

URBAN DESIGN PANEL MINUTES

DATE: April 4, 2018

TIME: 3:00 pm

PLACE: Town Hall Meeting Room, City Hall

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:
Amela Brudar Chair
David Jerke
Yinjin Wen
Muneesh Sharma
Colette Parsons
Leslie Shieh Excused from items 1 & 2
Marie-France Venneri
Jim Huffman
Derek Neale Excused from item 4

REGRETS: Helen Avini Besharat
Grant Newfield

**RECORDING
SECRETARY:** K. Cermeno

ITEMS REVIEWED AT THIS MEETING

- | | |
|----|---|
| 1. | 750 Pacific Boulevard - NEFC Sub-area 6B (Plaza of Nations) |
| 2. | 2542-2570 Garden Drive & 2309-2369 E 10th Avenue |
| 3. | 1906-1918 W 4th Avenue |
| 4. | 616 E Cordova Street |
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BUSINESS MEETING

Chair Amela Brudar, called the meeting to order at 3:15 p.m. and noted the presence of a quorum.

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|---------------------|---|
| 1. Address: | 750 Pacific Boulevard - NEFC Sub-area 6B (Plaza of Nations) |
| Permit No. | RZ-2017-00043 |
| Description: | To develop the 10.28 acre site with a mixed-use development consisting of a variety of terracing buildings of up to 30 storeys with commercial and residential uses, social housing, civic facilities (community centre, ice rink, music presentation centre and childcare), and a new public plaza and seawall. This application is being considered under the Northeast False Creek Plan. |
| Zoning: | CD-1 Amendment |
| Application Status: | Rezoning Application |
| Review: | Third (First as Rezoning) |
| Architect: | James KM Cheng Architects |
| Owner: | Daisen Gee-Wing, Canadian Metropolitan Properties Corp. |
| Delegation: | Alana Piche, Architect, James KM Cheng Architects
James Cheng, Architect, James KM Cheng Architects
Chris Philips, Landscape Architect, PFS |
| Staff: | Cynthia Lau & Patricia St. Michel |

EVALUATION: SUPPORT with Recommendations

- **Introduction:**

Cynthia Lau, Rezoning Planner, introduced the Northeast False Creek (NEFC) Plan as a very different waterfront than what has been seen before in Vancouver. This area is the last remaining undeveloped area of the downtown waterfront.

The NEFC Plan was approved by Council on February 13, 2018. Staff were directed to consider rezoning proposals for the major development sites concurrent to the Area Planning process. The proposal being considered is for Sub-area 6B, known as the Plaza of Nations. Other development sites include Sub-area 6C (owned by Concord Pacific), Sub-area 10C (adjacent to BC Place and owned by PavCo on behalf of the provincial government), and Sub-area 6D, the City-owned Main Street blocks, which are located at the eastern terminus of the viaducts, between Quebec and Prior Streets. BC Place is to the north of the subject site.

The panel has reviewed the overall plan for NEFC and the major development areas at two workshops, in June and December 2017, along with a voting session that supported the proposed rezoning of Sub-area 6D.

Rezoning in NEFC will take an area-based approach to create a framework for the developments, within which individual, more detailed and refined work can occur during the development permit process and will be reviewed by the Development Permit Board; likely as site-wide preliminary development permits, and then following as individual development permits for each building or block. At this stage, the intent is not to achieve detailed designs or architecture, but to create a CD-1 by-law and design guidelines which will build upon on the NEFC Plan policies. The objective is to balance certainty and flexibility and encourage creativity. The rezoning applications will establish density, height, form and massing, land use, and will ensure room for innovation and evolution within.

Prevailing policies for this site are the NEFC Plan and the Rezoning Policy for Sustainable Large Developments and the Green Buildings Policy for Rezoning.

Patricia St. Michel, Senior Urban Designer provided a recap of the key Northeast False Creek urban design principles for the new panel members.

Upon the removal of the Georgia and Dunsmuir Viaducts, the Main Street blocks will be freed up for development and a new street network will be in place to improve connections from downtown to the False Creek waterfront via a new Georgia Street extension, which will come down to meet the new two-way Pacific Boulevard. A new waterfront plaza will be located at this new prominent intersection.

The intent is to mark this new intersection as the Georgia Gateway, similar to the approach taken at the Burrard Gateway and the Granville Gateway. The NEFC Plan policy allows consideration for three buildings at this intersection to exceed the Cambie Street at 10th Avenue View Cone, which crosses the site at about 300 ft. The Georgia Gateway is located east and north of this site on the Sub-area 6C and 10C sites.

Throughout consultation during the NEFC Plan process, feedback supported a unique waterfront that is more active, public and engaging, with reasons to return again and again, in all seasons. The waterfront is to be pedestrian-focused, with areas to bring pedestrians closest to the water. Bikes will be brought further back, but will still maintain great visual access and experience of the waterfront.

