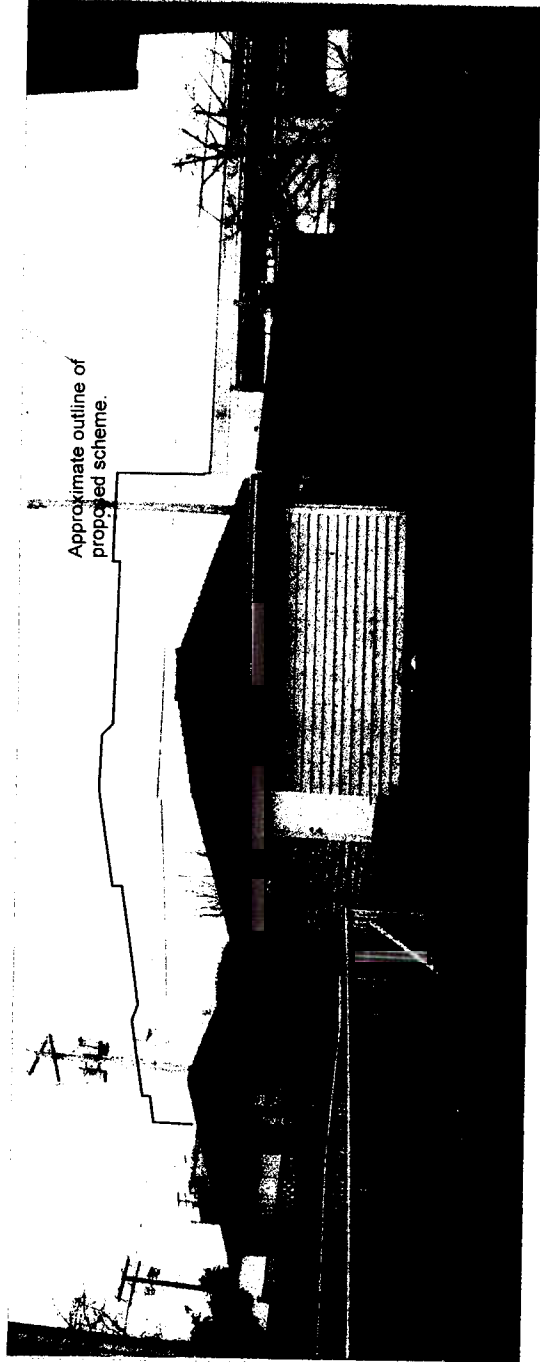


The shaded portion of these elevations denotes the amount of wall area visible above the parapet of the approved scheme.



This drawing represents an orthogonal projection of view lines from the sidewalk on the North side of 41st Avenue, adjacent to the existing IGA.

VIEW OF PROPOSAL FROM REAR YARDS OF ADJACENT SINGLE FAMILY ZONE



VIEW OF PROPOSAL LOOKING EAST ALONG WEST 41ST AVENUE

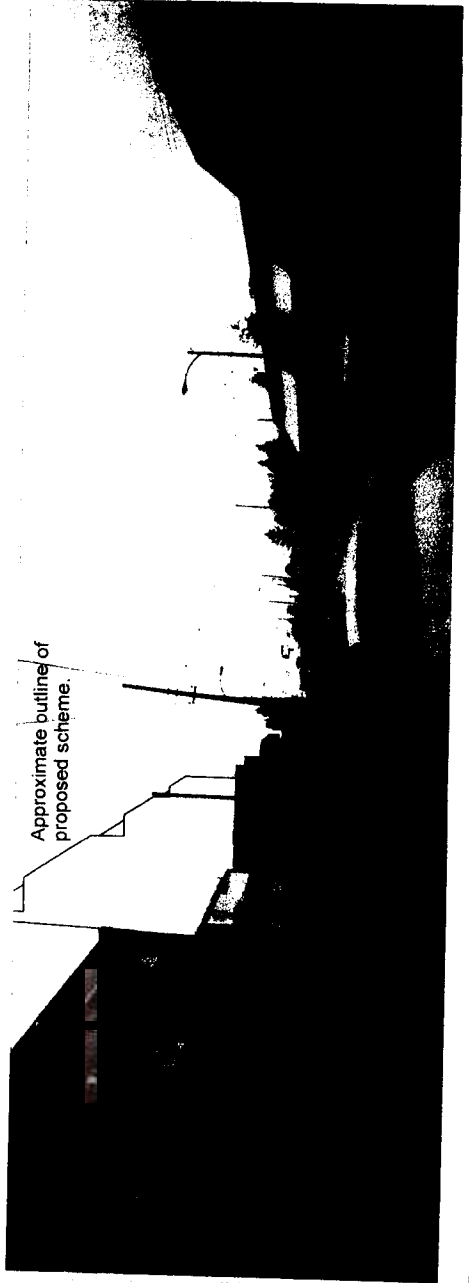


Line of approved scheme

Adjusted floor to floor heights of Ground, First and Second levels decreases the apparent building height when viewed from the street.



VIEW OF PROPOSAL LOOKING WEST ALONG WEST 41ST AVENUE



Approximate outline of proposed scheme.

