

--- ZONING BOUNDARY

3831 MAIN STREET DE 407525

CITY OF VANCOUVER PLANNING DEPARTMENT

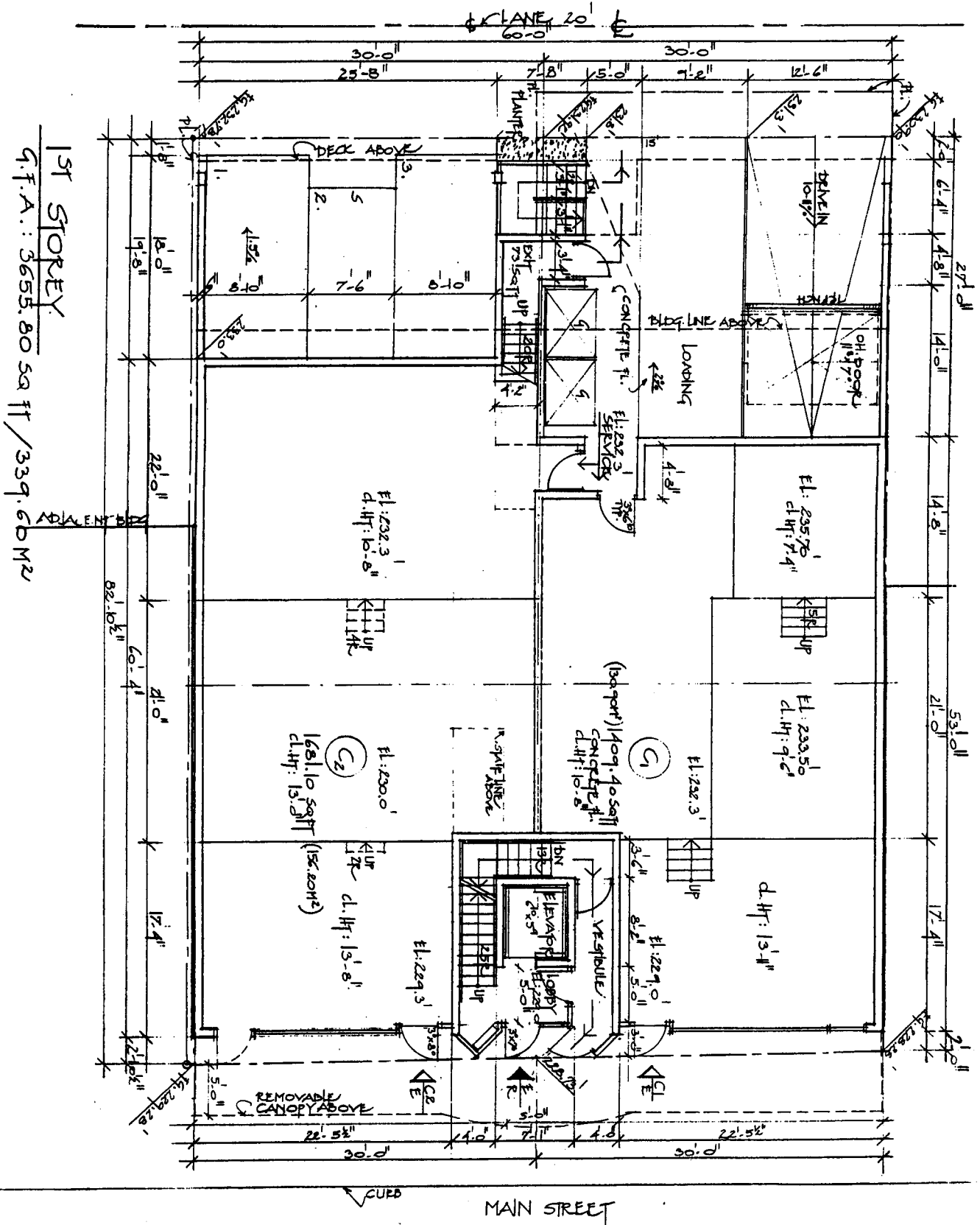
DATE: 2003 07 28

DRAWN: AMG

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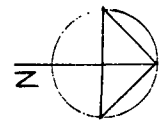


