

URBAN DESIGN PANEL MINUTES

DATE: May 15, 2019

TIME: 3:00 pm

PLACE: Town Hall Meeting Room, City Hall

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:

Jim Huffman	Chair
Amela Brudar	Items 1 & 2
Adrian Rahbar	
Helen Avini Besharat	Items 1 & 2
Colette Parsons	
Derek Neale	
Jennifer Stamp	Items 2 & 3
Matt Younger	
Susan Ockwell	
Yinjin Wen	
Jennifer Marshall	Items 1 & 2
Muneesh Sharma	
Karenn Marler	Item 1
James Cheng	Item 1

REGRETS:

Grant Newfield

RECORDING

SECRETARY: K. Cermeno

ITEMS REVIEWED AT THIS MEETING

- | | |
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| 1. | 1157 Burrard Street |
| 2. | 2336-2366 Charles Street |
| 3. | 319-359 W 49 th Ave |
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BUSINESS MEETING

Chair Jim Huffman called the meeting to order at 3:00 p.m. and noted the presence of a quorum. The panel then considered applications as scheduled for presentation.

1. Address:	1157 Burrard Street
Permit No.	RZ-2018-00062
Description:	To develop a 47-storey mixed-use building with 236 market strata residential units, 50 hotel units or 50 more residential units, a 37-space childcare, office space and commercial space at grade. The proposed building floor area is 28,077 sq. m (302,222 sq. ft.), height is 146.3 m (480 ft.) and floor space ratio (FSR) is 13.99. This application is being considered under the West End Community Plan, the Rezoning Policy for the West End and the Higher Buildings Policy.
Zoning:	DD & C-5 to CD-1
Application Status:	Higher Building Rezoning Application
Review:	First
Architect:	Merrick Architecture
Delegation:	Gregory Borowski, Architect, Merrick Architecture Paul Merrick, Architect, Merrick Architecture Jennifer Stamp, Landscape Architect, Durante Kreuk Goran Ostojic, Leed Consultant, Integral Group Keo Rabatsheko, Merrick Architecture
Owner/Developer	David Buddle, Prima Properties
Staff:	Helen Chan & Paul Cheng

EVALUATION: SUPPORT with Recommendations (12/0)

- **Introduction:**

Rezoning Planner, Hele Chan, began by noting this rezoning application proposes to rezone 1157 Burrard to CD-1 to allow for a 47-storey mixed-use tower with 236 strata residential units, either more 50 hotel units or 50 more residential units on the Levels 4-6 (applicant to confirm before Referral at Council).

On-site community benefit includes a 37-space City-owned childcare facility on level 3; office space for community uses on level 2 uses is being explored but not committed and commercial space fronting Davie St at ground level.

This site is located on the north-west corner of Burrard and Davie St and is part of the West End Community Plan. The easterly frontage along Burrard is zoned is Downtown District (DD) and located in the Burrard Corridor of the Plan. The westerly frontage along Davie is zoned West End Commercial (C-5) and is part of Davie Village. The site area is 21,620 sq. ft. (2,007 sq. m) and currently has a community garden

Across lane to the north is St. Paul's Hospital, proposed to relocate to False Creek Flats. To the west and on the south side of Davie St – "Davie Village" with existing local serving businesses, nightlife and hub for the LGBTQ community. Across on the south side of Davie St there is an existing Esso gas station. To the east side of Burrard there is an existing medical office building and local serving commercial; corner property has been acquired by the City for plans to develop a mid-rise building with social housing and community uses at ground level.

The east end of the site is identified as 'Area F' in the 'Burrard Corridor' of the *West End Community Plan*, which allows for heights up to 375 ft. (114.3 m) and consideration of increased density for market residential with a contribution to the Public Benefits Strategy.

The *Rezoning Policy for the West End* provides guidance on intensification of the West End, which on this site includes minimum frontage, maximum tower floor plate and tower separation

The application is being considered under the *General Policy for Higher Buildings* (1997, last amended Feb 2018), which allows for consideration of additional height above current zoning and policy or for buildings entering the Queen Elizabeth View Corridor; Higher Buildings must achieve:

- architectural creativity and excellence;
- demonstrate leadership and advances in sustainable design and energy consumption;
- deliver community benefits (e.g. cultural or social facilities);
- Provide on-site open space and contribute to the downtown network of green and plaza space.