Northeast False Creek is to be a unique place in the city, featuring a south facing waterfront with views to the mountains, through the narrow, historically low neck of the downtown peninsula to emphasize and accentuate this connection of water/park/mountain.

With the removal of the viaducts, there is an opportunity to connect the surrounding communities with new and renewed park areas. Further work is required to draw from Indigenous principles and to improve connectivity to Chinatown. The Dunsmuir Connection, a pedestrian- and cyclist-only connection from downtown to False Creek, will be integrated with the park, and with the buildings along its route. The park design concept is continuing to evolve, with further in-depth engagement with Indigenous communities and Chinatown.

The new Pacific Boulevard 'Great Street' will not be another barrier at-grade but will be a new street system with a positive experience. It is to have large setbacks to accommodate active transportation, and ample street activity to constitute a lively experience. The future Pacific Boulevard will dedicate as much space to pedestrians and cyclists as to vehicular movement. Significant trees will be given the conditions to thrive and grow to legacy scale. The street would dedicate substantial spaces for slower moving cyclists and pedestrians, with clear, safe and well-defined spaces for both, public places to sit, and large setbacks for patios and display areas.

Consultation feedback made clear the strong value of the public views to BC Place and the iconic image it represents. Prior to the stadium roof renovation, which added the spires and lights, the policy objective was to wrap the stadium as much as possible. The challenge is now to accommodate densities appropriate to this downtown site while preserving and accentuating views to the stadium.

Feedback also indicated that this is a unique place that needs a singular approach to the building typology that moves beyond the tower and podium form for which Vancouver is so well known.

The urban design principles in NEFC emphasize:

- A fine-grained fabric and high-density forms;
- 'Sticky' edges: uses, design and detail to create comfortable and inviting places to linger and enjoy;
- A mix of uses, with an emphasis on non-residential uses on ground and lower levels;
- Living spaces that offer sense of ground, green, and gardens on upper levels;

- Greater emphasis on the social and livability of high density forms through multiple-level or multiple-exposure units, common areas and green spaces on upper levels, places to gather and meet and design that fosters spontaneous encounters;
- Ensuring variety and unique design through multiple architects.

The rezoning application for Sub-area 6B proposes over 2 million sq. ft. of gross floor area, including a minimum 350,000 sq. ft. of commercial spaces, approximately 108,000 sq. ft. of community/civic facilities and 1.6 million sq. ft. of residential uses, of which 20% of the floor area will be social housing.

Existing policy under the NEFC Plan allows for 1.4 million sq. ft. of residential uses. This application proposes 200,000 sq. ft. of additional residential floor area. The policy allows consideration of additional density, subject to urban design performance, delivery of public amenities and alignment with the urban design principles.

Public amenities proposed on this site include an ice rink, a community centre, childcare, a music presentation centre, public rooftop open spaces, and a central community plaza and seawall.

Multiple view cones cross over the site at approximately 200 ft. and 300 ft.

Comments from the Urban Design Panel at the December 2017 workshop included:

- The Panel appreciated the general approach, and the different form and typology proposed.
- The site and form carried the proposed density well.
- Design Guidelines would be essential to ensure the final design meets the proposed intent.
- Phased development and segmentation into smaller blocks of varied scales could be very exciting.
- Architectural variety will be important and the waterfront building is a particularly great opportunity for this.
- Support for connected parking and shared loading.
- Need for activation at the upper level public spaces.
- Support for the relationship to the waterfront and the fully pedestrian environment; comments and discussion reflected interest in the possibilities that the waterfront offers.
- Concern of the tightness of the courtyard and interior corners.
- A need for a clear approach for maintenance and assurance that upper terrace plantings are set up to thrive.

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

1. Form of development: Are the overall density, height, massing, and building forms appropriate for the site?
2. The massing of the western building block, and in particular the relationship with the existing residential development to the west.
3. The relationship between the western end of the waterfront building and the central plaza on axis with the stadium.
4. Response to Panel comments from the December 13th UDP workshop.
5. Draft Design Guidelines: Directions on massing, diversity in architecture, architecture, architectural expression, etc.

The planning team then took questions from the panel.

- **Applicant's Introductory Comments:**

The Plaza of Nations historically has always been a place of gathering and celebrations; therefore, the design concept is to maintain the site as highly porous and accessible and to keep the connections to the water.

The consensus from the open houses was that the public would like to have a waterfront area that is of a different character to the rest of the seawall.

Since the previous Urban Design Panel workshops, draft design guidelines have been developed, including responses to the previous panel's concerns.

The design focuses on a fine grain, and on permeability and connectivity. A continuous site line allows one to see to the other side of the development, creating a view that connects all aspects of the site together.