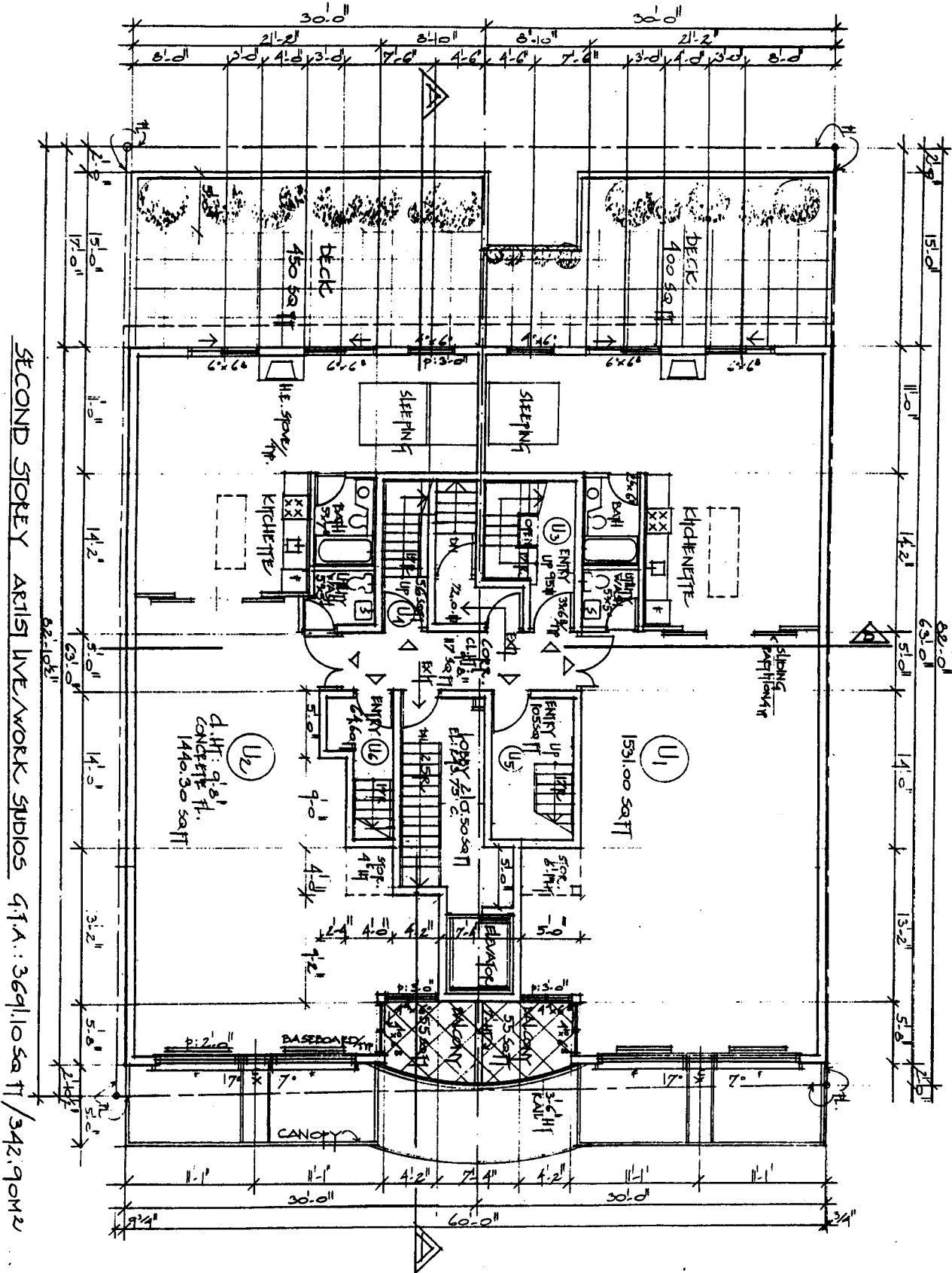




1ST STOREY  
G.F.A.: 3655.80 SQ FT / 339.6 DM<sup>2</sup>

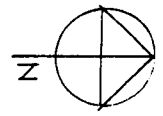
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| COMMERCIAL - RESIDENTIAL BUILDING                       | <b>ESZTER CSUTKAI ARCHITECT</b>   | A3                                     |
| 3825 & 3835, Main Street<br>Vancouver, British Columbia | Copyright reserved. This plan & design are at all times remain the exclusive property of Eszter Csutkai Architect and may not be used or reproduced without written consent |  |
| Development Permit Application                          | 337 - 711 E 6th Avenue, Vancouver, B.C. V5T 1L7<br>tel/fax: 604 730 8000  | scale: 1/8" = 1'-0"<br>2003, April 10. |