Development Planner, Grace Jiang, began by noting, due to requirements of the General Policy for Higher Building (GPHB), this review involves an enhanced Urban Design Panel, with special panelists Karen Marler and James Cheng, as local experts on tower design. Welcome.

The site is situated at the north corner of Burrard St and Davie St intersection. Burrard St is one of the two Downtown ceremonial boulevards and is a gateway to the heart of the CBD from the Burrard Bridge. The character of the corridor is similar to the downtown with mostly high-rise office, hotel, and residential buildings. In West End Community Plan, this corridor defines east edge of the urban frame and offers opportunities for greater height and density. A few higher buildings are approved or built in this area, including Burrard Gateway (525 ft), Wall Center (425 ft), and Butterfly building (550 ft). Along Davie St, this corner can be seen as the entrance of Davie Village. Davie Village is a vibrant district catering and socializing area for locals and visitors during the day and night time. It is characterized by low-rise building with small scale shops and restaurants.

In the West End Community Plan (WECP), the building height can be considered up to 375 ft subject to view corridor limits. There are 3 council-adopted view cones across this site, two view cones partially pass the site limiting the height up to 190 ft. Queen Elizabeth park View Cone (QE VC) caps the tower height to 350 ft. In addition to the Plan and view cone constrains, this subject site is one of identified sites for higher building under General Policy for Higher Buildings , which strategically allows a tower to extend beyond QE VC to strengthen the view of the gateway. This tower should be subordinate in height to the Burrard Gateway when viewed from Burrard Bridge while also contributing to the downtown skyline.

The proposed tower height is at 480 ft. It passes through QE VC by 130 ft. A rooftop architectural appurtenance extends extra height of 27 ft. To earn the significant additional building height under GPHB, the overall proposal is expected to achieve an exceptional level of urban design excellence, particularly focusing on the following 3 aspects:

1. To establish a recognizable new benchmark for architectural creativity and excellence, while making a significant contribution to the beauty and visual power of the city's skylines. The proposed building design includes some interesting moves, such as solar-controlled blinds on the west façade, which creates an interesting architectural expression while embracing sustainability. The project architect will present the details of architectural design to the panel.

Taking into account the significant penetration into QE VC, my first question to the panel is: Has the proposal demonstrated a high standard of architectural excellence? Does the proposed form coherently reinforce the visual legibility of the city's skyline when viewed from Burrard bridgehead, QE park and other general viewpoints from the city?

2. Second urban design consideration is to provide a meaningful on-site open space that represents a significant contribution to the downtown network of green and plaza space; The policy is looking for substantial on-site contribution and improvement of public realm through a higher building development. Staff presents two successful examples of public open spaces on higher building sites in Vancouver: 1133 Melville & Shangri La. Both public spaces are generous in size and height, and have active and dynamic interfaces with the building and adjacent public realm. This south-facing corner has been envisioned as a new public open space in downtown area. The Burrard Gateway development has taken this into account and reshaped its tower to avoid shadowing onto this corner. The proposed open space is approx. 1500 s.f. and covered by the building overhang up to a volume of 3-storey high. It is interfaced with a retail unit and a commercial entry corridor.

Given this is a higher building development and the importance of the intersection, my second question to panel is: taking into account its size, height and orientation, does the proposed open space make a significant contribution to the public realm and mark the entry to the Davie Village?

3. As a higher building, it should showcase leadership and advances in sustainable design and energy consumption. The applicant team will present the sustainability strategies in detail. The city's sustainability group will review this application to determine its success in meeting this requirement.

Under the rezoning policy for the West End, a maximum of 7,500 s.f. floor plate can be considered for a residential tower in this area. However, the floor plate and placement of the tower on this site is highly-constrained by two view cones, resulting in a uniquely-shaped floorplate that is relatively small above level 19. As such, staff are entertaining a building form that cantilevers over the public sidewalk on both streets. In order to ensure that the sidewalk feels open, staff have required that these soffits are located high above. As another acknowledgement of the site constraints, staff are entertaining a minor protrusion into view cone 12.1 with glass-lined balconies.

The proposed podium is 6 storey and 80 ft. high. It creates a 40 ft street wall along Davie St and set the upper floors back substantially to align with the adjacent existing building. At ground plane, small frontage retail units are proposed fronting Davie Street, while office and residential entrances and elevator core interfacing with the Burrard sidewalk. A city-owned childcare is proposed on the third floor with the entry from the lane.

