

URBAN DESIGN PANEL MINUTES

DATE: July 10, 2019

TIME: 3:00 pm

PLACE: Town Hall Meeting Room, City Hall

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:

Helen Avini Besharat

Amela Brudar

Jennifer Stamp

Muneesh Sharma

Yinjin Wen

Colette Parsons

Karenn Krangle

Matt Younger

Derek Neale

Items 1-2

Susan Ockwell

Adrien Rahbar

Items 1-3

Jim Huffman

Items 2-4

REGRETS: Grant Newfield

RECORDING

SECRETARY: K. Cen

ITEMS REVIEWED AT THIS MEETING

- | | |
|----|---|
| 1. | 150 E 36th Avenue (Little Mountain - Building AB) |
| 2. | 2538 Birch Street (formerly 1296 W Broadway) |
| 3. | 2543-2583 Renfrew Street, 2895 E 10th Avenue and 2603-2655 Renfrew Street |
| 4. | 1055 W Georgia Street |
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BUSINESS MEETING

Chair Colette Parsons called the meeting to order at 3:10 p.m. and noted the presence of a quorum. The panel then considered applications as scheduled for presentation.

1. Address: 150 E 36th Avenue (Little Mountain - Building A and B)
 Permit No. DP-2019-00252
 Description: To develop a 6-storey mixed-use building consisting of 48 non-market housing units on levels three to six, a neighborhood house on a portion of the ground floor and level two, a child daycare facility at ground level and a community public plaza; all over one level of underground parking accessed from the lane. The proposed floor space ratio (FSR) is 1.53 and the building height is approximately 20 m (65.6 ft.).
 Zoning: CD-1
 Application Status: Complete Development Application
 Review: First as DP
 Architect: Stantec
 Delegation: Darren Burns (Architect), Jason Sedar (Architect), Mike Derksen (Landscape Architect)
 Owners: Jonathan Cooper, Holborn
 Staff: Miguel Castillo Urena

EVALUATION: Support with Recommendations (9-0)

- **Introduction:**

Development planner, Miguel Castillo Urena began by noting that the application is for a full DP application for a 6-storey mix-used building consisting of 48 non-market units with a neighborhood house on portion of the ground floor and level two as well as a 69-space childcare centre with one level of parking underground.

Building AB is located at the southeast quadrant of the Little Mountain masterplan which is adjacent to Queen Elizabeth Park and bounded by Ontario Street, East 33rd Avenue, Main Street and East 37th Avenue.

The masterplan will include a variety of buildings with heights between 3 and 12 storeys, mainly residential and commercial, including neighborhood house and a childcare as part of this application.

The design of the masterplan is based on comprehensive open space having two major open spaces, the wedge facing Queen Elizabeth Park with a more suburban character and the Community plaza, close to Main Street and with an urban character. James Street is the main axis linking these two open spaces. The plaza is part of the application.

The immediate context includes:

- A 6-story residential building to the north.
- An 8-story mixed-use containing social housing to the east.
- An 8-story mixed use building to the south.

- A 5-story social housing to the south.
- A 10-story mixed-use building to the west.

In terms of the form of development, the massing has been extended to the west to accommodate 4 stories of residential on level 3 to 6, neighborhood house on level two and a portion of level one and a childcare centre on level one towards the west part of the building.

The entry to the neighborhood house and childcare centre are located from the plaza whereas the residential is further setback to the southeast corner of the building. Collocated indoor and outdoor residential amenity spaces are provided on the sixth level. The ramp and drop-off areas are located off the lane.

In terms of the open space, which includes the plaza, mews and outdoor child play area, there have been some changes proposed from the rezoning application while still retaining six trees along E 36th and four trees at the outdoor childcare play area.

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

Building Form and Expression

- Overall building character and expression, including resolution of the elevations and their response to their various orientations given this site's special location and uses.
- Has the building design achieved an appropriate identity facing the plaza?
- Does the building provide welcoming and inviting entries to the neighbourhood house, childcare and residential?

Sustainability & Architectural Expression:

Design development to ensure that a commitment to passive energy elements, glazing ratios, shading etc., are integral to the architectural expression of the buildings, with particular focus on ensuring southern and western facades do not overheat.