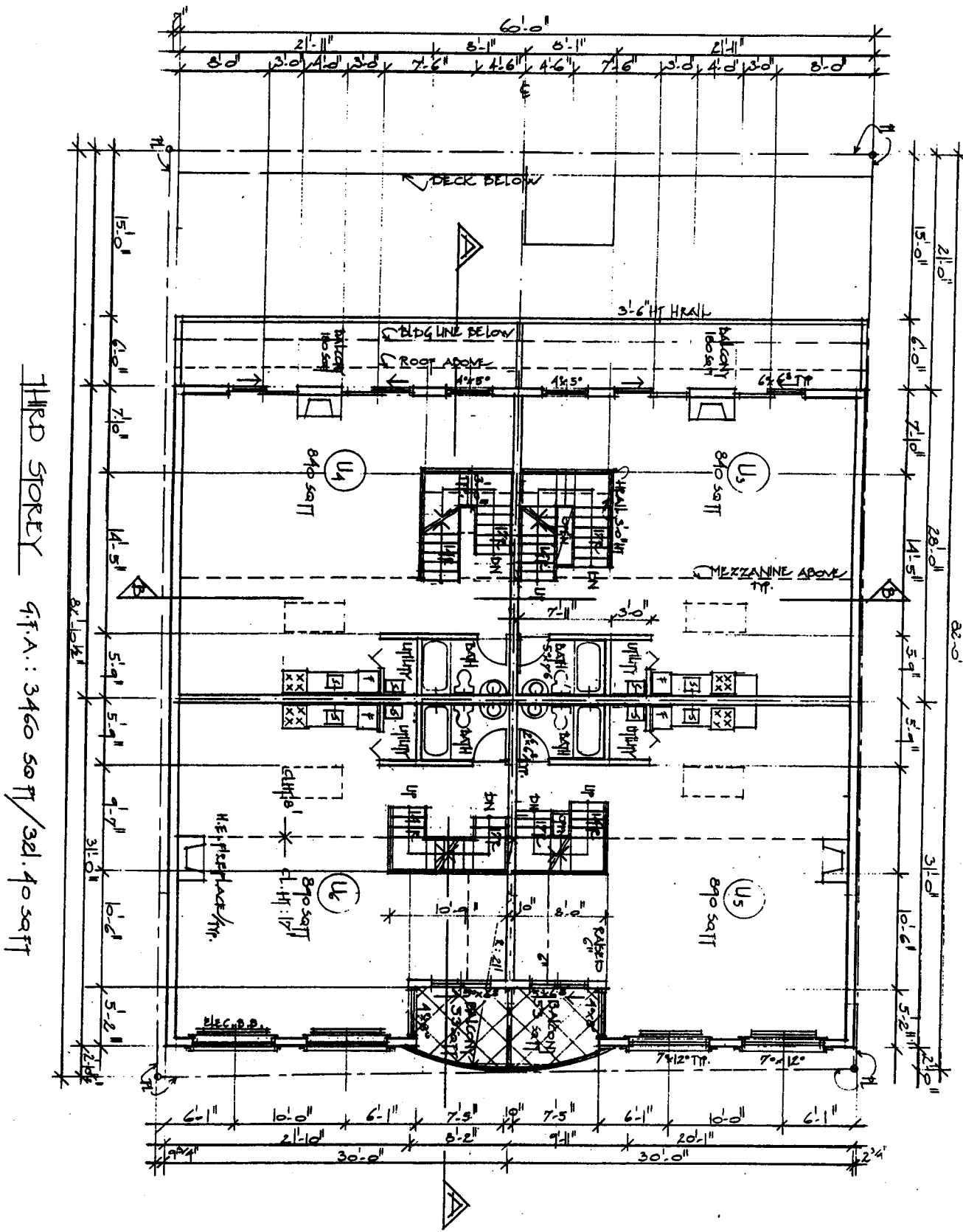




SECOND STOREY ARTIST LIVE WORK STUDIOS G.T.A.: 3691.05 sq ft / 342.90 m<sup>2</sup>

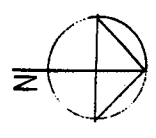
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| <p>COMMERCIAL - RESIDENTIAL BUILDING</p>                            | <p><b>ESZTER CSUTKAI ARCHITECT</b></p>   |                            |
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| <p>Development Permit Application</p>                               | <p>337 - 711 E 6th Avenue, Vancouver, B.C. V5T 1L7<br/>tel/fax: 604 730 3200</p>   | <p>2003, April 10.</p>     |