Staff then took questions from the panel.

- Advice from the Panel on this application is sought on the following:
 1. This project proposes a significant penetration into the council-adopted QE View Cone. According to the rezoning policy, the overall proposal is expected to achieve an exceptional level of urban design excellence.
 - Has the proposal demonstrated a high standard of architectural excellence?
 - Does the proposed form coherently reinforce the visual legibility of the city's skyline when viewed from Burrard bridgehead, QE park and other general viewpoints from the city?

- Taking into account the size, height and orientation, does the proposed open space make a significant contribution to the public realm and mark the entry to the Davie Village?
- 2. Please provide commentary for the proposed cantilever massing along Burrard St, in terms of forming an engaging and consistent street view and creating a positive perception from the sidewalk and bike lane.
- 3. Please provide commentary for the design of ground plane, in terms of contribution to a high quality and pedestrian oriented public realm along both streets.

- **Applicant's Introductory Comments:**

The project has been evolving as a meaningful backbone to the city, the more you get into it the more significance the location has.

From the south to the south west across Burrard street bridge one can access the whole peninsula. This site will act as an introduction to the Burrard Street Corridor. There's a junction point of downtown and going to the west side.

With the form of the building along with the junction at Davie Street and through the orienting shift at the balcony, it has created a gestured welcome in the West End.

The view cone devices that exist in the City of Vancouver have had some ramifications on the project.

In regards to the Urban Design, this was a concept of inside and outside, our attitude with this site was everything to do with the West Coast.

This was an opportunity to play with views into downtown and through the Northern Mountain and see the forest, water, and all natural elements.

There is a pixilated type façade that will continuously change with the day and night.

At the corner of Burrard and Davie created a corner plaza place where you can walk around and socialize, also a place to gather water and bring it at grade.

Regarding the residential entry wanted to capitalize on the set back of the street. Via the Elevators you get experience onto 7th floor what happens on Burrard Street. Then when arrive to the rooftop you gain whole experience of the city.

On the lane side, the intent is to create the beginnings of the streetscape with trees and paving. There are opportunities with a two sided lane with activities on it.

Created urban environment at the base with a free form mountainous crystal structure. There is a daycare and opportunity for hotel rooms.

The activation on the lane is intentional, there is also retail to encourage further activation.

Paving flows back to the lane, and its flushed with the lane. The activity on the lane has been designed as a pedestrian network.

On level 7 there is an amenity room with a fairly large amenity deck. Look to implement a rain water collection system as part of the filtration system.

The landscape took the west coast as its concept.

There are quite generous setbacks on Davie Street there are 3 metres of additional sidewalk and 3 meters being sought on Burrard.

There are a number of street trees that will be removed when a bike lane is placed.

The corner plaza is an expression of the west coast with seating blocks and a water feature that is active dependant on rain pattern.

Will use local plants to get planted areas along to soften.

In regards to the High building policy this project has to meet with advances and leadership in sustainable designs.

It's really designed for exposure on the cooling side and heating side with 50 percent enclosure.

There are passive house units.

There are active shading devices on the west exposure and south east exposure and high window to wall ratio, the cooling is very important.

There is a high efficient mechanical system

There have been various ongoing discussions with sustainability group.

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 seconded by Ms. Avini-Besharat 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:

- Develop stronger clarity to the overall project;
- Develop ground plain elements to respond to Davie street;
- Design Development of the street corner plaza to address grade activation and use;
- Further design development of the west coast narrative.

- **Related Commentary from the panel:**

There was general support for this project at the rezoning stage. At the DP stage the applicant will need to earn their architectural excellence. This can be earned with Simple elegance and streamlining of the building.

For DP the thinking needs to be clear, acknowledgement of the Davie street guideline, let the tower come out so that all the elements have a flow, presently there are many moves that need editing.

There was support for the height, massing, density, and cantilever massing.

The building was noted to be at an iconic location. The tight site forces a slender elegance. This building will add to the reading of the city. The height balances the other tall buildings in the area.

A guest panelist noted the nature of the building standing alone and the view cone will give the buildings a unique landmark status.

A lot of energy appears to have been spent on the towers and less on the podium.

The podium needs to understand the history of Davie village.

The renderings are more successful than the building model regarding the concept of relationship to the water, mountains, sun etc. Suggest a little west and east connection.

