

## URBAN DESIGN PANEL MINUTES

**DATE:** Nov 8, 2023 Minutes

**TIME:** 3:00 pm

**PLACE:** WEBEX

**PRESENT:** MEMBERS OF THE URBAN DESIGN PANEL:

Craig Taylor  
Heidi Nesbitt  
John Stovell  
Peeroj Thakre  
Scott Romses  
Bob Lilly

Karen Marler  
RichardHenriquez  
Jim Hancock

**REGRETS:**  
Amina Yasin

### ITEMS REVIEWED AT THIS MEETING

1. 1040-1060 Barclay (East Tower) & 1070-1080 Barclay (West Tower)

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

1. Address: 1040-1060 Barclay Street(East Tower) & 1070-1080 Barclay Street (West Tower)  
 Permit No.: DP-2023-00651  
 Description: 1040-1060 Barclay Street (East Tower) : To develop this site, consisting of: A 59-storey tower (tower height of 550 ft.) 500 market rental units and 137 below-market rental units; Amenities for residents and retail spaces at grade 10 levels of underground parking accessed off of Ted Northe Lane.
- DP-2023-00652  
 1070-1080 Barday Street (West Tower) : To develop a 57-storey tower (tower height of 550 ft.) on this site with 296 market rental units and 89 social housing units; 37 space childcare facility; Amenities for residents and retail spaces at grade; 10 levels of underground parking accessed off of Ted Northe Lane; Subject to Council enactment of the CD-1 By-law, these applications are “conditional” so it may be permitted. However, they require the decision of the Development Permit Board.
- Application Status: Complete Development Application  
 Architect: Perkins & Will  
 Delegation: David Dave, Perkins & Will, Architect  
 Alex Bass, Perkins & Will, Architect  
 Nastaran Moradinejad, PFS Landscape, Landscape Architect  
 Nathaniel Funk, Owner/Developer, Bosa Properties
- Staff: Hiroko Kobayashi

**EVALUATION:** Support with Recommendations (10/0)

**Planner’s Introduction:**

Hiroko Kobayashi, Development Planner began by noting that, while two applications are under review, they are similar in massing, form and height except density and uses, presenting two development applications for 1040-1060 Barclay Street and 1070-1080 Barclay Street together.

Miss. Kobayashi presented an overview of the neighbourhood site context in relation to the proposal then gave a brief description of the proposed form of development for those projects before concluding with Staff questions for the Panel.

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

**1. Overall Higher Building Design Response:**

- Does the proposal sufficiently respond to the Recommendations of the RZ UDP and RZ Conditions of Approval to establish a significant and recognizable new benchmark for **architectural creativity and excellence** in accordance with the *Higher Building Policy*?

Please consider the overall evolution of the following:

- i. **The proposed building design and articulation of massing (tower, podium rooftop expression);**

ii. **The proposed materiality.**

**2. Public Realm:**

- Please provide feedback on the overall evolution of public realm interface between rezoning and development permit with particular consideration of:
  - i. **The improvements of the public open spaces represent a significant contribution to the downtown network of green and plaza spaces;**
  - ii. **The quality of the public realm and building interface (SH units on podium levels) along Thurlow Street.**

**Applicant's Introductory Comments:**

David Dave and Alex Bass, Architects for Perkins & Will followed by, Nastaran Moradinejad, Landscape Architect for PFS Landscape, noted the objectives and gave a general overview of the project as follows:

The vision for the project is a Distinct Hub for Vancouver's generation to come. A community centric.

The project is built on 4 pillars to support this vision.

- A destination of its own in the heart of downtown;
- A distinct and unique neighbourhood hub;
- Creating an inclusive community with immersive experiences;
- Creating a distinct and recognizable skyline.

The tower expression is a taller tower site. The greatest impact of the development is at the ground plain this is where the focus is. This is a unique two-tower site with many street block connections

The design concept includes a refined collection expression with warm red cedar tones massing and glazed reveals. There are larger deeper balconies with increased reveals. There is a harmonized skyline expression with a glazed setback expression at top.

There is a reduced podium height and more of a blockscape look towards the ground plain. Looking to provide a natural transition from Barclay and the historic Washington Post site.

The active streetscape and at grade is the prime focus to make it diverse and interesting. The midblock connection is the heart of the project where neighbours and the neighbourhood can gather. It is a place of arrival and connection.

The Landscape is designed to provide a variety of experiences with simple and rich materials to differentiate yet also easily identify spaces.

**Applicant and staff took questions from Panel.**

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

Having reviewed the project, it was moved by **MR. ROMSES** and seconded by **MR. HENRIQUEZ** 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 research of the interfaces;
2. Further research of the wellness of the project;
3. Rooftop needs more work to reinforce the parti and diagram of overall project;
4. Consider a passenger drop off area;
5. Strengthen and reinforce the concept diagrams through a change of materiality at the reveals;
6. Consider location of the amenities.

### **Summary of Panel Commentary:**

The panel noted the project presents a strong architectural expression and support the evolution of the rezoning application.

There is a good parti and diagram responding to solar orientation and differentiation between facades.

A panelist noted looking at the floor plan of the units the bedroom to bathroom access seems to be awkward, may consider better unit layout.

A panelist noted concern with the materiality and expression of the reveals. Consider recessing the reveals more to achieve further design expression. Consider the balcony depth to help emphasize the reveals.

Some panelists noted support for the setback transition on Thurlow Street and reduce to a zero-lot line condition may be supportable if it is appropriate with further public realm improvements along Thurlow Street.

Regarding the midblock connection, while most of the panelists supported this, they encouraged further development and studying at the interfaces of the adjacent areas.

Comments regarding the public realm and midblock connector included better consideration to integrate with the public realm. All entrances and lobby spaces are facing into this interface; the large number of the residents and activities can be presently in this open space may be intense. Consider widening the midblock crossing. If the amenities were located in this area, spaces may feel more opened.

One panelist noted that the public realm is suffering as it is a dark and narrow space and will have a large number of people walking through

The Barclay Street public realm interface is more successful. Thurlow street is underwhelmed presently just concrete and bike racks, further design development should be considered.

The proposed midblock connector space is presently not a space for cultural celebration more of a lobby space for all entrances. If the proposal seeks more interconnected activities at grade, the lobby should be moved closer to the retail spaces from where they currently are.

Consider amenity spaces or lobbies in the prime locations where there is more accessibility allowed.

The current proposed amenity spaces are not located in a functional area where they will be used – consider locating those spaces where the majority of the residents and people have common access to.

The childcare lobby needs to more functional space to allow for strollers etc.

Many of the panel members noted the rooftop expression is not successful and concerning, review the proposed materials, levels and the renderings compared to the previous proposal and concept diagram, to improve the crown of the buildings.

Also, panelists recommended to explore the rooftop design without differentiation from the rest of the building articulation or expressions and consider studying further interface between inside and outside of the building.

The two levels of the rooftop should be simplified, and panels suggested that the proposed form of development can let the frame of the collective forms come together at the top instead of differentiating the forms and materiality.

Consider improving the experience of the parking (i.e. safety) and if it were to remain empty could it have other uses.

Consider some large canopy street trees for a large building.  
Consider introducing more landscape and playful elements within the laneway interface. Explore some of the interactive public art opportunities.

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