The proposal includes a waterfront public space along the newly created wharf, which connects to the Georgia Plaza to the east. The western side of the waterfront promenade receives the best sun and provides great views to the creek. Two public wharfs are proposed in order to increase public activity on the water. Two small-scale floating restaurants are proposed.

The proposal includes a community centre, which has strong sightlines to the Georgia Plaza in Sub-area 6C.

Since the workshop in December 2017, changes to the proposal include:

- The waterfront mass on the western building has been further modified after removing the waterfront tower to open up the courtyard.
- The density has been decreased by 50,000 sq. ft.
 - The decrease in density creates flexibility for a 'flex zone,' which will allow for enclosed balconies and architectural moments to push out of the building envelope in localized areas, and overall will help to create architectural diversity in the building façades.
- All of the local streets have been widened to accommodate sidewalks and setbacks.
- Setbacks at Pacific Boulevard have been improved for a more pedestrian-focused ground plane that will pull the individual towards the central plaza.

The final design will use principles of energy conservation outlined in the rezoning application, the design guidelines, and the NEFC Plan. New typology will be built from the ground up.

The project will include enclosed balconies to help mitigate noise impacts, classic open balconies, or bay windows.

The community centre will connect to an upper-level terrace, which will have full public access, and will be co-located with an outdoor play space for the daycare. Vertical access points will be included to create a connection to the upper terraces for the public.

This wharf and waterfront is to be distinct from the rest of False Creek seawall, and will include spaces for retail frontages. It is to be designed as a place where people can stop and spend time as opposed to pass through. Large events such as the Sun Run and relationship to the stadium will be an important part of these connected spaces.

Currently the legacy forest as part of the False Creek basin has more heritage than ecological value. The legacy forest will be retained and reforested and the water's edge will be enhanced. The building

forms have been designed to introduce opportunities for roof gardens and common areas, which will align with the proposal's sustainability goals.

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 and seconded by Mr. Neale and Mr. Wen was the decision of the Urban Design Panel:

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

- Further design development to the western edge of the western block, to further break up the massing and articulate the building;
- Further work on design guidelines, especially with regards to the public realm;
- Further design development to increase access to the water edge.

- **Related Commentary:**

The Panel supported the overall massing and the terracing roof forms, and the departure from the typical tower and podium typology in Vancouver. The panel was excited to bring something new to Vancouver, particularly on the waterfront. The Panel recognized the opportunity to create a unique waterfront with public spaces that are more successful than what has been done to date.

There was general support that all the big moves are on the right track, overall massing is where it should be. The approach to solar access and the stepping of the building and green roof terraces were well received. The panel appreciated the retention of the views to the stadium. It was noted that the new typology is not tried and tested, and there will be challenges with respect to privacy, overlook, and internal circulation to address in the architectural design. Detailing will be very important, and the design guidelines will need to be well-developed and defined, without being too prescriptive. Precedents that better reflect the scale of the proposed development should be sought.

It was commented that the proposal carries a lot of density in three buildings, and that it is important to understand the massing in the context of the stadium which can skew perception of scale. The Panel agreed that the western building, particularly along the western edge, is massive and needs more intentional consideration and moves to break up the massing, such as cutting sections out and creating holes. Further thought also needs to be given to the pedestrian experience and to breaking down the scale along Pacific Boulevard.

The Panel suggested adding more height to the tallest elements of the buildings above the view cones to allow density to be redistributed. Staff noted that the Georgia Gateway projection through the view cone is strategic and limited to mark the new intersection of Georgia Street and Pacific Boulevard, and further projections into the view cone are not supported beyond that immediate location.

It was noted that there was not a lot of information provided on the public realm, and the relationship between the buildings and the public realm. More information was sought on the interface between the buildings and Pacific Boulevard, the central plaza, and the waterfront, and to incorporate façade design and articulation. It was noted that it will be important to ensure this information is in the design guidelines.

The design guidelines need to be well-developed and defined to allow control over the development, but also not too prescriptive so design development is allowed. Diversity in architecture is important, as is detailing. Flexibility with architecture is beneficial to the design team in general.

From a sustainability perspective, this area should have an integrated rain water management plan in the design guidelines, and stepping forms, overhangs, and window to wall ratios should be used as opportunities for great solutions.

The Panel was supportive of the site plan and development being organized around the central plaza and the view to the stadium. In general, the panel thought that there could be more flow and connection between the central plaza and the waterfront, with more thought to how the two plazas can connect for larger events. Another panel member appreciated the way the waterfront building captures the central plaza space. Consideration should be given to expanding the waterfront plaza area by pulling the waterfront building back, as this is the sunniest place on the site as well as being at the water where people will want to gather. It was suggested that this should be the location of the much-needed heart of the development, and that this would be a good place for the music presentation centre.