Different from previous years, Burrard, Georgia, Denman and Davie now have taller buildings puncturing the skyline, for this reason the project's fit is supported, and knowing that St Paul's will not have towers within 100 ft.

It is unfortunate the building is not looking at the mountains.
The form of the buildings is not facing Burrard bridge and it should as this is where the gateway is.

The office lobby appears forced, suggest taking the corner CRU and Davie and create a generous social area and give the rest of space to the office lobby.

Design development of the shoulders could further capture the flat iron effect,

The changing nature of the west façade stands out, would like to see this pixilation approach echoed out in the whole tower.

The three elevation approach in particular with lane activation is nice, set the precedence for ST Paul's.

Regarding the ground plain, the corner is small, not activated enough, and pinched. Think about how it leads into the west end.

The porosity and usability of the ground plain could benefit from further design development. The ground plain with the base needs more work.

Ground plain needs to celebrate the movement of people, it is an important corner that will be very populated and will be a conflict with crowds moving to waterfront events.

There is an opportunity to understand the 'Davieness' of the street level. This lane is the first one in and good opportunity to set it up.

Overall the project needs more of a "west end" feel.

Legibility of the Davie street elevation and connection with the west wall piece needs to be reconsidered. The laneway has too many elements happening and could benefit from being toned down. Encouraging people down the lane can be a relief for Davie street.

How the CRU opens to the sidewalk and potential restaurants is nicely done.

The public plaza feels small and is further compressed with the canopy; look into if the canopy is needed there.

There was general support for the Burrard street bulge, however could benefit from some development that will stay within the property line.

There was general support for the indoor and outdoor amenity.

There needs to be a better resolution regarding the private area and public amenity.

Be aware of long casting shadows down Davie and Burrard, these are important streets.

There was concern regarding the triangular balconies.

The solar shade and how it's broken up by heights is nice.

Use of color and lines is nice.

The location of the daycare is supported. If the intention is to continue the streetscape the west wall next to the daycare weakens the scheme.

The bike lane appears to be compressing the public realm.

Encourage installing a bike elevator rather than using the ramp all the time, and for the impaired.

The landscaping needs improvement at the intersection and presently appears jammed.

The building has a strong passive environmental design.

No issue with the height in regards to sustainability.

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

2. Address:	2336-2366 Charles Street
Permit No.	RZ-2019-00007
Description:	To develop a 6-storey (20.7 m) mixed-use building with 64 strata residential units and commercial at ground floor; all over 64 underground parking spaces. The proposed total floor area is 5,069 sq. m (54,562 sq.ft), the maximum building height of 22.4 m (74 ft), and the floor space ratio (FSR) of 3.2 of which 0.48 is dedicated to retail floor area. This application is being considered under the Grandview Woodland Community Plan (2016).
Zoning:	R-5 & C-1
Application Status:	Rezoning Application
Review:	First
Architect:	Human Studio
Owner:	Rupert Campbell, CAPE Group
Delegation:	Bruce Haden, Architect, Human Studio Peter Atkinson, Architect, Human Studio Ken Larson, Landscape Architect, Connect Landscape
Staff:	Kent MacDougall & Carl Stanford

EVALUATION: Resubmission Recommended (8/2)

- **Introduction:**

Rezoning Planner, Kent MacDougall began by noting the proposal is a 6-storey mixed-use development. The site is located on the **southwest corner of Nanaimo Street and Charles Street**, between Charles St and Kitchener St. The subject site is a 4-lot assembly located within the Nanaimo sub-area of Grandview-Woodland. Currently zoned C-1 & RT-5 and occupied by single-family houses. All 4 lots face north onto Charles St. and back onto a lane running parallel to Charles Street. The lane has access off Nanaimo St. and Garden St.

Site size is approximately 1,583 sq. m. (17,039 sq. ft.). The lots have a combined frontage of approx. 37.3 m (122.4 ft.) along Nanaimo St., and a frontage of approx. 42.4 m (139.0 ft.) along Charles St. (depth).

Immediately north of the site on the west side of Nanaimo St is a 3-storey mixed-use development (*Ground floor Commercial*), immediately east of the site on the East side of Nanaimo St is a single-storey Commercial retail development fronting Nanaimo.