Consideration to advance energy strategies and building envelope performance beyond commitments at time of rezoning to ensure that the developments of Little Mountain continue to exceed required standards of the time.

Design development to maximize access and usability of roof-tops for outdoor enjoyment, urban agriculture, and extensive green roofs, etc. .

- Has there been a satisfactory response to sustainability?

Public Realm

- Overall public realm, including mews, lane and plaza, particularly:
 - Plaza design cohesiveness and consistency with the Council-approved rezoning masterplan.
 - Does the proposed promenade plaza design and treatment provide useful and flexible open space to serve as the main public space for the Little Mountain community?
 - Trees integration and plaza edges, including childcare and building interfaces, mews and E 36th Avenue.

- **Applicant's Introductory Comments:**

Applicant noted the design concept was to maximize the project space given the site constraints. The base provides an entry to the site, neighborhood house, and childcare center. The second level was envisioned to provide a transparent massing level and to allow the 4 storey massing of the residential block to achieve a "flowing" feeling.

This project is a hybrid structured building with the first two storeys made out of steel and concrete and the 4 storeys of residential space made from a wooden frame.

There is a 43% window to wall ratio.

There is weather protection on the childcare area, neighborhood house, and parkade.

Roof amenities are provided to the residents and neighborhood house.

Tree retention was a main goal to ensure the long history of this site is kept.

There will be major public artwork planned to be implemented on the site.

There will be a community garden accessible to residents.

The applicant team then took questions from the panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**

Having reviewed the project it was moved by Mr. Sharma and Ms. Brudar and was the decision of the Urban Design Panel:

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

- Design development of the lane treatment to create a more welcoming space on the lane that incorporates better landscape treatments.
- Consider design development of the ground level uses to provide a more upbeat and welcoming façade to the childcare area.
- Reconsider the access to the daycare to ensure a fluid and straightforward entry sequence.
- Extend the paving beyond the property line and across the street.
- Consider a more permeable fence to the childcare area.
- Consider the location of the neighborhood house entry to improve the relationship to the daycare area.
- Consider improvements to soffits, guards and railing treatments to contribute and improve the building expression and usability of outdoor spaces.
- Consider extensive green roof on the concrete portion of the building.

- **Related Commentary:**

There was general support for the project.

Many Panel members supported the simplistic form and it fit into the existing and future context of the project.

Panel members supported the retention of trees.

Many panel members supported the materiality and color palate.

Panel members showed concerns for the flow of the relationship between the childcare area and the neighborhood house.

Some panel members expressed that the plaza treatment should be extended across E 36Ave.

Panel members recommended improving the access to the childcare, neighbourhood house facilities and residential.

Many panel members recommended further development of the lane treatment to achieve a more pedestrian friendly character with the introduction of greater planting. The lane treatment was felt to be very sterile.

Panel members recommended further development of the roof spaces.

Some panel members showed concerns towards the shadowing on the children's play area.

Many panel members noted the façade can be improved and become more prominent and varied. Some panel members agreed that the expression of the building base should be softened.

Some panel members recommended more permeable childcare fence.

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

2. Address:	2538 Birch Street (formerly 1296 W Broadway)
Permit No.	RZ-2019-00034
Description:	To develop a 28-storey mixed-use building consisting of commercial at grade and 248 secured rental units (53 designated as MIRHPP units); all over five levels of underground parking with 187 vehicle stalls and 438 bike spaces. The proposed floor area is 18,335 sq. m (197,359 sq. ft.), the building height is 84.25 m (438.16 ft.) and the floor space ratio (FSR) is 10.52. This proposal is being considered under the Moderate Income Rental Housing Pilot Program (MIRHPP).
Zoning:	Amendment to CD-1
Application Status:	Rezoning Application
Review:	Second (First as Amendment)
Architect:	IBI Group
Owner:	Jampson
Delegation:	Mo Brinckine (Architect), Tony Wan (Architect), Den Yang (Landscape Architect), Ruth McClang (LEED Consultant)
Staff:	Sarah Crowley & Paul Cheng

EVALUATION: Support with Recommendations (8-2)

- **Introduction:**

Rezoning Planner, Sarah Crowley, began by noting this application is a 18,700 square feet large site and is located on the south-east corner on West Broadway and Birch St. in the Fairview area.

