

URBAN DESIGN PANEL MINUTES

DATE: Feb 15, 2023
TIME: 3:00 pm
PLACE: Webex
PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:

Craig Taylor
Heidi Nesbitt
Peeroj Thakre
R. Stefan Aepli
Bob Lilly
John Stovell
Margot Long

REGRETS:

Alasdair Butcher

RECORDING

SECRETARY: K. Cermeno

ITEMS REVIEWED AT THIS MEETING

1. 5392-5472 Manson St

Chair Craig Taylor called the meeting to order at 3:05pm. The panel then considered applications as scheduled for presentation.

Address: 5392-5472 Manson St Permit
No.: RZ-2022-00068
Description: To develop two 18-storey strata residential towers including 248 dwelling units. Height of 61.9m (203 ft.), a total floor area of 23,793 sq. m (256,110 sq. ft.) and an overall density of 5.6 FSR is proposed, under the Cambie Corridor Plan. The policy for this site requires that 30% of the floor area be delivered as social housing as part of the public benefits package. The 30% social housing requirement is to be consolidated from the Manson Street site and delivered, turnkey to the City on the site at 5250 Ash St.
Application Status: Rezoning Application

Architect: IBI Group
Delegation: Gwyn Vose, Architect, Arcadis/IBI Group
Chris Phillips, Landscape Architect, PFS Studio Staff:
Tess Munro & Omar Aljebouri

EVALUATION: Support with Recommendations (5/1)

Planner's Introduction:

Tess Munro, Rezoning Planner, introduced the project with a brief description of the existing site context, followed by an overview of the anticipated context as per the Cambie Corridor Plan. Tess concluded the presentation with a description of the site and a summary of the rezoning proposal.

Omar Aljebouri, Development Planner gave an overview of the neighbourhood context in relation to the proposal, followed by the expectations of the built-form guidelines for this project. Omar then gave a brief description of the proposed project before concluding with Staff questions for the Panel.

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

Staff Acknowledge that the Cambie Corrido Plan is prescriptive in terms of built form.

1. Please comment on height, density and overall massing.
2. The response to the public realm and active link strategy.
3. The quality of the amenities, in particular, the below-grade indoor amenities given their atypical sunken nature (i.e. daylight access; co-located outdoors).
4. Any preliminary advice for consideration at the Development Permit Stage.

Applicant's Introductory Comments:

Gwyn Vose, Architect for Arcadis/IBI Group noted the objectives and gave a general overview of the project followed by Chris Phillips, Landscape Architect for PFS Studio presenting on the landscape design.

Applicant and staff took questions from Panel.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project, it was moved by **John Stovell** and seconded by **R. Stefan Aepli** and was the decision of the Urban Design Panel:

THAT the Panel Recommend **Support with recommendations** to the project with the following recommendations to be reviewed by City Staff:

1. Enhance the accessibility and access to outdoor amenities from the sunken amenity space and all aspects at the ground plane;
2. Review the sustainability of the project;
3. Refine the architectural elements and expression of the balconies.

Summary of Panel Commentary:

The panel was in general support of the project.

Consider the connectivity to the amenity from the upper level spaces. The concept of the sunken amenity is successful but further work with accessibility and access to natural light is needed.

Consider the transition from public to semi-public then to private areas.

Consider the connection between the indoor and outdoor amenities could be much stronger.

Consider further development of the sustainability aspects of the balconies.

Consider further work to the lower floor extensions as the development moves further along. The bump-out is eroding the expression of the towers.

Consider the size of the family units.

There was some concern with the shape of the towers and the over use of materiality, consider limiting.

Applicant's Response: The applicant team thanked the panel for their comments