Lord Nelson Elementary School and Saint Lui Park is a ½-1 block west of the site. Templeton Secondary School and Templeton Park are located 6-7 blocks north. The site is largely surrounded currently by single family homes (largely zoned RT-5).

The site is serviced by the number 7 (Nanaimo Station-Dunbar) bus route through downtown.

This site is considered under the Grandview-Woodland Community Plan (GWCP), adopted by Council in July 2016. Site is located in the Nanaimo Street Precinct; specifically in the "Shopping Nodes" area. The plan allows consideration of mixed use developments up to 6 storeys with a density of 3.2 FSR provided there is a minimum 36.6m/120 ft. frontage and the fifth and sixth floorplates do not exceed 594.6m² / 6,400 ft².

Setbacks:

- Front sufficient to achieve a minimum 5.5 m (18 ft.) sidewalk
- Side setbacks may vary.

The GWCP allows for:

- South: Duplex (0.75 FSR) – Sites Currently zoned RT-5 (Two-Family or Duplex)
- North: 6 storey mixed-use – Applicant initiated rezoning
- East: 6-storey mixed use (currently single-storey commercial)
- West: Grandview precinct 'Residential Core' – RT-5 Two-Family / Duplex.

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, Carl Stanford began by noting, the site is located within the Nanaimo sub-area of Grandview-Woodland on the southwest corner of Nanaimo Street and Charles Street. It is roughly square in shape measuring 37 m/ 122' deep along Nanaimo and 42m /139' along Charles Street and has a total area of 1582m²/ 17,024 sq. ft. The site is currently occupied by four single-family homes constructed in 1928. It has an approximate fall along Nanaimo St of 1.46m/ 4.8' and is relatively level along Charles St.

The area to the south and west is zoned RT-5N/RT-5, is primarily residential and low rise consisting of single-family dwellings. The area to the east and north is zoned C-1 and consists of one-storey commercial retail and 3 storey mixed use development respectively North: C-1 zoning consisting of 3-storey mixed use development.

- North: C-1 zoning consisting of 3-storey mixed use development.
- East: C-1 zoning consisting of one-storey commercial retail.
- South: RT-5N and RT-5 zoning consisting of single-family dwellings.
- West: RT-5 zoning consisting of single-family dwellings.

Lord Nelson Elementary school and Saint Lui Park is located one block west of the subject site with Templeton secondary school located six blocks north. The immediate adjoining single family dwelling to the west will be shadowed in the morning year around.

The Grandview-Woodland Community Plan (Policy 6.6.2) allows consideration of mixed-use developments up to six storeys in this area with a 3.2 FSR, provided that there is a minimum 36.6m/ 120 ft. frontage and that the fifth- and sixth-storey floorplates don't exceed 594.6 m²/ 6400 sq.

It recommends a provision of public realm improvements that could include increased sidewalk width, street trees and amenities such as seating, patios, bike racks, and public art. A small public plaza should be created at the southeast corner of Nanaimo and Charles Street and shadowing on the plaza space should be designed to be minimized during afternoon periods.

View cone 27.2 has a maximum height limit of 66.5m/218' and C-1 zoning has a maximum height of 9.2m with a conditional increase of 10.7m.

The application proposes to rezone 2336-2366 Charles Street from RT-5 /C-1 to CD-1 to permit the development of a 6-storey mixed use building with 64 strata residential units and 765 m²/ 8234 sq.ft of retail. The proposal has an FSR of 3.2 of which 0.48 is dedicated to retail floor area of retail floor area and overall height of 22.4m/74' equivalent here to 6 floors. Policy consideration is under the Grandview Woodland Community Plan (2016).

The floorplate size varies with an average of approximately from 1119m²/ 12,044sq.ft for the first 4 floors. The fifth floor measures 947m²/ 10,193sq.ft and sixth floor measures 500m²/ 5382sq.ft. The Grandview Wood plan sets a maximum floorplate at the fifth and sixth levels of 6400sq.ft. Five CRU units (two w/ mezz) are accessed off Nanaimo Street at grade with 1 bed two storey townhouses provided along Charles St and the Lane (addressed off Nanaimo). The townhouses have an inboard windowless loft bedroom at their upper level.

A two storey parkade is accessed off the lane at the western edge with the PMT located on the boundary. The parkade provides 64 parking spaces, one class B & one class A loading space, non-residential parking spaces and approximately 133 bicycle spaces on Level P1 and 4 class B bicycle spaces are proposed at grade off Nanaimo St.

