

MAY 14 '98 04:25PM NIGEL BALDWIN ARCHITECTS

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PRINCIPAL:  
Nigel Baldwin, MAIBC

NIGEL BALDWIN ARCHITECTS

## TRANSMITTAL

To:	Project	Project No:	Date:
<input checked="" type="checkbox"/> Dale McClanaghan / Rene David	Peretz Institute	97003	14 May 98
<input checked="" type="checkbox"/> VanCity Enterprises	<input type="checkbox"/> Mail <input type="checkbox"/> Courier	<input checked="" type="checkbox"/> Fax 2 page(s) including this page.	
<input checked="" type="checkbox"/> Richard Rosenberg	Item:	Quantity:	Description:
<input checked="" type="checkbox"/> Peretz Institute	1	1	urban design panel minutes
<input checked="" type="checkbox"/> Chuck Brook / Barbara Tully			
<input checked="" type="checkbox"/> Brook Development Planning			
<input checked="" type="checkbox"/> Chris Phillips / Ross Dixon			
<input checked="" type="checkbox"/> Phillips Farevaag Smalenberg			

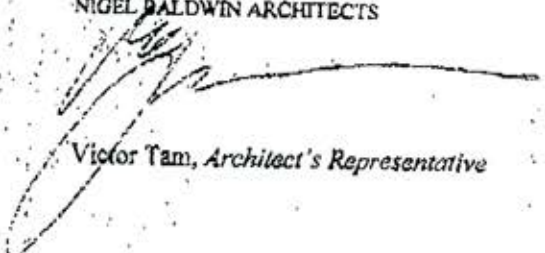
## Remarks:

Please find attached a copy of the minutes of the urban design panel for the Peretz rezoning application.

Tom Phipps has clarified that the reference to "CD-1 Text Amendment" in the minutes is terminology used by the Legal Department only. It does not mean we are applying for a text amendment to the existing by-law. Planning will be recommending the creation of a new CD-1 district for 6184 Ash Street.

Regards,

NIGEL BALDWIN ARCHITECTS



Victor Tam, Architect's Representative

MAY 14 '98 04:26PM NIGEL BALDWIN ARCHITECTS

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**URBAN DESIGN PANEL MINUTES**

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May 6, 1998

3. Address: 6184 Ash Street (Peretz Institute)  
Use: Residential/Institutional (3 storeys, 50 units)  
Zoning: CD-1 Text Amendment  
Application Status: Rezoning  
Architect: Nigel Baldwin  
Owner: VanCity Enterprises  
Review: First  
Delegation: Nigel Baldwin, Richard Rosenberg, Rene David  
Staff: Ralph Segal
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**EVALUATION: SUPPORT (7-0)**

- **Introduction:** The Development Planner, Ralph Segal, presented this rezoning application. The site is currently occupied by a single storey classroom block and a small gymnasium, both of which will be demolished to develop the proposed residential/institutional project having a 249 ft. frontage on Ash Street. Following a brief review of the site context, Mr. Segal noted the Planning Department have no major concerns with the proposal. Retention of the existing institutional use is seen as a public benefit which contributes to earning the density being sought. In terms of the Oakridge/Langara Policy Plan, the proposal is considered an appropriate transition for this site.
- **Applicant's Opening Comments:** Nigel Baldwin, Architect, provided some clarification with respect to the height of neighbouring buildings.
- **Panel's Comments:** After reviewing the model and posted drawings, the Panel commented as follows:  

The Panel found this to be a very handsome proposal and unanimously supported the rezoning application. The transition from the institutional to residential uses was considered to be very well handled. The quality and comprehensiveness of the presentation material was also very much appreciated.

The minor suggestions made were to pay careful attention to detailing when dealing with the lane spaces at the rear of the building, and to ensure the landscape more closely reflects the lushness of the Langara area.

There was also a recommendation to the Planning Department that the adjacent site could be increased in density in order to achieve a better transition.
- **Applicant's Response:** Mr. Baldwin advised it is the intention to have one or two feet of planting on the north lane.