Programming of commercial spaces and design that will accommodate a variety of events will be important to the central plaza as it may not typically be a major pedestrian thoroughfare. It was suggested that there is no need to have permanent roof structures in this space, and that temporary structures are ideal. The panel was supportive of the commercial uses in relation to the plaza and thought restaurants and activities on upper levels would be an exciting part of the area. It was also noted that some of the commercial spaces are quite deep and may be challenging to make work. Double-fronting retail on the waterfront may be difficult to service without negatively impacting the street. One panel member thought the proposed community centre should be located more centrally, and be on fewer levels. The community centre adjacency and relationship to the rooftop terrace was seen as a positive evolution since the workshops.

The panel recognized the potential for a new waterfront experience, and encouraged the team to keep working on the design to make it more unique, activated and welcoming. The Panel was supportive of moving bikes off of the waterfront to create fully pedestrian areas. It was noted that public access to the water is very important, and needs to be balanced with restaurants, marinas, and other uses at the edge and on the water. It was suggested that on-water restaurants, marinas and other uses be located in a way that prioritizes public access to the waterfront in the new inlet and other key locations.

While not part of this application, it was noted that Georgia Plaza as the terminus of Georgia Street is a huge opportunity and should be bigger. The Georgia Wharf is successful as a continuation of the plaza.

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

2. Address:	2542-2570 Garden Drive & 2309-2369 E 10th Avenue
Permit No.	RZ-2017-00074
Description:	To develop a 6-storey residential building consisting of 68 market units, over two levels of underground parking with 73 vehicle stalls. The proposed floor area is 5,472 sq. m (58,899 sq. ft.), the floor space ratio (FSR) is 2.65 and the building height is 20.12 m (66 ft.). This application is being considered under the Grandview-Woodland Community Plan.
Zoning:	RS-1 to CD-1
Application Status:	Rezoning Application
Review:	First
Architect:	Rositch Hemphill Architects
Owner:	Troy Abromaitis, Bucci Developments Ltd.
Delegation:	Bryce Rositch, Architect, RH Architects Daryl Tyacke, Landscape Architect, ETA Landscape Architects
Staff:	Mateja Seaton & Grace Jiang

EVALUATION:

• Introduction:

Rezoning Planner, Mateja Seaton, introduced the project as a proposal for a 6-storey strata residential building over 2 levels of UG parking which generally meets the policy intent for this area.

68 units are proposed with a mix of

- 41%, 2+ beds
- 58%, 1 bedroom
- 13%, 2 bedroom
- 28%, 3 bedroom

The max height is 20.1m (66ft) with an FSR of 2.65. There are 73 parking stalls and 85 bicycle stalls.

The site is a 7-lot assembly, located at the NE corner of 10th & Garden. It is Currently zoned RS-1 and occupied by single-family houses. 4 lots face 10th Ave, and the 3 lots face Garden Dr and back onto a lane running parallel to Nanaimo Street, between Broadway and 11th Ave. The site size is 0.5 ac (2,065 sq m). The lots have a combined frontage of approximately 165 ft along Garden Dr, and a depth of approximately 136 ft along 10th Ave. The site is relatively flat, with minimal change in elevation.

The site is located within the Broadway Triangle neighbourhood (Broadway, Nanaimo, Grandview Cut). The site is 4-5 blocks from Commercial Sky Train station to the west and a block west of the commercial node at Broadway and Nanaimo. It is well serviced by several bus routes (99 B-Line to UBC from Commercial Station, 7 (Nanaimo Station-Dunbar) and 9 (Boundary-UBC), as well as the N9 late night transit service (Downtown-Coquitlam Centre).

Trout Lake park is about a 10 minute walk to the south (~800 m), Laura Secord Elementary School, a French Immersion school, is 2 blocks to the west. The site is largely surrounded by single family homes

This application is considered under the Grandview-Woodland Community Plan which was adopted by Council in July 2016. The site is located in the Commercial Broadway Station Precinct, and specifically in the Transition Area, which allows heights up to 6 storeys and a density of 2.65 FSR for residential buildings and up to 3.0 FSR for mixed-use buildings.

The GWCP allows for:

- South: 4 storey apartments
- North: 6 storey mixed use building

- East: 6 storey mixed use buildings along Nanaimo within the Shopping Node
- West: 3.5 rowhouses west across Garden Drive with duplexes beyond

The northern lot (2542 Garden Dr) is identified as a mixed-use site in the GWCP (up to 3.0 FSR), while the others lots are identified as having a residential-only land use. A feasibility study was provided to demonstrate viability of remaining sites to the north with regards to accessibility, parkade maneuvering and loading.