52% of dwelling units in the scheme are family units (10 studio at 15%, 21 1Bed at 33%, 24 2-Bed at 38% and 9 3-Bed at 14%). Private outdoor areas are not provided for all dwelling units but this is intended to be offset by shared private open spaces.

The main residential entrance lobby is located mid-block along Charles St and leads to a level 2 podium where 2 & 3-bed townhouses are accessed on the west wing together with 1/2bed apartments on the east. The amenity room and shared outdoor space for the residential is located on Level 2 in the south western edge. Vertical circulation to level 4 is provided off level 2 with level 3 accommodating the upper floor of the west wing townhouses and the upper floor of the east wing apartments also accessed directly off L2 via front door staircases.

At level 4 an external perimeter corridor wraps around the buildings west facade providing access to two levels of apartments. The applicant has provided a letter from their code consultant for an alternative compliance path at BP addressing egress concerns. At level 5 townhouses are accessed above and below from an internal corridor on the east wing and the west wing has apartments accessed from the floor below with private amenity above. Only the east wing pops up to a sixth floor level for the uppermost levels of the townhouses

Setbacks:

The Grandview Woodlands Plan 6.62 requires:

- Front setback of a minimum 5.5 m/ 18' sidewalk
- Rear setback of 9.1 m/ 30' for residential use
- Side requirements vary (~2.1m/ 7')

For sites adjacent to R zoned sites, without an intervening lane the C2 guideline are used as a best practice model for advisable setbacks and would recommend a minimum of a 3.7m/ 12ft. setback from the rear yard to west at grade and a minimum 10.7m/ 35' to 14.4m/47' setback approximately above the fourth floor.

In either case 2.4m/ 8' has been provided here at grade improving to the uppermost levels to 6.7m/ 22' with relaxations requested respectively.

The applicant has envisioned metal cladding to the Nanaimo frontage with 'Hardi plank type' material elsewhere but the situation is fluid.

Advice from the Panel is sought on the following:

1. Height, Setbacks & Shadowing:

- a. Does the proposal demonstrate a satisfactory attempt to mitigate shadowing on the adjoining context?
- b. Is the transition of scale to the west and the setbacks shown appropriate?
(Please Note: Consider that although the Grandview Woodlands Plan indicates more conventional sectional treatments with larger setbacks, it does not rule out alternate proposals)

2. Architectural Expression and Design:

- a. Is the massing, and articulation of the proposed form of development consistent with the residential character anticipated for this area in the Grandview Woodlands Plan?
(Please Note: Consider that the 5th floor plans exceed the maximum area in the GW plan for floorplates of 6400sq.ft by ~4000sq.ft at this level.)
- b. Please comment on the proposal's detailed design, particularly the architectural expression, and materiality?
(Please Note: Consider the durability & quality & further that the applicant has envisioned metal cladding to the Nanaimo frontage with 'Hardi plank type' material elsewhere but the situation is fluid.)

3. Livability

- a. Has the proposal successfully demonstrated the livability of the courtyard model outlined in their rationale?
(Please Note: Consider private outdoor spaces such as balconies for the family-sized units, connectivity between indoor and outdoor amenity spaces, and lastly, ease of wayfinding and entrance identity.)
- b. Is the inner courtyard sufficiently activated, usable and free from shadow?

4. Public Realm Interface

- a. Is the public realm along Nanaimo sufficiently activated with provision for a lively public realm?
(Please Note: Consider the number and type of entries at grade, entry locations, canopy depths & canopy soffit design, building use, the amount of glazing at pedestrian level; and the public realm design.)

• Applicant's Introductory Comments:

The core intentions of this project are to establish traditional type streets where you walk by your neighbor's door for improved sociability. This project aims to avoid the social isolation crises and allow solar access and ventilation. There is a site wrapping circulation strategy so neighbors are visible.

The double sided units allow for 3 bedroom units that are livable and affordable. This is a housing form that is desperately needed in this neighborhood. All units have private outdoor space and all dwelling units will get late afternoon sun shadow which is in accordance with the GWP. There are 5 townhouse units facing Charles Street and 5 facing the lane, which intended to be of 'facing the lane concept' type unit.

The City of Vancouver has strict guidelines regarding the Courtyards. The intent was to balance the units to the west adjacent and maximize the courtyard. We opened up the space and enclosed it up top; multiple units are accessible off the courtyard. The ends of the courtyard were left as active nodes, this allowed for the courtyard to have some lushness.