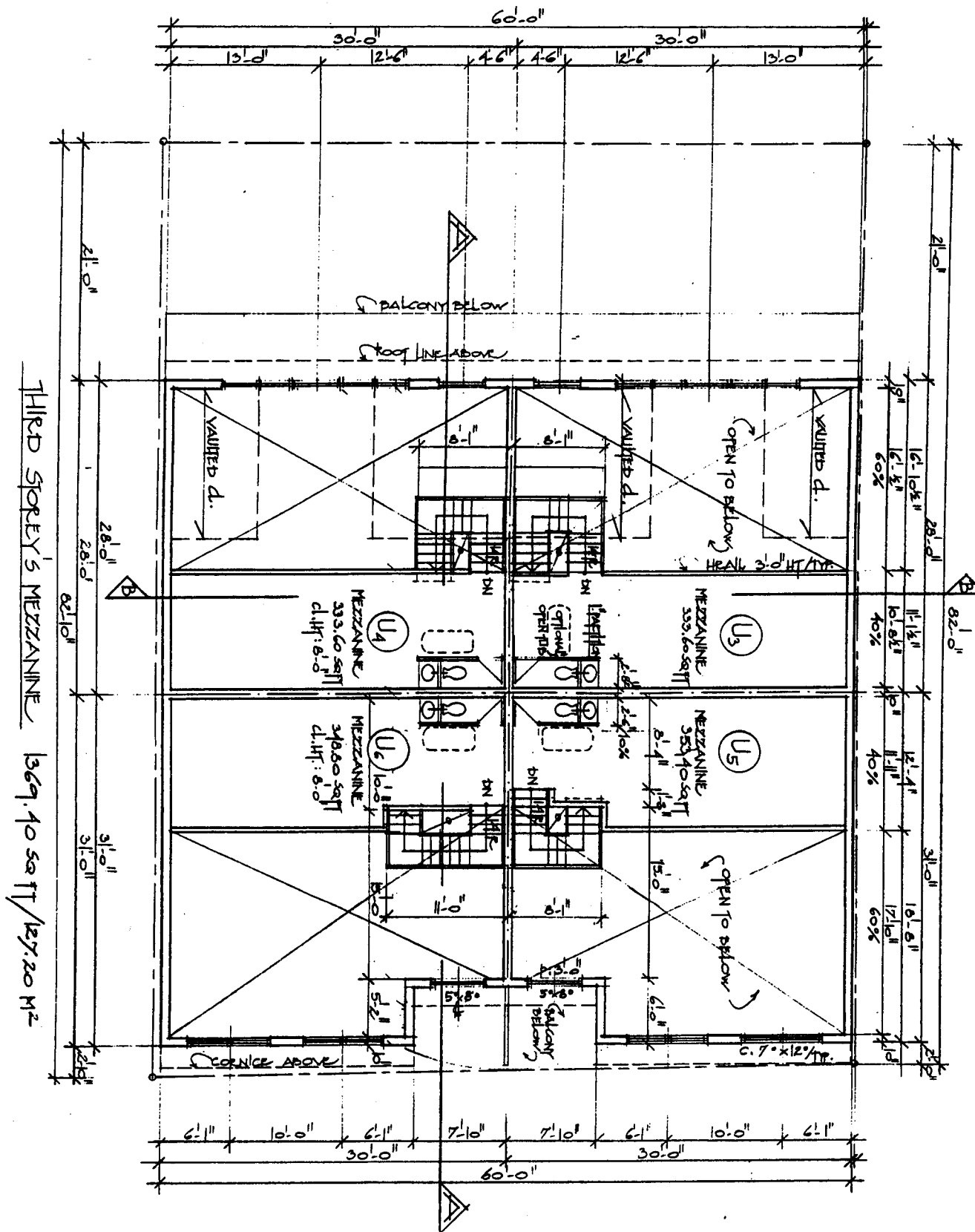




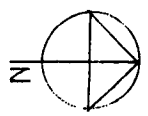
THIRD STOREY  
G.F.A.: 3460 sqft / 321.40 sqft

|   |  |                            |
|---|--|----------------------------|
| <p>COMMERCIAL - RESIDENTIAL BUILDING</p>                            | <p><b>ESZTER CSUTKAI ARCHITECT</b></p>   | <p>A-5.</p>                |
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| <p>Development Permit Application</p>                               | <p>337 - 711 E 6th Avenue, Vancouver, B.C. V5T 1L7<br/>tel/fax: 604 730 8000</p>   | <p>2003, April 10.</p>     |