The proposal is located within View Cone 27 which protects views of the North Shore mountains from Trout Lake Park. Proposed development appears to comply with the view cone max height.

Development Planner, Grace Jiang, introduced the project as in in the Grandview Woodland Community Plan, the subject site is within the sub-area of Commercial-Broadway Station Precinct. This area has a large portion of rental apartment buildings while the remainder areas are dominant by one/two family dwellings. Although this area has a high level of transit service, it has seen little change or development over the past several decades. The target of the Plan is to manage the change over time and facilitate high-density building forms appropriate for this transit-oriented neighbourhood. Currently, two rezoning applications near the station are in process. They are both rezoned to 10-storey buildings with 50% market rental units.

The site is at the edge of the Station sub-area. It is at the corner of Garden Dr and E 10th Ave, half block away from Broadway and Nanaimo Street. In the built-out Plan, it plays an important role of transition from higher density developments along arteria roads to lower density neighbourhoods. The site on the north anticipates a 6-storey mixed use development fronting Broadway with maximum 3.0 FSR ; on the east, it is adjacent to the future commercial shopping node on Nanaimo Street, which can be rezoned up to 3.2 FSR 6-storey mixed-use buildings. The neighbourhood to its west and south are city-initiated rezoning areas, including 3 and a half storey rowhouse cross the Garden Dr, 4-storey apartment buildings cross the E 10th Ave, and duplex and infill developments on the southwest area.

The Plan allows for an ownership residential building up to 6 storey and 2.65 FSR. The building height is also governed by View Cone 27 from Trout Lake looking to North Shore Mountain. The original View Cone permits 16m building height. Staff are supportive of lifting the View Cone by approx. 5m, thus a 6-storey building is possible at this location and no roof top protrusion is allowed into the view cone.

The proposed building height is 6-storey and generally below the view cone datum line. The roof deck is 66 ft above the grade, including 10 ft floor-to-floor height for the first 4 levels, and 11 ft for the 5th and 6th level. An extra 3 ft ceiling height is proposed over the living space for the PH units. The mechanical room is placed on the roof top.

The Plan requires minimum 10 ft shoulder setback above the 2nd floor. Staff would consider notable shoulder setbacks occur above the 4th floor on all sides. The intent is to significantly reduce the upper floor plate and manage the overall massing and apparent building height. Articulated massing is also anticipated to response to the smaller scale of buildings in the west and southwest area.

The proposed upper floors are recessed from the south / north sides and corners above the 4th floor, but no shoulder setback on the west and east sides. It is noticeable that the balconies are completely framed, projected beyond the building envelop. Some of them wrap the corners. The way of the design adds the massing to the base building.

The Plan requires 10 ft setback along both Streets. It also anticipates 30 ft rear setback to provide adequate view separation from the future development cross the lane. The Plan expects to enhance streetscapes through public realm improvements and innovative building typologies to improve walkability.

The proposed building has an "H" shape with 4 wings stretching along the north and south sides. It provides generous front setback along the Garden Dr with 15 ft at two wings and 32 ft in the central portion. This creates opportunity for an entry courtyard and a "park" looking along the Garden Dr. A 15ft setback is also provided on E 10th Ave. Ground floor units have individual accesses and private patios facing the Street. On the back, the majority of the building is placed 30 ft from the rear property line, except two wings are set back by 12 ft for the first 4 floors. Two and three bedroom corner units are proposed at this two wings. On the north interior side, a 12 ft setback is proposed for the lower 4 levels and 20 ft setback for the upper floors. Three framed balconies are projected into this side yard. The unit in the middle can only face the side yard.

The application proposes a small (467 sf) indoor amenity room on the ground floor. The common outdoor amenity space and urban agriculture is co-located in the rear yard.

The parking ramp is located at the north end of the site with access from the lane. Currently the shared commercial lane is primarily used for servicing and parking access for the bank, restaurants and church (Basel Hakka Lutheran Church) fronting the Nanaimo Street.

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

Please comment on the proposed height, massing, density, and form of development, in particular:

1. Does the building design provide an appropriate transition from the higher density developments along the arterial roads to lower density neighbourhoods?
2. Please comment on the success of the design of the framed balcony in terms of impression of building bulk.
3. Please comment on the success of the "H" shape building typology in terms of the resulting massing, streetscape, open spaces, and unit livability.
4. Does the form of development and landscape architecture contribute to an improvement of the public realm on both the streets and the lane?

The planning team then took questions from the panel.

- **Applicant's Introductory Comments:**

The building is egg shaped due to the property being extra deep. The egg shape allows opportunity for prominent views as well as opportunity for different scales of front yard. It is a transitional area with front yards.

There is a 12 foot set back from building face to property line. This is the new mandate for the Cambie Corridor/Cambie Corridor 3.