The Grandview Woodlands plans request a setback of one level up, and would like one level down to respond to view impact. Materials include zinc cladding and 'Hardi Plank' type color paneling but materials are still being explored.

All the views are directed to the south to respond to concerns on overlook consideration. There is planting to address privacy concerns. The green buffer allows for privacy but still allows residents to engage with neighbors. There are street trees in front, and the intent is to break up the concrete and get some more permeability. There will also be a rain water harvesting technology incorporated into the project.

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

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

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

- Design development to increase the neighbourliness of the buildings on the western face by minimizing the overlook and scale on the western block;
- Design development of the courtyard to maximize daylighting and use;
- Design development to improve sociability of the amenity areas;
- Design development to maximize daylight into the dwelling units;
- Design development to the physical character of the building to address the finer grain of the neighbourhood;
- Design development to improve overall livability and use of private exterior space;
- Design development to improve the overall form, expression and character of the building; and,
- Design development to better balance community and privacy;

- **Related Commentary:**

Although there were overall mixed reviews expressed with regard to the proposal, the panel appreciated the positive social attitude of the project. As such most panel members agreed the street edge and town house at grade worked well and the idea of a courtyard centred building was a good typology. With this in mind the panel noted their appreciation for the social community aspect expressed in a market strata condominium building. The panel also noted in general that the transition of private to public space was done well. Most panel members however suggested the applicant research further the social typology versus neighbourliness to better establish a line between privacy and social interaction with neighbour.

Most panel members had no issues with the floorplate restrictions and one panelist noted that the Grandview Woodland area is in need of densification however most panel members agreed the expression and articulation of form on the western block was quite dense and transitioned poorly to the neighbours. Most panel members noted that although the bulk of the building pulled the normal typology apart, the expression of the buildings does not reduce this bulk, merely redistributing it within a constricted site and as a result it is not sufficiently refined with regard to its relationship with the surrounding housing. There needs to be a scale transition on the west side. The massing on the west side is struggling the most. The west side is the more challenging side.

Some panel members noted that neighbours across the lane will be impacted by shadowing and there is no lane transition from the courtyard to these neighbours. The proposal appears to not have attempted to mitigate the shadowing impact. The panel noted more shadow studies for the courtyard is needed. Most panel members noted the courtyard has issues with shadowing and usability and suggested further development. The courtyard in the middle bulks up the size of the buildings. It was suggested that to resolve the issues previously discussed the applicant consider keeping courtyard but rotating it.

Some panel members noted that the saw tooth expression in the elevations although visually striking needed a stronger rationale based on functionality. In addition some panel members expressed concern on the extent of solid wall with small windows. Most panel members agreed that darker materials added to the perception of mass and suggested using materials that are lighter in colour. The elevations at levels 1, 2, 3 are monotonous compared to the rest of the building. The building fronting Nanaimo was more successful in its architectural expression and materiality but the Western block felt neglected. The Buildings to the west should also be at same level of quality as the Eastern

building fronting Nanaimo. The Nanaimo frontage feels a little weighty, and there is a need to examine the materiality and detailing for all facades.

Consideration should be given to a refined distinctive treatment of the base, middle and top of the building with a unifying language leveraging a cohesive high quality material palette. Changes in material expression should have a functional basis underlined by a rigorous rationale.

Some panel members noted that constructability issues at the rezoning stage will be a continuing concern as the project develops and needs further consideration and clarification. There is not enough information regarding the detail design. The floor to height ratio needs consideration. Some panel member expressed concern with how units are being stacked in a wooden frame as the 6 and 4 storey wood frame structures are quite different. The entry and exit layouts need to be looked at especially units opening to loading area. There appears to be fire separation and acoustic issues and overall code issues need to be looked at to ensure the form of development is viable. The circulation is out of the box thinking but creates issues to resolve. The ramp and loading access are not ideally located. The mechanical will be difficult to access with the concrete wall.

Most panel members noted that the units have livability issues, with the majority of them narrow with very small windows and daylight issues. Most panel members agreed that there are not enough windows and more windows allow the opportunity to open up the building. The lower balconies will make for dark living spaces at grade level. Most panel members noted a need to have more light and access. Most panel members noted that amenities should not be read as another unit but rather have their own functional program. A panelist suggested having a large amenity at the back and on the top of building. Other suggestions included consider putting an amenity room on level 5 in the Nanaimo building. Some panel members noted that the townhouse units at the lane are at grade, and encourage them to be raised up to improve privacy.