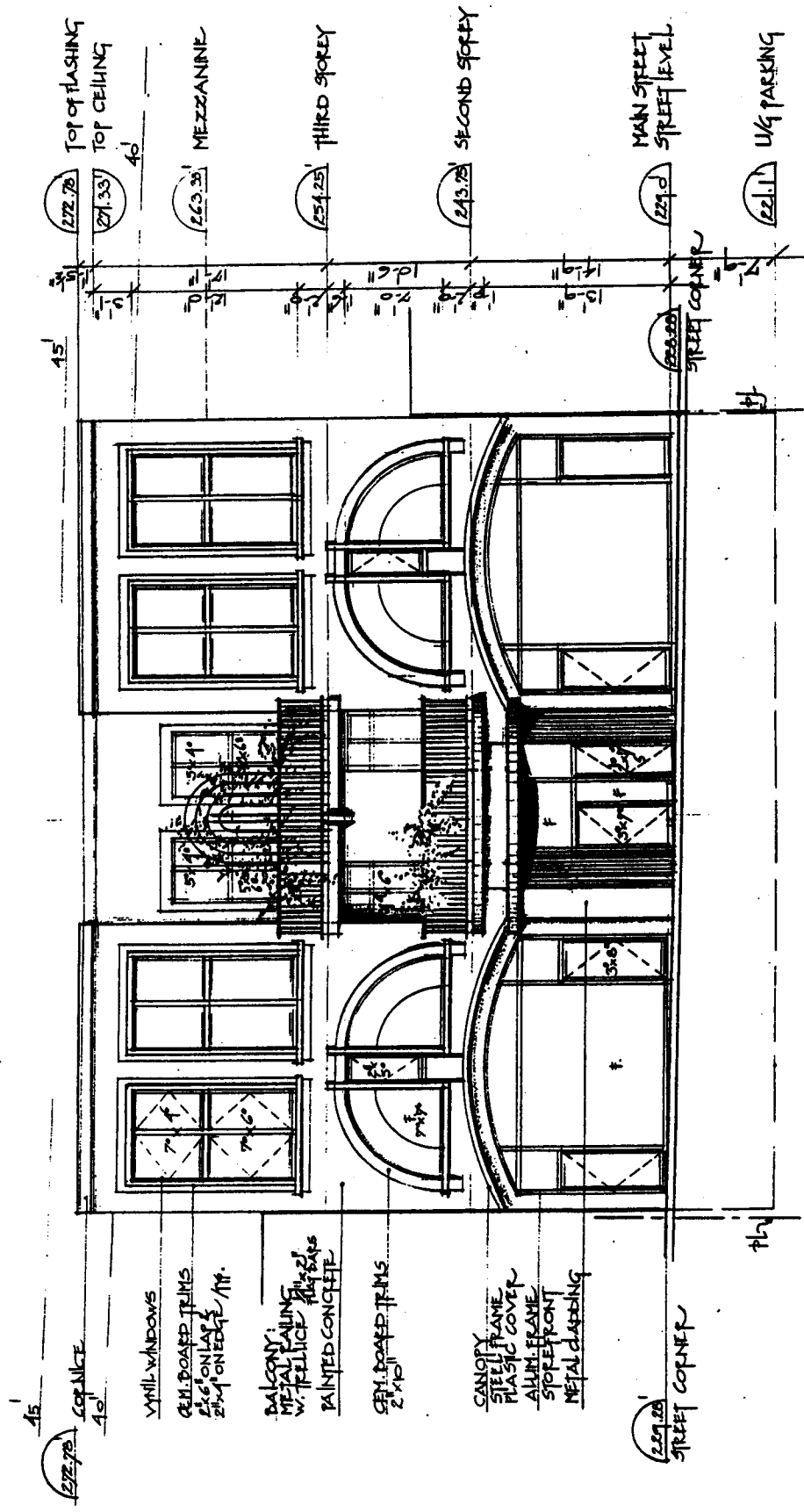




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A  
scale 1/2003

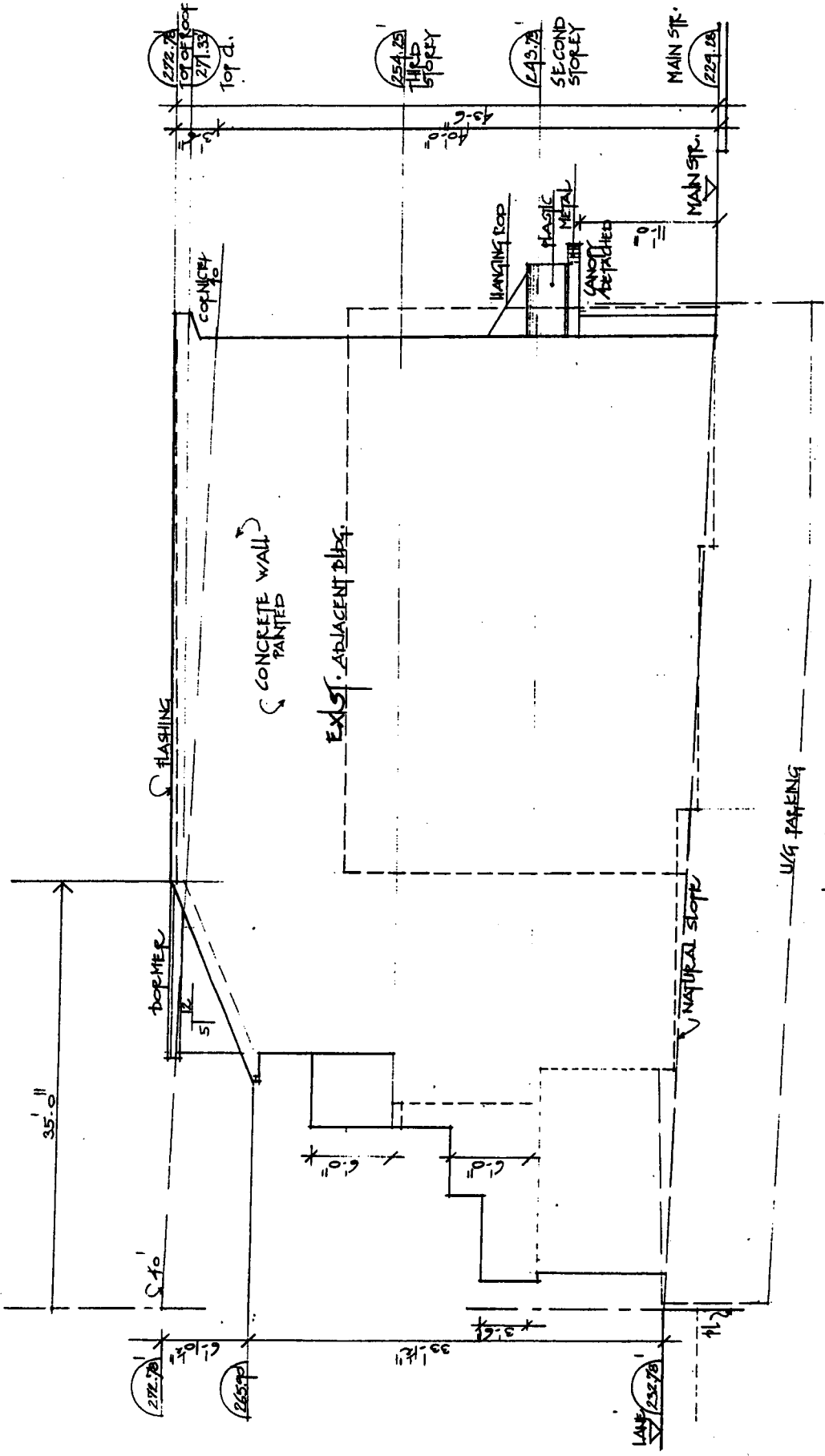


FRONT ELEVATION, MAIN STREET

|  |   |
|--|---|
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| Development Permit Application   |   |