The interface is quite comfortable; the balconies are more substantial like an outdoor porch. There is this transition space from the internal to external.

The site has a lot of outdoor space. Ground floor has large size family oriented balconies, 5th floor has great terraces, and 6th floor has access to private roof decks.

The landscape was designed to reflect the articulation of the building facades moving in and out with the terraces. The street edge has a small arbor to provide a smaller residential scale feel. Around the back, on the east side at the lane edge proposing a rain garden as a buffer barrier to the common area which is quite generous with room for various gathering spots and a future children's play area.

The roof top will have screening between the east and west portions and surrounding the inaccessible areas will be a green roof.

The overall concept is simple and as the project progresses the plan pallet will develop more.

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. Wen and seconded by and Mr. Neale and was the decision of the Urban Design Panel:

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

- Review size and locations of the balconies to the side setbacks;
- Review size of the overhangs over the balconies.

- **Related Commentary:**

The panel supported the height, massing and density. The building design is a contextual fit for the neighbourhood. Being the first on the block this building will set the stone for future developments.

The panel supported the questions provided by planning.

Members of the panel found the 6 storey design was a good fit to this site.

The panel support the egg shape typology; it does create room for the landscape and transition into the residential neighbourhood. Also it provides a strength and proudness to the building.

There was a general concern with the proximity of the building with the interior north property line. The setback at the north side, with larger scale patios and neighbour large patios, this area will become crowded. Review of this is encouraged.

Some of the panel members found the framed balconies generally were successful; they provide a lot of good shading. The framed balconies provide layering and texturing but could still benefit from a bit or design refinement.

Other members found the framed balconies and overhang added to the bulk of the building.

A panelist suggested that going into DP stage the applicants should revisit materials and some of the big glazing it doesn't fit to the small scale neighbourhood.

The materials can be simplified to define whether the building is residential or contemporary in character.

It was commented the public realm had not really approved but was passable.

A panelist noted the outdoor amenity on the way to the entrance is not needed and lesser trees for the back as it presently feels very shady. Suggestion included taking the front amenity to the back, and placing the amenity on the roof.

The project would benefit from a bike elevator.

A panelist noted to keep in mind the exhaust air going from the parkade to the residential area as it can be noisy and smelly.

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

3.	Address:	1906-1918 W 4th Avenue
	Permit No.	RZ-2017-00077
	Description:	To develop a 5-storey mixed-use building consisting of commercial at grade and 32 secured market rental units above; all over two levels of underground parking. The proposed total floor area is 3,055 sq. m (32,887 sq. ft.), the floor space ratio (FSR) is 3.13, and the building height is 18.9m (62 ft.). This application is being considered under the Secured Market Rental Housing (Rental 100) Policy.
	Zoning:	C-2B to CD-1
	Application Status:	Rezoning Application
	Review:	First
	Architect:	Rositch Hemphill Architects
	Delegation:	Smiljka Stankovic, Architect, Rositch Hemphill Architects Bryce Rositch, Architect, Rositch Hemphill Architects Lena Chorobik, Landscape Architect, Viewpoint Landscape Architects
	Staff:	Derek Robinson & Patrick Chan

EVALUATION: Support with recommendations.

• **Introduction:**

Rezoning Planner, Derek Robinson, introduced the proposal to rezone the secured market rental housing policy providing 100% rental housing over ground-floor commercial uses.

The policy allows for consideration of rezoning proposals on C-2 zoned sites for up to 6 storeys

This application went through a rezoning enquiry process last summer, at which point the applicant reduced the height from 6 to 5 storeys.

The site is located 4 blocks west of Granville bridge, and 2 blocks north of Arbutus greenway. West 4th Av is zoned C-2B in this area with primarily 2 and 3 storey mixed use buildings, while RM-4 multi-family residential is to the north and south. Burrard St is one block east with several 6 storey developments zoned C-3A.

The site is a 4-lot assembly, located on the SW corner of W 4th Av and Cypress St. The site is currently zoned C-2B and occupied by the former CFUN radio building and a single-family dwelling which is not a character home. There is an approximate 14.5 ft crossfall down to the intersection

The applicant is proposing a 5-storey mixed-use building with 32 secured market rental units, 75% of which are family-oriented 2- and 3-bedroom units, at an overall density of 3.13 FSR. Engineering is prepared to accept parking access off Cypress St rather than the lane, due to grade challenges and the desire for viable CRU's along W 4th.

40 parking stalls are proposed, along with 46 bicycle stalls. Indoor and outdoor amenity areas are provided off the lane near to Cypress St. An SRW to achieve a 5.5m sidewalk along W 4th Av is being provided

The Panel will have a chance to see this application again after Public Hearing, should it progress to a Development Permit stage.

