

URBAN DESIGN PANEL MINUTES

DATE: Aug 2, 2023 Minutes

TIME: 3:00 pm

PLACE: WEBEX

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:

Craig Taylor
Kai Hotson
Stefan Aepli
Bob Lilly
Margot Long
Meeta Lele
Alasdair Butcher
Geoff Lister
Brittany Coughlin
Federica Piccone

ITEMS REVIEWED AT THIS MEETING

1. 1710-1730 E Pender Street

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

1. Address: 1710-1730 E Pender St
Permit No.: RZ-2023-00029
Description: To rezone the subject site from RM-4 and RM-4N (Residential) District to CD-1 (Comprehensive Development) District. The proposal is to allow for the development of an 18-storey mixed-use building over a three- and six-storey podium and includes: 191 social housing units, of which 6 are live-work units; Commercial space on the ground floor; A floor space ratio (FSR) of 5.46; A building height of 61.6 m (202 ft.) to the top of the rooftop longhouse amenity; and 73 vehicle parking spaces and 338 bicycle spaces. This application is located in the Grandview-Woodland Plan area. The application requests consideration of height and density in excess of the existing policy

Application Status: Rezoning Application
Architect: DIALOG BC Architecture Interior Design
Delegation: Joost Baker, Architect, DIALOG BC
Christina Horta, Architect, DIALOG BC
Staff: Allison Smith & Michele Alborg

EVALUATION: Support with Recommendations (10/0)

Planner’s Introduction:

Allison Smith, Rezoning Planner, introduced the project with a brief description of the existing urban context, followed by an overview of the anticipated policy context as per the Rezoning Policy for the Grandview-Woodland Plan area. Allison concluded the presentation with a summary of the rezoning proposal.

Michele Alborg, Development Planner gave an overview of the neighborhood site context in relation to the proposal. Michele then gave a brief description of the proposed form of development for this project before concluding with Staff questions for the Panel.

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

1. Proposed height, density, and massing, along with integration into the surrounding context and the relationship to the Drive’s character.
2. Success of the proposed tower form and size, the podium height, and building setbacks, specifically the interfaces to Commercial Drive, East Pender, and the lane.

Applicant’s Introductory Comments:

Chief Ian Campbell of the Squamish Nation began with an introduction followed by Joost Baker and Christina Horta of Dialog Architects for Dialogue Architecture whom noted the objectives and gave a general overview of the project.

Applicant and staff took questions from Panel.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project, it was moved by **Margot Long** and seconded by **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. Consider the proportions and refinement of the podium and screen at the base;
2. Further investigate the viability of retaining the existing trees;
3. Further refinement of the articulation and expression of the base to better reflect the metaphor of cedar stumps;
4. Refine the lane live-work interface, setbacks, and orientation;
5. Integrate the rooftop long house feature with the tower form; and
6. Refine and develop the design at the base to improve accessibility at entry points.

Summary of Panel Commentary:

There was general support for the height and density.

There was general support for the massing.

There was general support for the proposed tower form size.

There was general support of the courtyard area and overall outdoor amenity spaces.

The proposed multi-generational living concept is successful.

The variety of outdoor amenity spaces is nice, hope it doesn't change.

The play space at the top of the roof is successful.

A panelist noted that a conventional podium would be 4 storeys. The proposed 2-storey treatment may work but it needs further refinement of the proportions and detailing.

A panelist noted that the 1-storey podium at Commercial Drive does not fit the surrounding context or let the tower sit nicely in place. The base appears squat in relation to the tower proportions. 'Place of Cedars' to be reflected in the design.

A panelist noted a more cohesive architectural expression needs to be developed as there are too many conflicting geometries. Also the cladding treatment needs to be developed.

A panelist noted that the 6 storey podium doesn't work.

A panelist noted further development of the entry areas to improve accessibility. Consider those with mobility issues.

In addition, the courtyard is not easily accessible from the lane or Pender Street.

Design development to reconsider and refine the orientation of the units at the lane to support the requested setback relaxation.

The setback at the lane is presently tight.

When activating the lane consider where it wraps around especially at the loading and garbage room doors.

A panelist noted they would like to see similar architectural expressions on the east façade, north and south elevations.

Design development to provide better integration of the long house structure at the roof with the tower expression. A tactile materiality down the façade could reinforce a forest expression and articulate 'new growth'. Panel members noted the concept of cedar trees could be emphasized more and requires

further development. Columnar trees could be added in the lane to soften the live-work interface.
Consider preserving the large trees if possible.
Consider sun shading devices in addition to the window /wall ratio.

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

Chief Ian Campbell noted that cedars are a part of their culture and the tree's importance is reflected in the building design. In response to the mass deforestation within their territory, the design intention is to honor the history of the land and surrounding ecologies.