

URBAN DESIGN PANEL AGENDA

Date: Wednesday, November 1, 2017

Time: 03:00 pm

Place: Town Hall Meeting Room, Vancouver City Hall

03:00 pm Business

- 1. 03:15 pm Address: 1065 Hardwood Street & 1332 Thurlow Street**

Permit No.: RZ-2017-00052

Description: To develop a 33-storey residential building consisting of 59 market units and 98 social housing units; all over five levels of underground parking with 157 vehicle stalls and 197 bicycle spaces. The proposed total floor area is 4,582 sq. m (49,323 sq. ft.), the building height is 91.4 m (300 ft.) and the floor space ratio (FSR) is 10.46.

Zoning: RM-5A to CD-1

Application Status: Rezoning Application

Review: First

Architect: Henriquez Partners

Staff: Yan Zeng & Danielle Wiley

- 2. 04:15 pm Address: 1066-1078 Harwood Street**

Permit No.: RZ-2017-00051

Description: To develop a 32-storey residential building consisting of 143 market units, all over six levels of underground parking with 236 vehicle stalls and 180 bicycle spaces. The proposed height is 91.4 m (300 ft.) and the floor space ratio (FSR) is 10.11.

Zoning: RM-5A to CD-1

Application Status: Rezoning Application

Review: First

Architect: Henriquez Partners

Staff: Yan Zeng & Danielle Wiley

- 3. 05:15 pm Address: 129 Keefer Street**

Permit No. DE420078

Description: To develop a 10-storey mixed-use building consisting of commercial uses on the first two levels and 33 dwelling units on levels three to eight; all over three levels of underground parking with 39 vehicle stalls and 42 bicycle spaces accessed from the lane. The proposed total floor area is 4,582 sq. m (49.323 sq. ft.), and the building height is approximately 26.8 m (88 ft.).

Zoning: HA-1A

Application Status: Complete Development Application

Review: Second

Architect: Stantec Architecture

Staff: Marie Linehan

4. 06:15 pm Project: Heather Street Lands Workshop (4949 Heather Street, 5255 Heather Street & 657 37th Avenue)

Description: The City is developing a Policy Statement for the Heather Street Lands that will inform a future rezoning for the site. The Policy Statement will set principles and objectives for land use; sustainability; heritage and culture; transportation; building types and heights; and public benefits. The purpose of the workshop is to get feedback on emerging directions and three site concepts, to inform development of a preferred concept.

