

URBAN DESIGN PANEL MINUTES

DATE: Nov 27, 2024

TIME: 3:00 pm

PLACE: Webex, Virtual

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:

- Craig Taylor
- Kai Hotson
- Jane Vorbrodt
- R. Stefan Aepli excused item 1
- Catherine Lemieux excused item 2
- Michele Cloghesy
- Alfred Waugh
- Geoff Lister

RECORDING SECRETARY: K. Cermeno

ITEMS REVIEWED AT THIS MEETING	
1.	4001-4009 Knight St & 1348 E 24 th Ave
2.	3398 North Arm Ave

1. Address: 4001-4009 Knight St and 1348 E 24th Ave
Permit No.: RZ-2024-00016
Description: To rezone the subject site from C-2 (Commercial) and RM-1N (Residential) Districts to CD-1 (Comprehensive Development) District. The proposal is to allow for the development of a 24-storey mixed-use building with a 4-storey podium and includes: 233 strata residential units; commercial space on the ground floor; 37-space childcare facility; a floor space ratio (FSR) of 10.47; and a building height of 79.5 m (261 ft.). This application is not consistent with Council-adopted rezoning policies. The City is required to process all rezoning applications submitted and staff position on the proposal will be summarized in the referral report later in the application process timeline.

Application Status: Rezoning Application
Architect: Francl Architecture
Delegation: Joe Carreira, VP, Conwest Developments
Stefan Aepli, Architect, Francl Architecture
Stephen Vincent, Landscape Architect, Durante Kreuk Ltd.
Staff: Allison Smith & Mehdi Einfar

EVALUATION: Support with recommendations (6/0)

Planner's Introduction:

Allison Smith, Rezoning Planner, introduced the project with a brief description of the existing site context, followed by an overview of the anticipated context and noted this application is not consistent with Council-adopted rezoning policies. Allison concluded the presentation with a description of the site and a summary of the rezoning proposal.

Mehdi Einfar, Development Planner gave an overview of the neighborhood context in relation to the proposal, followed by the expectations of the built-form guidelines for this project. Mehdi 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. Comments on the proposed height, massing, and form of development;
2. Comments on the uses and the public realm interface along the streets;
3. Comments on the architectural expression.

Applicant's Introductory Comments:

Applicant Stefan Aepli Architect for Francl Architecture noted the objectives and gave a general overview of the project followed by Stephen Vincent, Landscape Architect presenting on the landscape design and sustainability strategies.

Applicant and staff took questions from Panel.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project, it was moved by **MR. WAUGH** and seconded **MR. LISTER** 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. Ensure transparency to the bike area;
2. Reconsider the setback to knight street;
3. Further consideration of the west elevation to the podium.

Summary of Panel Commentary:

The panel generally supported the height, massing, and form of development.

There was general support of the uses and public realm interfaces along the street.

Some noted the massing feels tall and heavy at the top, others noted however is comparable to existing developments.

The pitch for more density in this area makes sense.

The architectural expression and use of materials is generally successful.

Nice to see the staggered heights.

The breaking up of the proportions and podiums is good.

The podium at king Edward is a huge improvement to the neighborhood.

The way the tower comes down to knight street is successful.

Having the seating area setback is on the right track.

The planters separated the sidewalk to the seating area is successful.

This area has a nice human scale space.

Consider further refinement of the knight street frontages.

The panel generally supported the childcare space.

There was concern with the dark elements coming down on 24th street, consider if needed.

Panel members noted they understand the limitations with landscaping and the sites footprint.

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

2. Address: 3398 North Arm Ave
Permit No.: DP-2024-00880
Description: To develop this site with a three-storey Community Centre, consisting of: a 74 space childcare facility; building height of 15.5 m; over one level of underground parking.
Application Status: DP following rezoning and pre-development permit (PDP) of the community center, pavilion and plaza.
Architect: hcma architecture & design
Delegation: Joost Ruiterkamp, Project Lead, Wesgroup Properties
Ali Kenyon, Architect, HCMA Architecture
Laura Macdonald, Landscape Architect, space2place
Staff: Samantha Patterson

EVALUATION: support with recommendations (5/0)

Planner's Introduction:

Samantha Patterson, Development Planner gave an overview of the neighborhood context in relation to the proposal, followed by the expectations of the built-form guidelines for this project. Samantha 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. Please comment on the success of the Community Centre as a focal point and civic space for the neighborhood.
2. Please comment on the overall built form, hierarchy, and architectural expression and in particular the following:
 - at grade connection to community on the north elevation;
 - materiality and;
 - the success of the proposed roof form at the daycare.
3. Does the Panel have any suggestion for the applicant from an urban design/built form perspective how to hold space or keep open formal moments of this building for future opportunities for improving the visibility of the Nations.

Applicant's Introductory Comments:

Applicant Ali Kenyon Architect for HCMA Architecture noted the objectives and gave a general overview of the project followed by Laura Macdonald Landscape Architect presenting on the landscape design and sustainability strategies.

Applicant and staff took questions from Panel.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project, it was moved by **MS. CLOGHESY** and seconded by **MR. LISTER** 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 development creating a more obvious hierarchy of entrances;
2. Further development to refine the cladding system;
3. Recommend further transparency between the gymnasium and the public realm;
4. Encourage further conversations and develop relationships with the indigenous community.

Summary of Panel Commentary:

There was general support for the community center as a focal point and space for the neighborhood.

Consider further transparency between the plaza and the community center, especially at the gymnasium.

Consider further development of the circulation flow.

The panel recommended further development of the entrances, creating a more obvious hierarchy around the three entrance points.

The east entry which is the primary is the least obvious.

Consider more glazing at the ground level, at the west side there is a lot of heavy surfacing.

Consider a couple, or at least one bigger canopy to integrate at the entrances and/or at the plaza.

Some panelists noted it was challenging to comment on the success of the plaza at grade and its connection with the internal programming.

Some panelists noted it was challenging to comment on the project without knowing all of its constraints.

Consider connecting more the outdoor and indoor programming.

There was some concern with the guard rail around the childcare center, could use further design development as presently its hard to tell how it will be integrated into the project successfully.

There was concern with having the childcare center on top of the gymnasium.

There were mixed opinions regarding the materiality. Some noted it is not very inviting, the cladding could use further development.

Consider introducing actual wood into the material palette to add warmth into the project.

Consider more planting around the gym, the south perimeter of the building, and the upper roof.

The panel encouraged further conversations and relationships with the indigenous community.

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