The project site is centrally located, with nearby access to multiple bus routes on Broadway and Granville Street currently and is an area within the Broadway Plan study area where future subway stations are planned.

Along Broadway is a C-3A mixed-use and office buildings. The adjacent building is a 13-storey mixed-use building and kitty corner to the site is another 13-storey office building. The area south of the site is zoned as Rm-3 and comprises of low-rise residential building with 3 to 5 storeys.

In relation to the site history, this site was previously approved by Council in January 2018 under the R-100 policy for a 16-storey mixed use development. The previous site address was referred to as 1296 West Broadway. The single-storey restaurant with at-grade parking has since been demolished and the site is currently vacant.

This application has been submitted under the Moderate Income Rental Housing Pilot Program or MIRHPP for the development of a 28-storey mixed-use development to rezone from CD-1 (708) to CD-1 to permit:

- 248 secured rental units (53 units as MIRHPP units- 22 % MIRHPP)
- FSR 10.52
- Height of 276 ft (84m)
- 187 parking stalls and 438 bike spaces

The Moderate Income Rental Housing Pilot Program or MIRHPP, which is a limited pilot program that enables up to 20 rezoning city-wide for new buildings that provide 100% secured market rental housing, with a minimum of 20% of the residential floor area permanently secured for moderate income households. This program addresses a critical gap in our rental housing market by encouraging development of new units for households earning between \$30,000 and \$80,000 per year.

Development Planner, Paul Cheng, began by noting that this site is located in an area that is just undergoing the Broadway Area Plan. The Broadway Area Plan will seek to accommodate future residential and job-space growth along Broadway and the adjacent areas.

One of the main catalysts of the Broadway Plan was the approval for a new subway line that will be running from East Vancouver Commercial Drive area to the Arbutus, and perhaps even further west. This subway line will dramatically change the accessibility of this area for citizens of the Lower Mainland.

Advice from the Panel is sought on the following:

- 1) Taking into consideration not just the current context but also that the future context will be deliberately different given a subway line and a Broadway Corridor planning process underway, please provide commentary on the proposed Use, Height, Form and Density.
- 2) Taking into account that this area is a park-deficient area, please provide commentary on the proposed public plaza.
- 3) Please provide commentary on the emerging architectural expression as a residential tower project.

The planning team then took questions from the panel.

- **Applicant's Introductory Comments:**

The project will be built on a prominent site. The original building met the C3A guidelines and the proposed plans used the original design to allow for a higher tower. With a taller building, it helps slenderize the building.

Materiality of the building will be brick to achieve a creative skyline. The bricks will have a variation of colors creating a public artwork on the building.

Residential entrance is located on Birch Street.

Broadway frontage is for retail and office lobby use.

Parking and loading will be in the lane.

The amenities space is located on the top floor.

Public realm has been improve on the ground level by widening the side walk, planting better suited trees, green walls installation, and indoor and outdoor amenities space.

Storm water will be collected for the planters.

The applicant team then took questions from the panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**

Having reviewed the project it was moved by Ms. Besharat and seconded by Ms. Stamp and was the decision of the Urban Design Panel:

THAT the Panel **SUPPORT** the project with the following recommendation to be reviewed by City Staff:

- Design development of the plaza at the corner to enhance use and size.
- Design development of art integration to strength the art in relations to the building.
- Design development of the tower podium integration.

- **Related Commentary:**

There was general support for the project.

Panel members supported the design, height and uses of the project.

Panel members supported the public art work implemented.

Many panel members supported the materiality used for the project.

Panel members supported the roof top amenities.

Panel members showed concerns towards the size and use of the public space plaza.

Many panel members recommended further development of the public realm.

Many panel members recommended an increase in the height and density of the project.

Panel members showed concerns for restricted visibility of the art work.

Panel members showed concerns for the non-prominent entrance to the office space.

Some panel members noted the need for a better realignment of the building to the ground and podium.

Some panel members noted that the public realm on Broadway should be improved.