Zoning: CD-1

Application Status: Workshop

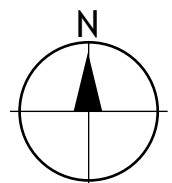
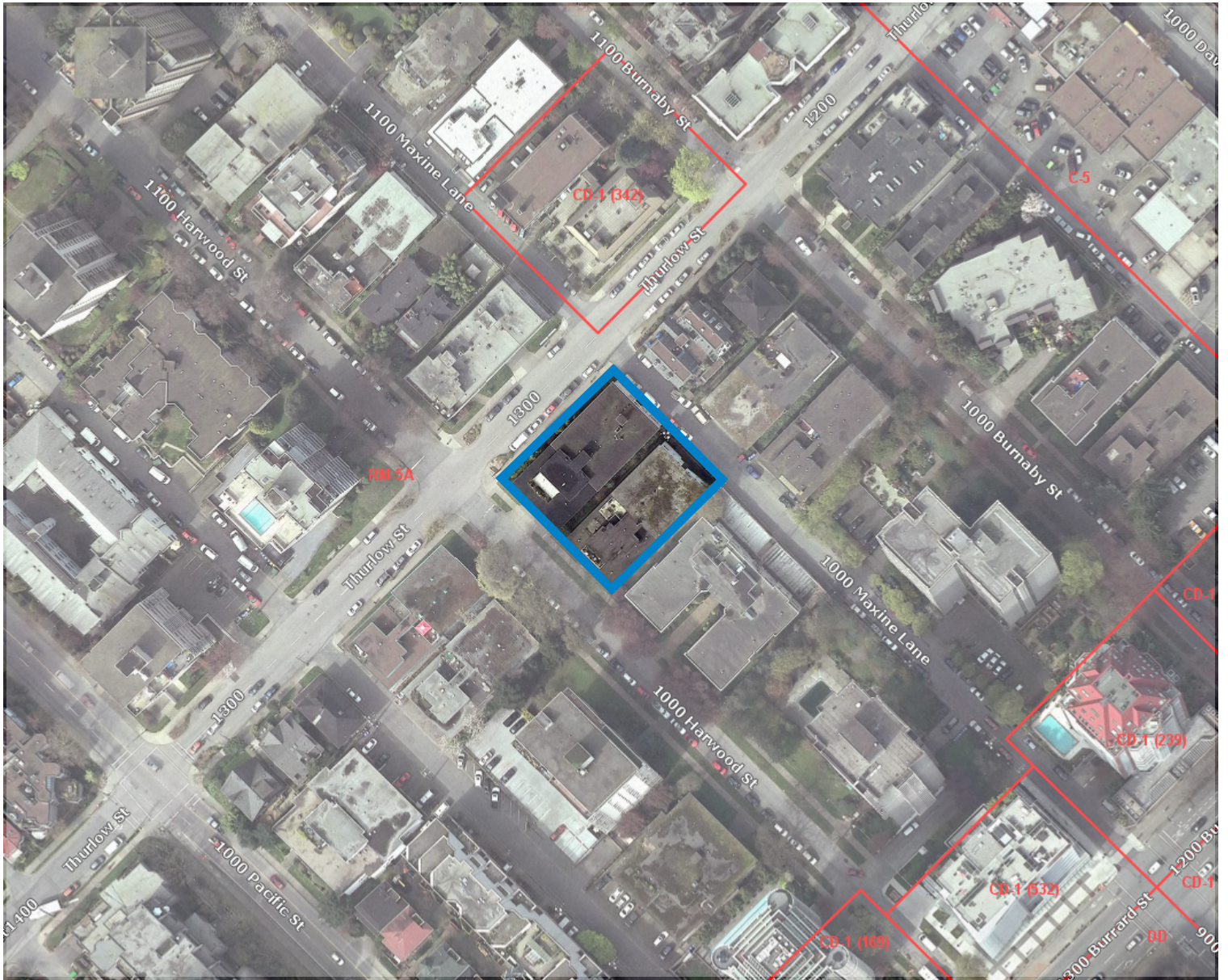
Review: First

Architect: Perkins + Will

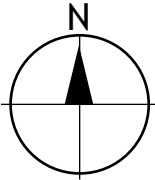
Staff: Kirsten Robinson & Ann McLean

Further information about the project, consultation outcomes and key documents can be found at: vancouver.ca/home-property-development/heather-street-lands-planning-program.aspx

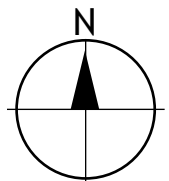
1065 Harwood Street & 1332 Thurlow Street



1066-1078 Harwood Street



129 Keefer Street



4. Address:	129 Keefer Street
Permit No.	DE420078
Description:	To construct a 10-storey mixed-use building with commercial uses on the first two floors and 8 floors of residential above (comprised of 33 dwelling units), over the levels of underground parking (39 vehicle spaces and 42 bicycle spaces) having access from the rear lane.
Zoning:	HA-1A
Application Status:	Complete Development Application
Review:	First
Architect:	Stantec Architecture (Doug Hamming)
Owner:	James Schouw, JSA
Delegation:	Laurence Kosichuk, Stantec Jiang Zhil, Stantec
Staff:	Marie Linehan

EVALUATION: Resubmission Recommended

- **Introduction:** Marie Linehan, Development Planner, introduced the project as a Development Permit Application in Chinatown HA-1A District. This site is at the north side of Keefer Street between Columbia and Main Streets. It is currently a vacant site, 50 feet by 122 feet.

The adjacent site to the east is a 25 foot lot with an existing Heritage “C” building of 5-storeys with commercial at grade and residential above. The next lot to the east is also a 25 foot lot with a development permit application in the latter stages of the approval process, for a new 10-storey building with commercial at grade and residential above. To the west is a 150 foot lot at the corner of Keefer and Columbia which has a rezoning application proposing a 12-storey mixed use building, which is currently under review.