Development planner Patrick Chan started with an outline of the site's topographic challenges. Namely, how the 15 ft. cross-fall led to difficulties to locate the parking ramp along the lane. The

parking access from Cypress Street is a response to this challenge. Following that, the C-2B base zone was reviewed as often the base zone is used as a guide for urban design performance in rezonings. In addition to a 40 ft. height limit, the C-2B by-laws prescribes that no portion of the building should extend over a secondary height envelope formed by a 30° angle starting from a height of 24' at the north property-line. (Section 4.3.1 C-2B By-law) This regulation's intention is to minimise shadowing to the north, particularly on sidewalks, and to maintain a lower datum-line in keeping with the existing older building's cornices which are set about two floors up. Chan then pointed out the proposed building height was brought from a previous six storeys iteration to the current five storeys for compatibility with the surrounding four-storeys mixed use buildings on West 4th Avenue.

After introducing the design and policy parameters, the massing as discussed: The fifth floor is stepped back 8 ft. along the Cypress Street side to minimise upper storey bulk and the appearance of height. There is however very minimal stepping back along the West 4th and lane sides; instead, the verticality is broken by a change to a lighter colour on the fifth floor. The retail units' entry areas are angled to provide some visual interest to the pedestrian experience, and the corner retail unit also wraps around to Cypress to activate that face. Residential layout-wise, a standard double-loaded corridor configuration is used. To accommodate more rental stock, some units are narrow with depths exceeding 35'. As a result, some bedrooms may have challenges meeting the horizontal angle of daylight requirements. The building's amenity spaces - indoor and outdoor - are located at its southeast corner along the lane at grade.

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

1. Overall Massing in terms of shadowing, sensitive and neighbourly transitions, contextual fit with the wider West 4th fabric, and defining the West 4th and Cypress corner.
2. Liveability and usability in terms of ensuring natural daylighting to all units, as well as the programming and layout of the amenity spaces.
3. Potential safety issues, especially along the lane.

The planning team then took questions from the panel.

• **Applicant's Introductory Comments:**

Feedback heard from the public meeting is the attachment to the urban fabric and small scale of west 4th in regards to the frontage, therefore breaking up the frontage helped to fit in with the West 4th feel.

There are decks with posts that add to the massing of the building.

Also, to assist with the breaking of the mass and better fit in the smaller scale neighborhood, the stairs are positioned in the middle to break the mass into two and the renderings are different colors. The stairs have windows to encourage individuals to use the stairs more, as it discharges onto Cypress St.

The corner was made quite open and was advised from planning the entrance to the corner unit is made by Cypress; activities are drawn from Cypress St.

The angling is harmonized with the straight line on top of the corner to add some interest.

There will be evergreen bushes to screen the wall to the amenity space. Behind the wall there is a bike storage, and there is a connection inside to the elevator. The mezzanine connects individuals to the bike storage, garbage room and amenity spaces.

Landscape focused on street edges and there will be planting of new trees along Broadway and Cypress. There are taller and narrow evergreen planting along the wall and lane and low evergreen edges along the patio. Within the amenities area there will be free standing planters.

It was noted that the clients plan to keep the building, and had looked into reducing the height from 6-5 storey, but this would mean the value of rental is compromised.

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. Wen and seconded by Mr. Neale 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:

- Further design development to minimize shadowing on the north sidewalk on West 4th;
- Combining the indoor and outdoor amenity space;
- Further design development to elevations especially the west 4th elevation to break up the rigidity architectural expression.

- **Related Commentary:**

The panel supported the height, use and the general massing. The panel also supported the Rental 100 program at this location.

A major concern was the shadowing of the sidewalk. The sentiment was to preserve the sunlight on the sidewalk due the amount of foot traffic. The north side is an area known to have minimal shadowing and more sun, design development should secure this feature.

Suggestions included pulling back the corner on the top floor or deleting the overhang, and decreasing the amount of solar shading.

West 4th is a prominent corner; the panel noted that further design development of the architectural expression was needed especially at the DP stage; the building currently is not expressed to take advantage of its location at the prominent West 4th and Cypress corner. More design development can be conducted at the DP stage to help add visual and architectural interest to this corner.

Transitioning of the scale across the lane should be further explored.

A panelist noted the cuts out seem to make both bedrooms smaller. Consider filling in to help with livability and shadowing.

A panelist noted the priorities of the development were backwards and the focus should be on the street.

Panel supported the amenity space required further improvement and creating a bigger and meaningful indoor space would be successful. The outdoor amenity space will not be useful; it is too small and too plain.

Additional suggestions included to connect both the indoor and outdoor and use the amenity space as a way to transition.

There were divided opinions on the saw tooth in regards to the public realm.