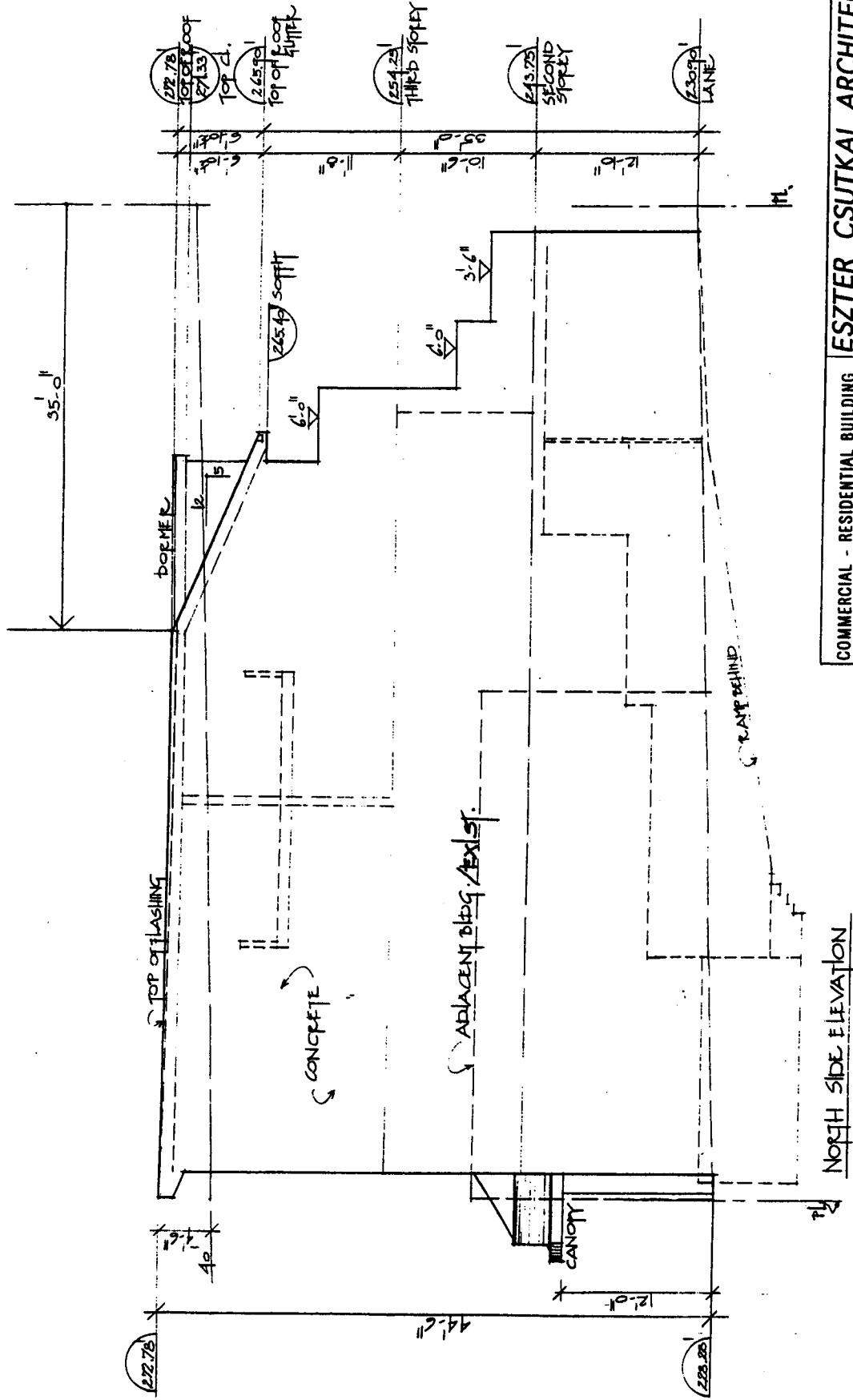


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**COMMERCIAL - RESIDENTIAL BUILDING**  
 3825 & 3835, Main Street  
 Vancouver, British Columbia  
**Development Permit Application**

