

URBAN DESIGN PANEL MINUTES

DATE: July 2, 2025

TIME: 3:00 pm

PLACE: Virtual Via Teams

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:

Helen Besharat (Chair)
Michele Cloghesy
Aya Abdelfatah
Alfred Waugh
Maryam Tashakor
Allyse Li

RECORDING SECRETARY: K. Cermeno

ITEMS REVIEWED AT THIS MEETING
1. 2219-2285 Cambie Street

Chair Helen Besharat called the meeting to order at 3:00pm. The panel then considered applications as scheduled for presentation.

Address:	2219-2285 Cambie Street
Permit No.:	RZ-2025-00022
Description:	To rezone the subject site from C-3A (Commercial) District to CD-1 (Comprehensive Development) District. The proposal is to allow for the development of a 30-storey mixed-use rental building with a 5-storey podium and includes: 212 units with 20% of the floor area for below-market units; Commercial space on the ground floor; Office space on floors 2-5; A floor space ratio (FSR) of 14.37; and a building height of 101 m (332 ft.) with additional height for rooftop amenity space. This application is being considered under the Broadway Plan.
Application Status:	Rezoning Application
Architect:	MCM Architects
Delegation:	Peter Odegaard, Architect, MCM Josh Schmidt, Architect, MCM
Staff:	Lex Dominiak & Benjamin Dufix

EVALUATION: Support with Recommendations (5/0)

Planner's Introduction:

Dominiak Lex, 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 Broadway Plan. Lex concluded the presentation with a description of the site and a summary of the rezoning proposal.

Benjamin Dufix, 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. Benjamin 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:

1. Massing and overall form, particularly regarding the podium and tower height and floorplate.
2. The proposed approach to the public realm, with the enhanced setback along W 7th Avenue.
3. Any additional design development considerations, particularly regarding the adjacency with 2211 Cambie St.

Applicant's Introductory Comments:

Applicant Peter Odegaard and Josh Schmidt, Architects for MCM, noted the objectives and gave a general overview of the project followed by presenting on the landscape design and sustainability.

Applicant and staff took questions from Panel.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project, it was moved by **Maryam Tashakor** and seconded by **Alfred Waugh** 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. Increase the amount of privacy and improve the conditions created by the proposed project to the existing neighboring property to the north;
2. Increase the livability and improve design development of the podium level and the four-storey office and public realm frontage street;
3. Differentiate entries to office lobby and residential lobby;
4. Improve the landscaping portions of the public realm, revisiting through further design development.

Summary of Panel Commentary:

There was general support for the project.

There was general support for the massing, podium, tower heights and floor plates.

A panelist noted the podium articulation particularly in relationship with the existing building to the north requires refinement.

Consider the podium level and privacy concerns.

Consider adding some greenery to the top two or three levels further to the north side for added privacy and buffer.

There were mixed opinions regarding the materiality and color palettes some found it to be generally successful, others noted a bit of a missed opportunity.

There were some concerns with the fins.

There were some concerns with the glazing.

The panel encouraged further design development with the soffits to ensure they are done properly.

Consider providing more of a gap between this building and the adjacent north building.

Consider providing more of a differentiation between the residential office, the residential and commercial entrance to improve the wayfinding.

A panelist noted concern with the location of the 3-bedroom units, consider relocating for improved livability.

A panelist noted concern with the upper two stories of the office building and the adjacent strata, consider what can be done to create less friction.

A few panelists noted the additional setback along 7 avenue is good, however the overhang on the

upper 3 and 4th level is not good for the streetscape.

The overall street appeal is effective.

The plaza is a good opportunity for the extension of the CRU units on the ground floor plane.

Consider shading on the side where the residential lobby exits onto the street and the public seating provided near the entrance.

Consider canopies and weather protection along the areas of Cambie street frontage.

Consider safety and traffic at the entrance of the residential units due to all the commercial activity.

Consider multiple entry points along Cambie St so it does not appear to break off at the pedestrian parking elevator access point.

Consider a better connection between the indoor and outdoor amenities.

Consider better separation between the kids play area and the dog run area on level 6.

Consider improving the bike entry and a shared elevator with proposed elevators.

Consider further design development of the landscaping along the public realm.

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