- **Applicant's Response:** The applicant team thanked the panel for their comments and will take the comments into consideration for further improvement.

3. Address: 2543-2583 Renfrew Street, 2895 E 10th Avenue and 2603-2655 Renfrew Street
- Permit No. RZ-2019-00022 and RZ-2019-00023
- Description: RZ-2019-00022 is to develop a 6-storey mixed-use building consisting of commercial at grade and 87 secured market rental units above; all over two levels of underground parking. The proposed floor area is 8,013 sq. m (86,253 sq. ft.), the building height is 20.2 m (66.5 ft.) and the floor space ratio (FSR) is 3.42. This application is being considered under the Moderate Income Rental Housing Pilot Program (MIRHPP).
- RZ-2019-00023 is to develop a 6-storey mixed-use building consisting of commercial at grade and 70 secured market rental units above; all over two levels of underground parking. The proposed floor area is 6,403 sq. m (68,923 sq. ft.), the building height is 20.7 m (68 ft.) and the floor space ratio (FSR) is 3.19. This application is being considered under the Moderate Income Rental Housing Pilot Program (MIRHPP).
- Zoning: C-1/RS-1 to DC-1
- Application Status: Rezoning Application
- Review: First
- Architect: David Echaiz-McGrath (Architect)
- Owner: Andre Moznaz and Greg Persany
- Staff: Derek Robinson & Grace Jiang

EVALUATION: Support with Recommendations (9/0)

- **Introduction:**

Rezoning Planner, Derek Robinson, began by noting these sites are located on the west side of Renfrew St, south of Broadway, approximately 200m from Renfrew Station. The north site is six lots and south is five lots. All currently have SFD and all zoned RS-1 except northernmost lot is C-1.

This area has a mix of land uses including employment, residential and industrial. To the north are 4 storeys Rental 100 under construction. South is two stories La Salle college, which has been rezoned to permit with a maximum height of 90 feet along the north property line. To the east is 5-6 storeys Broadway Tech Centre. To the west are single family homes.

This application is in response to the Moderate Income Rental Housing Pilot Program or MIRHPP, which is a limited pilot program that enables up to 20 rezoning city-wide for new buildings that provide 100% secured market rental housing, with a minimum of 20% of the residential floor area permanently secured for moderate income households. This program addresses a critical gap in our rental housing market by encouraging development of new units for households earning between \$30,000 and \$80,000 per year. The policy outlines location criteria, where a height of up to 6 storeys could be considered for RS-1 sites on arterial roads. Neighborhood context is an important consideration, and all projects must consider and respect transitions to surrounding areas and homes.

This proposal to rezone is to construct two 6-storey mixed use rental buildings with ground floor retail. The north parcel is 24,899 square feet and the south parcel is 20,842 square

feet. The proposed FSR is 3.43 with 83 units for the north building and 3.27 with 74 units for the south building. Both buildings have two levels of parking accessed from the lane. The form of the south building has been shaped to retain two existing trees along 10th Avenue. There are also large street trees on both sides of 10th Avenue which are to be retained. Note there is currently no sidewalk on the north side of 10th Avenue. There is a 3m City sewer easement on the south side of the south building, which is why the building is setback off the property line. The applicant has recently decided to move from wood frame to concrete construction for both of these buildings, which will result in some further design refinements.

Development Planner, Grace Jiang, began by noting that both sites have significant slope from the north downhill to the south along Renfrew St. For the north site, it drops 17 feet over 207 feet frontage, and the south site drops 11 feet over a 170 feet frontage.

The existing zoning of both sites is RS1, except the end lot of the north site is zoned C1. Under MIRHPP policy, up to 6 storeys can be considered for the site on arterials subject to surrounding context and urban design considerations. The two rezoning applications are for a 6-storey mixed use development. Both buildings propose a stepped massing along the street slope with a height of approx. 70 feet at the highest point.

In terms of the context, the policy indicates, in RS area, projects in areas with existing precedents for higher buildings will be considered more appropriate locations for additional height and density. The area between Broadway and SkyTrain are mostly rezoned to CD-1. The site to the south is rezoned for office use and allowed building height up to 30m to 34 m. The site to the east across the Renfrew is also rezoned for office use for building height up to 18m.

