

URBAN DESIGN PANEL MINUTES

DATE: Wednesday, July 8, 2026

TIME: 3:00 pm

PLACE: Teams Meeting

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:

Tony Osborn (Chair)
Grant Brumpton
Peeroj Thakre
Maryam Tashakor
Aidan Shirley

ITEMS REVIEWED AT THIS MEETING
1. 320-360 W 2nd Avenue

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

Address	320-360 W 2nd Avenue
Permit No.:	DP-2026-00278
Description:	To develop this site, consisting of: a 28-storey with an additional partial storey for rooftop amenities, mixed-use building over a three-storey podium with a mix of uses; industrial, and rental residential; industrial on the first three levels over 3,490 m ² (37,568 sq.ft.); rental residential over 17,102 m ² (184,083 sq.ft.) and 258 rental residential units; a floor space ratio (FSR) of 11.8; a building height of 92.0 m (301.8 ft.); all over five levels of parkade accessed from the rear laneway.
Zoning	CD-1
Application Status:	Complete Development Application
Architect:	Yamamoto Architecture
Delegation:	Taizo Yamamoto, Architect, Yamamoto Architecture David Stoyko, Landscape Architect, David Stoyko Landscape Architect Cameron Thorn, VP of Development, Strand Sebastian Stweart, Architect, Strand Owen Kokan, Development Coordinator, Strand Tage Pooni, Intern, Strand Vahid Farbod, Architect, Yamamoto Architecture
Staff:	David Cha, Development Planner

EVALUATION: Support with Recommendations (5/0)

Planner's Introduction:

David Cha, Development Planner, The Development Permit application for 320–360 West 2nd Avenue proposes a mixed-use industrial and residential development on a CD-1-zoned corner site at the intersection of West 2nd Avenue and Alberta Street, located at the interface of the Mount Pleasant Industrial Area, Southeast False Creek, and Cambie North. The project was rezoned from I-1 to I-1C in 2021, received a Development Permit in 2023 for an industrial and office development, and was subsequently rezoned to CD-1 in January 2026 to permit industrial and residential uses. As Council has already approved the project's height, density, massing, and land use, the current Development Permit review focuses on architectural expression, public realm design, and the integration of industrial and residential uses. The proposal responds to rezoning conditions by reducing the podium height and relocating residential density to the tower to minimize shadow impacts on West 2nd Avenue, enhancing the public realm, and providing functional indoor and outdoor amenity spaces. The development consists of a three-storey industrial podium with a residential lobby at grade, residential amenity space at Level 4, a residential tower extending from Levels 5 to 28, and rooftop amenity

space. The architectural design features a curved corner expression at West 2nd Avenue and Alberta Street, a vertically articulated tower with horizontal balcony bands, and a material palette of white metal panels with curtain wall and window wall glazing. At grade, industrial uses are proposed along West 2nd Avenue and Alberta Street, with a residential entrance and generator room fronting West 2nd Avenue. A new public plaza is proposed at the intersection of West 2nd Avenue and Alberta Street through the closure of a portion of West 3rd Avenue, with the final design to be refined in consultation with Engineering during the Development Permit process.

Advice from the Panel on this application is sought on the proposed development overall attention to three specific questions for comment to the panel:

- A. Please comment on the **façade articulation, fenestration, colour and material treatment** of the proposed building with particular consideration given to the following:
 - 1. Character of the neighbourhood;
 - 2. Contribution to the skyline, and;
 - 3. Corner expression
- B. Please comment on the quality of the public realm and industrial interface, particularly along West 2nd Avenue, to improve pedestrian walkability and activation at the street level.
- C. Please comment on the proposed design strategies for co-locating industrial and residential uses within the development and whether the design adequately addresses potential compatibility issues and overall residential livability.

Applicant's Introductory Comments:

Taizo Yamamoto, and David Stoyko Architect and landscape Architect, noted the objectives and gave a general overview of the project, including the landscape strategy.

Applicant and staff took questions from Panel.

Panel's Consensus on Key Aspects Including Those Needing Improvement:

Having reviewed the project, a Motion was proposed by Tony Osborn to the Urban Design Panel:

THAT the Panel Recommends **Support with recommendations** for the project and the applicant team give further consideration to the following:

- 1. A proactive approach should be taken to harmonize the design of the corner public plaza to complement the architecture and create a high-quality public space.
- 2. Further consideration should be given to the pedestrian experience at grade, especially to modulate the continuous glazed surfaces, make the canopy appropriately scaled to the

pedestrian experience, and differentiate the residential entry.

3. Consideration should be given to accommodate future industrial uses at the podium levels.

Summary of Panel Commentary:

Panel members were generally supportive of the proposal and considered the building's overall form, corner expression, and contribution to the evolving character of the area to be successful. The curved corner design and flatiron expression were viewed positively, with several members emphasizing that the use of curved glazing is integral to achieving the intended architectural expression. While the overall façade composition was supported, panel members recommended additional articulation, material variation, and detailing at the pedestrian level to reduce repetition, enhance the building's identity, and improve the human-scale experience. Concerns were also raised regarding the long-term durability and appropriateness of white painted metal panels as the primary exterior material.

The proposed public realm improvements, including the new plaza at West 2nd Avenue and Alberta Street, were viewed as a positive contribution; however, panel members noted that the plaza design requires further refinement to better integrate with the building architecture, strengthen its landscape character, improve year-round usability, and create a distinctive public space. Members encouraged the design team to take a proactive role in shaping the plaza in collaboration with Engineering, rather than relying solely on future engineering-led design.

Panel members also discussed the relationship between the proposed industrial uses and the public realm, noting that active frontages should not rely solely on transparent glazing, as future tenants may obscure windows. Additional design measures, including texture, materiality, and other elements that contribute to a more engaging pedestrian experience, were encouraged. Several members emphasized the importance of designing the industrial spaces to accommodate a broad range of future employment uses by considering servicing, ventilation, exhaust, dust extraction, and other industrial infrastructure at this stage to ensure the spaces remain viable for light industrial tenants over time. Concerns were also raised regarding potential operational conflicts between residential and industrial functions, including bicycle circulation through the residential lobby, and opportunities to improve functionality and reduce future management issues.

Minor comments included integrating urban agriculture areas more closely with seating, carefully considering lighting impacts on adjacent residential units, refining the tower crown and building parapet termination to strengthen its skyline presence, and further distinguishing the residential entrance from the industrial frontages.

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

The meeting Adjourned at 4:10 p.m.