The proposal is for a new 10-storey building with retail at the ground floor (including a retail unit at the lane), a 2nd floor commercial mezzanine level, and 8 storeys of residential above. The proposed density is 8 FSR with an overall height of 90 feet. An open passage way is provided along the west side connecting from Keefer Street to the lane with the main residential entry accessed midway along the passage.

Under the Chinatown Design Guidelines, new buildings should reflect to the historic scale and character of the neighbourhood. The intent isn't to mimic heritage buildings, but to provide a general sense of alignment with the historical context, in particular:

- The narrow building frontages derived from the typical lot width of 25 feet
- The predominant street wall height of 70 feet

Heights up to 90 feet can be considered, with upper storeys setbacks above the street wall. The upper massing should be clearly subordinate to the street wall and consider adjacent lower buildings and provide a suitable transition.

For the proposal, a stepped street façade is proposed with a height of approximately 75 feet at the east side and 85 feet at the west side. Setbacks to the upper massing are provided at 15 feet from the front and 4 feet from the side.

A rear setback of 23 feet is required for residential uses to ensure privacy and livability across the lanes. This can be relaxed.

The building aligns with the adjacent building at the rear at the east, stepping back to provide the required 23 foot setback to residential at the west portion. Historical buildings in Chinatown also have clear hierarchy in term of the facade composition which should be reflected in the new building design.

Ms. Linehan then took questions from the panel.

Advice from the Panel on this application is sought on the following:

Comment on the overall form of development, and the response to the Chinatown Guidelines, with particular regard to:

1. Height: Is the overall height to 90 feet supported?
 - a. Is the design of the upper massing sufficiently subordinate to the street façade?
 - b. Is a suitable transition provided to the adjacent lower building as viewed from the public realm?
 - c. Are the front and side setbacks sufficient?
 2. Comment on the stepped street façade.
 3. Comment on the rear setback relaxation.
 4. Comment on the architectural expression and detailing of the street façade.
- **Applicant's Introductory Comments:** The applicant team said the intention of the design was to activate the lane and create the proper context on the street façade. The units are uniquely designed for a client with an 'open plan' that will allow them to design the space with furnishings. Ample glazing is planned on both of the facades. The project is a test case for a viable mixed use project.

Chinatown is an area filled with unique buildings with a multi-layered expression with European and Chinese materials and forms. There is a contemporary component to the design to attract people into the community. There is a strong cornice and canopies that are seen in Chinatown. The upper residential component provides a 'step back' in the design. The project is a modern interpretation of Chinatown that is meant to be contextually appropriate. The design also speaks to the industrial character and motifs of the area.

The roof top has a contemporary interpretation of traditional garden spaces. There are private outdoor spaces proposed. There are four upper garden spaces with separate staircases.

- **Panel Consensus:** Having reviewed the project it was moved by Mr. Wen and seconded by Mr. Cheng, and was the decision of the Urban Design Panel:

THAT the Panel recommends **RESUBMISSION** of the project after addressing the following concerns:

- A more comprehensive design package based on the Chinatown HA-1A Guidelines and contextual analysis
- A more well-proportioned building design
- Address livability issues particularly adjacent light wells
- The architecture should not be imitative with fake materials, for example, the cornice materials
- Revisit all exterior building materials and details
- Revisit breezeway safety and code issues

- Provide common amenity spaces
 - Provide further resolution of parking, loading, kitchen exhaust and building services
 - A landscape plan should be provided
 - A registered landscape architect should be present during the presentation
 - A sustainability proposal should be added to the presentation
- **Related Commentary:** The panel noted that the height and density is not supportable until the form of development is addressed. There was not enough materials and information to adequately comment on the façade design and side setback. Some members felt the upper massing seemed heavy at the side elevation and did not provide a good transition. The rear setback relaxation façade seems supportable. The strongest part of the project is the retail in the lane. One member noted the use of rugged steel gate is appreciated.

The breezeway connection should be logical and practical. It should not be used as an entry to the building due to security concerns and functionality. The building needs more amenity spaces for residents. It was suggested to provide common access to the roof deck. The building should be meet LEED standards. There should be a higher resolution of services, for example, commercial ventilation.

- **Applicant's Response:** The applicant team thanked the panel.
- **Adjournment**
There being no further business the meeting adjourned at 7:05 p.m.

4949 Heather Street, 5255 Heather Street & 657 37th Avenue