SOUTH SIDE ELEVATION

scale: 1/8" = 1'-0"  
2003



|   |  |
|---|--|
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| <p>Development Permit Application</p>   | <p>scale<br/>2003</p>  |

|                     |   |
|---------------------|---|
| 3. Address:         | 3831 Main Street                              |
| DA:                 | 407525  |
| Use:                | Mixed (3 storeys, 6 units)                    |
| Zoning:             | C-2   |
| Application Status: | Complete                                      |
| Architect:          | Esther Csutkai                                |
| Owner:              | Luigi & Rosa Fabbino                          |
| Review:             | First   |
| Delegation:         | Eszter Csutkai, Luigi Fabbiano, Rose Fabbiano |
| Staff:              | Bob Adair                                     |

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#### EVALUATION: NON-SUPPORT (4-5)

- **Introduction:** Bob Adair, Development Planner, presented this application in the C-2 zone. The 60 ft. x 83 ft. site is located on the west side of Main Street, north of King Edward. The proposal is for a mixed use building containing retail and restaurant on the ground floor and three levels of artist live/work use above. Parking is underground, accessed from the lane. Materials are painted concrete with aluminum storefront windows, vinyl residential windows, steel canopy with plastic covering, and a metal roof on the rear elevation. Two conditional aspects of the proposal relate to the residential use and height. Currently, Council requires all C-2 residential applications to be reviewed by the Panel. Outright height in C-2 is 40 ft. which may be increased to 45 ft. where the cross fall of the site is 5 ft. or more and/or concrete construction is proposed. Concrete construction is proposed for this development and the site cross fall is 4.62 ft. With respect to the height, Mr. Adair noted the floor-to-floor heights are somewhat higher than typical given the proposed artist live/work use.

The Panel is asked to comment on whether the development earns the additional height, and on the standard of architectural design and materials. Issues identified by staff relate to the scale and proportions of the front facade and the glazing, and the dormer expression at the rear which also relates to height. Proposed FSR is 2.426, 1.7 of which is for the residential use above the main floor.

- **Applicant's Opening Comments:** Eszter Csutkai, Architect, described the project in greater detail, and responded to the Panel's questions.
- **Panel's Comments:** The Panel did not support this application. The proposed use was strongly supported and the applicant was commended for responding well to the evolving nature of Main Street with the introduction of live/work studios. The majority of Panel members also supported the requested height relaxation. The Panel's concerns mostly related to issues of scale and proportion.

The Panel generally found the quality of materials to be very good and supported the proposed concrete construction. However, there were serious concerns expressed about the detailing and the interface between the concrete panels and the windows. One suggestion was to consider having the details cast into the concrete rather than applied. The Panel stressed that the quality of the detailing will determine the ultimate success of this building. One Panel member thought the colours could be more muted.

The proposed plastic canopy was not supported and the use of a glass canopy, perhaps sandblasted for opaqueness, strongly recommended instead. A sturdier canopy material will be easier to maintain as well as achieve the desired curvature.

The Panel's main area of concern related to the second level of the Main Street elevation which was thought to require significant design development. There was considerable discomfort with the shape and proportions of the curved windows. They don't seem to belong to the rest of the building and detract from the quality of the main floor retail windows. A comment was made that curved windows are more typically seen at tops of buildings (eyebrows) than in the middle. Given the large amount of glazing on the front façade, with very little solid wall, resolution of the details of the interface between the glazing and the concrete panel system will be extremely important to this project.

Most Panel members supported the rear dormers. They enhance the rear elevation and are an appropriate gesture to the adjacent residential neighbourhood.

The streetscape at the base was thought to be well handled and there were no serious concerns about the top floor. There was one suggestion that the Main Street cornice line appears to end too abruptly.

Some Panel members commented that the character of the front and rear of this building are totally different, suggesting there should be more integrity in the façade design.

Other comments/suggestions included:

- the common circulation areas inside the building seem very tight, especially compared to the very generous size of the units;
- consider taking the elevator to the third floor to facilitate the moving of materials, noting the proposed artist live/work use;
- there could be a CPTED issue at the rear stair on the lane;
- the lobby area seems very tight;
- question whether the second and third floor balconies are necessary;
- provide more counter space and a proper pantry in the kitchens;
- there seems to be no provision for dealing with signage;
- concern about how the 2 ft. front setback will be handled.

Several Panel members strongly recommended that the applicant use the services of a landscape architect noting that issues such as sizes of planters, drainage and irrigation are important aspects of the overall scheme. Paving materials, planting material and how they relate to the building, should be clearly identified.