2. Address: 3580 West 41st Avenue
DA: 404817
Zoning: C-2
Application Status: Complete
Architect: Ramsay Worden
Owner: Van City Enterprises
Review: First
Delegation: Doug Ramsey
Staff: Anita Molaro

Note: Mr. B. Palmquist was excused from the discussion of this Application

EVALUATION: [7 - 0] - Support

Introduction:

The Planner, Ms. Anita Molaro, commenced by briefly explaining the C-2 guidelines for the benefit of the new Panel Members. The three most pertinent ones were Council's instruction for the Director of Planner to refer all proposed height relaxations over 40 ft. under the C-2 Residential Guidelines to Council for advice; second, that the Council instruct the Director of Planning to amend the guidelines to add a general clause to indicate that the project should have a very good architectural design, should use quality exterior materials, and that the project be referred to the Urban Design Panel for advice; and third, when there is a conflict between the District Schedule and the Guidelines, the Director of Planning shall administer that the Guidelines take precedent - some of the items in the guidelines cover the issues like facade treatment, quality of streetscape. Weather protection, pedestrian interest, community compatibility with residential zones, terracing, shade and shadow, privacy impact, landscape, balconies, height, views and the distribution of residential FSR based on the type of site and appearance.

Ms. Molaro introduced the development application that the design of which had previously been based on an approved Development Permit, which had been an exemplary example of a C-2 project. She informed the Panel that the approved permit had proposed a building of three storeys on West 41st Avenue which met the 40 ft. height limitation in a C-2 zone and, therefore, did not require Council approval. The applicant had now made a new application, seeking a height relaxation of almost 43 ft. at the southeast corner and adding a 4th floor to the 41st Avenue elevation. Given the nature of these changes, Council directed this application be presented to the Panel in accordance with the above- referenced guidelines.

Ms. Molaro described the site location being mid-block on the south side of West 41st Avenue between Dunbar and Collingwood Streets, that the zoning was C-2 on both sides of the site, with IGA and parking lot across the street and RS-5 single family residential across the lane. She further advise that the site was affected by a 17 ft. building line along West 41st Avenue. The site slopes down from north to south typically 4.5 ft. with a diagonal cross slope of approximately 7 ft. from the northwest to southeast corners and that the guidelines did permit a

height relaxation for sloping sites greater than 5 ft. The Planner described this development as a mixed use project with retail on West 41st Avenue and a proposed health care office at the rear, as well as 27 residential units [825 to 1,200 sq. ft. in size], two of which are double fronting with a window well on the west property line, and that the combined FSR was 2.42 [1.86 residential and .56 commercial].

Ms. Molaro advised this three-storey expression proposed the 4th floor to be pushed back on both the front and rear facades; the front and rear of the building are generally articulated, as per the guidelines.

She requested advice from the Panel on the proposed building's overall architectural quality, form, massing and materials; streetscape and landscape response, including the rear yard compatibility and any other urban design issues in the Guidelines, that the Panel wished to discuss.

Applicant's Opening Comments:

Mr. Ramsey briefly detailed the sequence of what had transpired since this project was originally presented to the Panel approximately 2 years ago. Essentially they have put on a 4th floor to the front half of the building; previously the back, which faced the lane, had 4 storeys but due to the 40 ft. height limit the back portion of the building has been pushed down, so that commercial area on the ground floor was stepped up some 3.5 ft. For the most part, the commercial floor is a flat slab all the way through, the 4 units that have been put on in the front of the building keep it basically the same elevation as what was previously proposed, but the upper floor had been pushed back 4 ft. Any inconsistency on the model are due to the balcony shown across the back.

He advised that the previous Panel's had asked that the planters be removed and that the model still had the planters along the base. In response to a query about the rear of the building having been lowered, Mr. Ramsey confirmed that the building was 4 storeys at the rear elevation but had been raised 2 ft. 10 in. to accommodate the commercial space. Originally there had been a higher floor-to-floor ceiling on the front commercial portion, which had resulted in the rear elevation being raised 2 ft. 10 in. He further advised the corner had a height of 42 ft.10 in. which resulted in one of the units being stepped down because of the 7 ft. cross-over. Therefore in order to minimize the height at this front corner to attain the height of 42 ft.10 in. they stepped that unit down 7 ft.3 in., e.g., the rest of the average cross height is 40 ft. 4 in., resulting in a slope down of 7 ft. 3 in. He further confirmed 4 units had been added to the front and that 3 of these had been stepped down.

Mr. Ramsey explained that the back half of the building had been rented out as a health care office [i.e., alternative medicines, etc.] and that this facility would have an entrance off the front designated for that particular tenant. He noted that when consulting with the community originally, there had been concern about the back lane elevation which resulted in part of the setback on the ground floor in order to soften the back lane elevation rather than bring it right up to the property line.

Panel viewed the model and posted drawings

Panel's Comments:

The Panel advised that they approved of the C-2 zoning as a vehicle for urban infill, and compared this project as a basic design that C-2 was intended to fulfill and that perhaps the City should be more relaxed about minuscule things like an extra foot or two at the one corner of a building, rather than expect a project to evolve into strange contortions in order to fulfill a zoning guideline. It was felt that the form of articulation on the street and the type of proposed materials and proportions were *exemplary*. Others commented that the stepped down corner of the roof at the rear should be straightened out, as it gave the appearance of a settlement problem. There were favourable comments about the proposed materials.

The Chair's summarized the Panel's support of this project and referred to the positive comments about C-2 infill strategy and that this project appeared to fulfill the promise of that strategy. He also referred to the approval of the signage. The Chair confirmed that the "settlement problem" of the southeast corner needed to be handled with a better resolution in spite of the height overage. However, it appeared that mechanical element on the roof appeared to be 'floating' and would require a revisit by the applicant; and although there were some concerns about views regarding the adjacent buildings, as well the commercial in the lane, it was generally felt that this project could be achieved.

Applicant's Response:

The Applicant thanked the Panel for their comments and support.

Upon taking a vote, the Chair advised the Applicant that they had the full support of the Panel.