The policy also requires the project must consider and respect transitions to surrounding areas and homes. The block to the west across the lane is low density residential area. From the rear, both buildings provide transition heights and setbacks including a one storey massing at 12 feet setback, increasing to 37 feet for the primary massing, and additional 8 feet shoulder above level 4. Both buildings extend a wing along E 10th Ave and terrace down to a 3 and 4 storey massing when approach to the lane with a setback of 8 ft from the lane. There are surface loading with trellis at lane as well as the parkade accesses.

E 10th Ave is a local residential street with mature trees on both sides. Both buildings provide 8 feet from E 10th Avenue at ground level and 4 feet setback for the levels above. The south building provides deeper setbacks at the corner and the middle of the building to retain two trees. City staff and applicant are in a process of evaluating the feasibility of the tree retention.

There is a 4-storey mixed use development adjacent to the north, which is rezoned from C1 and currently under construction. The north building proposes party wall condition at the shared property line for the first four storey and steps back partially at fifth and sixth storey.

Another urban design consideration is to create successful streetscape. The top two floors are stepped back to strengthen a 4-storey street wall expression on Renfrew Street and E10th Avenue. Both buildings have long frontage which are broken down through stepped massing. Given the sites are in close proximity to Renfrew SkyTrain station, successful commercial components and enhanced walking environment is important to this area. Both

buildings are set back 18 feet from Renfrew St for wider sidewalk. Ground floor retail units front onto Renfrew St and are stepped up to response the slope condition. The proposed frontage of individual unit ranges from 20 feet to 40 feet and floor height from 13 feet to 18 feet.

Both buildings provide the amenity room on the second floor with co-located outdoor amenity space on the second floor roof deck on the back.

Advice from the Panel is sought on the following:

For both applications, advice from the Panel is sought on the following:

1. Does the panel support the proposed overall height and massing?
2. Has the length of the building been adequately broken down to be compatible with context streetscape?
3. Given the significant slope condition, does the project provide successful commercial space and pedestrian-oriented public realm on Renfrew Street?
4. Please comment on the lane interface (residential units, landscaping, loading and parking) in terms of mitigating the impact to the neighbouring properties and enhancing a residential character at lane.
5. Please comment on the proposed outdoor amenity space in terms of the location, size, proportion, and impact to the neighbouring properties.

For the north building:

6. Does the north building provide respectful relationship to the adjacent development to the north?

The planning team then took questions from the panel.

• **Applicant's Introductory Comments:**

Applicant noted the design concept was to maximize the project space given the grading constraints. The project uses materiality to promote a defined set back of the building.

With a concrete design, the project will have 10 feet from floor to floor giving a well proportion building.

Outdoor amenities spaces are located at the lower floors to provide privacy to nearby neighbors.

There will be activation of the laneway.

Treatment of the paving material will be considered.

The applicant noted that they will look for opportunity to promote tree retention or plant better trees.

The applicant team then took questions from the panel.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project it was moved by Ms. Parsons and seconded by Ms. Besharat and was the decision of the Urban Design Panel:

THAT the Panel **SUPPORT** of the project with the following recommendation to be reviewed by City Staff:

- Further considerations on adding additional density and height.
- Further design development of the Renfrew street frontage.
- Further design development of the roof deck for outdoor amenity space use

Related Commentary:

In general the panel supported the project at the rezoning stage.

Panel members support the proposed height and massing.

Panel member recommended an increase in height and density of the project.

Some panel members showed concerns about the south walkway and suggests a gated entrance.

Panel members recommended better utilization of the roof area.

Some panel members suggest implementing a weather protection area.

Panel members recommended a prominent entrance frontage

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

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4. Address: 1055 W Georgia Street
Permit No. DP-2019-00249
Description: To allow alternations and additions to the existing office building; alternations to the interior of the existing mall; demolition of the existing bank building; and reconstruction of a new 5-storey commercial and retail building.
Zoning: DD
Application Status: Complete Development Application
Review: First
Architect: Mark Whitehead (Architect) and Derek Lee (Landscape Architect)
Staff: Patrick Chan
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EVALUATION: Resubmission Recommended (5/3)

- **Introduction:**

Development Planner, Patrick Chan, started with some of the key policies relevant to the site and its vicinity. Namely, the *Downtown Official Development Plan* itself, the *DD-Zone Character Area Descriptions*, and the *Downtown (except Downtown South) Design Guidelines*. Collectively, these documents stress the importance of pedestrian well-being visual interests in the façade treatment, adequate weather protection, and minimal shadows on sidewalks between 11:30 to 14:30.

