

URBAN DESIGN PANEL MINUTES

DATE: June 26, 2024

TIME: 3:00 pm

PLACE: Webex, Virtual

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:

- Craig Taylor
- Jane Vorbrodt
- Alfred Waugh
- Khat Vessel
- Kai Hotson
- Jon Stovell
- Catherine Lemieux
- Michele Cloghesy

RECORDING SECRETARY: K. Cermeno

ITEMS REVIEWED AT THIS MEETING

1. 3522 E Kent Ave South

Chair Craig Taylor called the meeting to order at 3:00pm and noted the presence of quorum. The panel then considered applications as scheduled for presentation.

Address: 3522 E Kent Ave South
Permit No.: DP-2024-00182
Description: To develop on this site a 9-storey and 23-storey plus amenity level mixed-use residential buildings consisting of 298 dwelling units (rental and strata) and retail use at grade all over 5 levels of parking all having vehicular access from Kent Avenue.
Application Status: Complete Development Application
Architect: DYS Architecture
Delegation: Joost Ruiterkamp, Architect, WestGroup
Craig Rogers, Architect, DYS Architecture
Xing Liao, Architect, DYS Architecture
Travis Martin, Landscape Architect, VDZ + Associates

Staff: Samantha Patterson

EVALUATION: Support with Recommendations (7/0)

Planner's Introduction:

Samantha Patterson, Development Planner gave an overview of the neighborhood context in relation to the proposal, followed by the expectations of the built-form guidelines for this project. Samantha 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:

1. Please comment on the success of the proposed public realm interface, and in particular the following:
 - The quality of the north-south shared mid-block pedestrian connection;
 - Activation and retail continuity at raised corner at East Kent Ave. and the commercial High Street; and
 - The visibility and scale of the east-west breezeway.
2. Comment on the overall updated FOD consisting of 2 towers over a podium.
3. Please comment on the building's overall architectural expression with a focus on tower articulation at north and south elevations, balcony design and materiality.

Applicant's Introductory Comments:

Applicant Joost Ruiterkamp, Architect for WestGroup, noted the objectives and gave a general overview of the project followed by Travis Martin, Landscape Architect for VDZ + Associates, 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 **Catherine Lemieux** 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. Further design development to provide greater clarity around the north-south mid-block connection;
2. Further development to the northwest corner to be more inviting, including gracious stairs and enhance accessibility;
3. The breezeway to be further animated and enhanced;
4. Further development to resolve balcony designs to articulate the intended expression;
5. Consider more planting and landscape at the ground plain.
6. Further design development to reconsider the main rental residential lobby in regard to providing more level access.

Summary of Panel Commentary:

There was general support from the panel for the overall form of development.

The tall tower on the south side seems to be overshadowing the building lower to it.

Consider further work to the rental residential lobby consider eliminating it as the main entry and bringing it down to level to improve accessibility.

The corner stair and the continuity of retail needs further work. The accessibility needs to be resolved.

At the east-west façades consider extending the expression elements.

A panelist noted the east-west beige window wall expressions takes away from the work of the interlocking finger expressions.

A panelist noted the interlocking expressions on the balconies have no purpose or reason.

A panelist noted the faceted corners rather than curved glass is unfortunate.

A panelist noted would be nice if the bridge expression connected the two buildings.

The breezeway could benefit from further enhancements. The proportions seem reasonable however could benefit from further animation.

Consider bringing down to ground level planters from top of the parkade.

Consider an area the children can use at ground level. Consider further green landscape elements at the ground level.

A panelist noted the lack of discussion around storm water management.

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