Opinions included West 4th does not have a saw tooth typology on the ground plain, therefore anything that can be done to free up space would be beneficial.

Additional comments included the blank wall at the bike room would benefit from some daylight space and a window.

There is a wall to the pad-mounted transformer that will be visible as you are coming around the corner on the lane. More consideration to how this wall will function.

The balconies appear rigid and repetitive.

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

4. Address:	616 E Cordova Street
Permit No.	DP-2018-00255
Description:	To develop a 7-storey mixed-use building consisting of a social service centre, a child care facility, and 63 units of social housing; all over one level of underground parking with vehicular access from the lane.
Zoning:	DEOD
Application Status:	Complete Development Application
Review:	First
Architect:	NSDA Architects
Owner:	Simona Davie, Terra Housing
Delegation:	Brian Dust, Architect, NSDA Architects Dylan Chornoff, Landscape Architect, JK Durante Kreuk
Staff:	Danielle Wiley

EVALUATION: Support with recommendations.

• **Introduction:**

Development Planner, Danielle Wiley, introduced the proposal as a 7-storey mixed use development. Presently the site is occupied by an existing Union Gospel Mission building; this same organization will redevelop the site to expand its current services. The site is at the southeast corner of East Cordova & Princess Street (150ft x 121ft). There is a 10-ft. slope from the street intersection along East Cordova. The context includes: a row of character houses to the east, 2- and 3-storey mixed use buildings, and some newer mid-rises with social housing. Princess Street is identified in the Downtown Eastside Plan as an enhanced bike/pedestrian route, thus requiring a larger setback for public realm.

The policy for this site is the Downtown-Eastside/Oppenheimer District (DEOD). The intent of the policy is to:

- Retain and provide new affordable housing, and replace SRO's with self-contained dwelling units;
- Improve economic viability of the neighbourhood by encouraging local commercial and light industrial uses;

Maximum FSR is up to 2.5, or up to 4.5 for social housing (as is proposed here). The height maximum is up to 22.8m (75 ft).

The proposed development hosts a complex mix of uses. On the main level there is the service centre uses, offices and youth drop-in program. On the 2nd and 3rd levels, there are the micro-dwellings for shorter-term "stabilization housing" and office/support uses. Levels 4 to 6 have permanent housing, with a mix of 1- to 3-bedroom units, and Level 6 has a childcare facility. The outdoor spaces include a courtyard at the lane, used for the youth drop-in, and a terrace on the podium rooftop for the residents. There are small common amenity rooms with balconies on levels 3 to 6.

The building provides a larger setback on Princess Street (10ft) for an enhanced public realm. East Cordova has a 5ft. setback at grade, reduced to 2ft at Level 2 and above. Levels 2 - 6 are a simple L-shape with a double-loaded corridor for dwelling units. Level 7 has large setbacks, with provide the outdoor spaces for the childcare. A small setback at the northwest corner gives stronger definition to the street corner. Currently, the height complies, but the main floor height is compromised, so staff is recommending a height relaxation of approximately 3ft.

The Proposed FSR is 2.4, allowable is 2.5.

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

1. Is the overall massing supportable? Is the height supportable (taking in account the recommended 3ft. height relaxation)?
2. Is the interface with the public realm and neighbouring properties successfully resolved?
3. Are the common amenities successfully resolved (in particular, the design of Level 2 outdoor spaces, and the smaller amenity rooms & balconies on levels 3-6)
4. Please comment the detailed architectural expression and materials.

The planning team then took questions from the panel.

- **Applicant's Introductory Comments:**

The design approach was to keep the massing and material palette simple. The cladding materials are brick and phenolic panels, which are durable and easy to maintain. The additional 1.5 meters of sidewalk on Princess St for the public realm has been incorporated, and a "children's walk" is proposed. The children's program will be involved in producing a mural on the building elevation. The public realm design is based on the City's standards, and includes a lot of planting and an interesting paving pattern.

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 Mr. Sharma 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:

- Further design development to the ground floor and public realm along Cordova St;
- Improvements to the interface to the neighboring properties with respect to overlook, particularly the character houses to the east;

- **Related Commentary:**

The panel expressed a strong support for the project and noted it was a well resolved with exceptional programming for the neighborhood. There was strong support for the proposed height relaxation. The overall massing and upper storey step back are well-resolved. The contemporary, stream-lined design of the building was appreciated. The material palette is fitting for the neighborhood. The outdoor spaces, especially childcare space, were well-resolved.

There was a concern in regards with the neighboring properties, as the 7-storey building overwhelms the adjacent two-storey character houses. Other panelists noted the shadowing and blank walls of the ramp to the adjacent rear yard are also a concern.

There were also concerns with the Cordova St frontage, where the parkade is exposed and the sidewalk is narrow. Design development is needed to make this frontage friendlier.

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