The policies also emphasize how new and renovated structures should be appropriate in scale and rhythm to the surrounding area. This pertains to how the volumes and negative spaces, as well as retail frontage widths, relate to the streetscape. For corner sites, such as this, the task would be to continue a dialogue with the surrounding, while putting forth an expression that can anchor this key corner; it is a question of how to create new visual interests from the existing fabric and context.

Following this policy context, Chan introduced the project. Three major moves define this project:

1. A new RBC Pavilion with roof-top amenity garden that goes from an existing two-storey to five-storey structure. The top half is expressed as a glass-box on top of a more solidly-framed base with pronounced limestone-clad column-pilasters.
2. A two-storey CRU and restaurant addition to the RBC Tower's base. This addition will also serve as the new entry to the underground mall and the Skytrain entry.
3. A continuous canopy that ties the RBC Pavilion to the main RBC Tower. This canopy also shields the void space between the RBC Tower and the RBC Pavilion, turning it from a residue interstitial space to an activated space where people can use, sit and dwell. The canopy is composed of glass panels with leaf patterns, which creates a play of shadow and light in the space below. Formally, this canopy acts as an organising line connecting all the elements together.

Advice from the Panel is sought on the following:

Expression and Context:

1. Is the pavilion's articulated-form, material-choice and overall composition (e.g. the "glass box" with angled windows) adding visual interest while anchoring this prominent corner on Georgia and Burrard?
2. Is the Pavilion establishing continuity with the existing fabric (e.g. the main RBC tower as well as the buildings on the other corners)?

Public Realm:

3. Is the covered plaza connected well to the sidewalk to form an expanded public realm?
4. Is the covered plaza expressed clearly as a public accessible space for respite?
5. Is the area between the Hyatt and RBC Buildings reading as a continuation of the covered plaza space? Or more a service area?

Wayfinding:

6. Is the new Skytrain and Lower-mall entry legible to aid wayfinding?

The planning team then took questions from the panel.

• Applicant's Introductory Comments:

The applicant began by pointing out that the project will focus on engagement from the street level and providing a unified canopy for weather protection. The new building will be on top of the existing column grid and the existing underground parkade. The property line has been expanded to provide street level engagement by having retail space and improved public realm.

The corner has overlapping textured glass canopy to provide a defined corner. There will be a recess entry to the bank branch. The base expressions are in limestone to define the retail space. The site will also include a restaurant and a café space. With the soften materials used, it will create a flow of connections between the street and building. The middle lobby will be accessible for the public. There is a roof deck to provide amenities space for everyday activities.

The applicant team then took questions from the panel.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project it was moved by Ms. Parsons and seconded by Ms. Besharat and was the decision of the Urban Design Panel:

THAT the Panel **RESUBMISSION RECOMMENDED** of the project with the following recommendation to be reviewed by City Staff:

- Further detail and planning of bus stop area along Georgia Street to confirm that pedestrian movement will be adequate.

- Further design of the Burrard and Georgia Street corner expression.
- Design development to strengthen visual façade expression of the Burrard/Georgia corner building .
- Acknowledge the ceremonial aspect of Georgia Street through the size of the trees and public realm.

Related Commentary:

Panel members supported the public usability of the central plaza.

Panel members supported the implementation of the restaurant and café in the building.

Many panel members supported the rooftop amenities.

Panel members showed concerns for the use of limestones.

Panel members recommended a pedestrian study in the area.

Panel members showed concern for the height and layering of the canopy.

Many panel members recommended larger trees.

Many panel members showed concern for the size of the sidewalk.

Many panel members showed concern regarding the materiality used for the project.

Some panel members noted the canopy drainage will need to be further developed.

Some panel members suggested providing additional seating to improve public realm.

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