[The Development Planner noted the City does not require a landscape architect for a project of this size. However, plans are required to a level of detail that includes plant lists, sizes and hard surface treatments. As well, the submission material will be reviewed by landscape staff.]

- **Applicant's Response:** Ms. Csutkai noted the 2 ft. front setback was introduced in response to an anticipated revision to the C-2 zoning.

**Urban Design Panel Minutes**

|                     |                                       |
|---------------------|---------------------------------------|
| 4. Address:         | 3831 Main Street                      |
| DA:                 | 407525                                |
| Use:                | Mixed                                 |
| Zoning:             | C-2                                   |
| Application Status: | Complete                              |
| Architect:          | Esther Csutkai                        |
| Owner:              | Luigi & Rose Fabbiano                 |
| Review:             | Second                                |
| Delegation:         | Eszter Csutkai, Luigi & Rose Fabbiano |
| Staff:              | Bob Adair                             |

**EVALUATION: SUPPORT (7-1)**

**Introduction:** Proposed development of commercial and residential building on 3831 Main Street (a consolidation of 3825 & 3835 Main Street)

Bob Adair, Development Planner, reviewed the project and introduced new drawings that address previous concerns expressed by the Panel regarding: the lack of landscaping; the treatment of the 2<sup>nd</sup> floor windows; the construction system impact on detailing of the building and the resolution of weather protection canopies on the Main Street frontage of the building. Mr Adair noted that staff has some concerns regarding the height guidelines. The FSR above the main floor is only 1.6 (the guidelines indicate 1.8). Massing of the building has increased with generous floor heights. Advice from City Council and a relaxation of the current height restrictions will be required if the proposed application is approved.

Other staff concerns are about scale and expression on the Main Street façade; the grade level parking appearance as well as the height of the second floor canopies.

**Applicant's Opening Comments:** Eszter Csutkai, Architect, addressed areas of change noting that the serious concern about 2<sup>nd</sup> floor rounded windows was expressed previously. The design has now been modified to provide squared windows.

Adhering to the suggestion to improve landscaping, the back entrance will be improved with a 3 foot irrigated solid box system with hanging ivy and other treatments. Further, it is proposed to install railings that will allow the landscaping to grow through and provide a benefit to both the residents and the public. The back entrance design has been improved to avoid water falling into the rear stairwell. The addition of trees is also proposed for each deck area. The concrete theme of the building will continue at the rear with a 2 foot setback and a 1/8<sup>th</sup> in. layer of pigmented, high strength walking surface.

The architect noted that she has checked many areas around the city and noted that the proposed canopies (canvass) are the similar to those used in numerous other locations in Vancouver. The suggested use of glass canopies is not feasible.

The sign location has been extended to 3 possible locations: one on the face of the canopy; one inside and above the window and a further option of a banner hanging perpendicular to the canopy. The cornice has been cut back with a gentle sloped angle. Weather protection is proposed for the top balcony and the front of the building.

Regarding interior issues, a shallow lot due to parking needs dictates the small lobby space. Therefore the elevator positioning has been changed to create a better impression on entering building. Second floor units are almost the same. Balconies are 7x8ft; the kitchens have been enlarged and rest of interior would be left for residents to finish to their own design.

## Urban Design Panel Minutes

The colour treatment of the building exterior has also been modified to incorporate a lighter colour in addition to the original proposed colour.

**Panel's Comments:** The Panel's comments included the following:

### **Height Relaxation to 45 feet**

-the Panel unanimously agreed that the height guidelines be relaxed for this application to 45 feet.

### **Canopy height and façade configuration on Main Street**

- it was suggested that the Architect or owner establish a policy regarding signage on Main Street that all occupants would adhere to
- front façade is improved with squaring off of windows
- the squaring off of canopies would be desirable
- front balconies are a little small for plant materials unless they are in pots
- one member noted that Main Street is a place for individual expression and it is uncomfortable to be dealing with detailed issues of aesthetics
- one member advised of difficulty in understanding the planes of the drawings
- concern about the doorway drop to the sidewalk area
- the architect is to be commended on the response to the Panels' previous concerns and the amount of detailed response now provided
- architectural design should be left to the architect
- canopies made of canvass would be acceptable

### **Elevation at Rear & Configuration of continuous planter**

- there are concerns regarding the size and plant material proposed for the rear planters
- evergreen trees (as proposed) would not be a good idea as they can grow quite large - whereas deciduous trees would allow for more light during winter months
- it was suggested that the planter across the rear elevation not be continuous but could be broken up to make it appear friendlier.
- the less formal elevation at the rear is normal
- if the rear planter were installed at grade, it may make all parties much happier

The Chair summarized by noting that the Panel appreciates the number of improvements to the plans and elevations; there is consistent support regarding height; changes to the planter at the rear are a consideration; a signage control policy would be beneficial; there is mixed response on the canopies but generally the proposal is acceptable; the architect/property owners should decide the colour scheme.

### **Applicant's Response:**

The architect thanked the Panel for its comments