Some panel members noted the importance of how the building hits the grade and interfaces with the public realm and that it needed additional detail. Most panel members felt continuous canopy cover along the street, additional detail on the retail strategy, and awnings/canopies over the entries was important. The public realm is good on Nanaimo, appreciate the seating area and lounge. Suggest a few benches looking towards the view on Nanaimo.

The public realm should encourage public interaction and gathering, lend significance to the site and be well integrated with the surrounding streets and sidewalks.

Overall there are issues of livability, shadowing, neighbourliness and the overlook. Tall landscaping, screening etc. on the west property line could be a solution or rotating the courtyard but in general further development is required

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

3. Address:	319-359 W49th Avenue
Permit No.	RZ-2018-00051
Description:	To develop a 5-storey mixed-use buildings containing 51 market residential units and commercial retail at ground floor; all over two levels of underground parking. The proposed total floor area is 5,417 sq. m (58,310 sq. ft.), the floor space ratio (FSR) of 2.24 and the building height of 18.8 m (62 ft.).
Zoning:	RS-1 to CD-1
Application Status:	Rezoning Application
Review:	First
Architect:	Matthew Cheung Architects
Delegation:	Matthew Cheng, Architect, Matthew Cheng Architect Cameron Woodruff, Landscape Architect, PMG Landscape Architects
Staff:	Lecia Desjarlais & Miguel Castillo Urena

EVALUATION: Support (8/0)

- **Introduction:**

Rezoning planner, Lecia Desjarlais, began by noting this is an application to assemble 3 parcels under the Cambie Corridor Plan in the Langara Neighbourhood. It is currently zoned RS-1 and developed with three single-family homes.

The site is located on the northwest corner of West 49th Avenue and Alberta Street. This site has a combined frontage of 200 ft. and a depth of 110 ft. The site area is approximately 21,662 sq. ft. It is 541 ft. (165 m) to the Langara-49th Ave Canada Line Station.

To the north and east are single-family homes. To the south is a rezoning application for the Langara YMCA to permit development of a new and expanded YMCA recreational facility. Proposed are two residential towers, one 13-storey rental tower with a social housing component shown here. Off the edge of the model is a 20-storey tower with market strata.

Langara College has also recently submitted an application to amend their CD-1 zone and expand their facilities. The height of the proposed buildings range from 6 to 4 storeys. To the south, Langara Estates is a low-rise townhouse development comprised of 4 strata complexes.

The Cambie Corridor Plan outlines mixed-use developments up to 4-storeys along this stretch of West 49th Avenue with density up to 2.5 FSR. To the north, policy supports redevelopment for townhouses. As we approach Cambie Street, the maximum height steps up. The policy supports redevelopment with mixed-use up to 8 storeys here, and up to 10 storeys on Cambie.

This application proposes a 4-storey mixed-use development with commercial at grade and 51 strata units on levels two to four. An FSR of 2.24 and height of 45 ft. are proposed. Two levels of underground parking with 61 parking spaces are proposed with access from the lane.

A collocated indoor and outdoor amenity space on the roof is proposed.

A 3 m dedication is sought on West 49th Avenue to accommodate Complete Streets improvements.

Note that a bike lane and other complete street improvements are not depicted on this model, but the setbacks are correctly shown.

Development Planner, Miguel Castillo Urena, began by noting the existing conditions which include a steep topography and some trees. The site slopes diagonally approximately 2 meters north to south and 1 meter along W 49th. There are currently a number of large trees as well. The massing has been carved at the front of the building to retain the existing trees and create a courtyard where the commercial units

face to. The main residential entry is located on Alberta Street. The Cambie Corridor Plan is seeking for proposals to generally adhere to C-2 guidelines all along west 49th, providing continued street wall.

Advice is sought primarily in form of development, public realm and sustainability, as follows:

Form of Development:

- Whether the overall built form creates an appropriate “fit” with the anticipated context;
- Whether the proposed massing, form and expression responds well to the corner condition.

Public Realm

Overall public realm interface, particularly at W49th Ave. and Alberta St. and the measures needed to improve that these frontages actively engage the pedestrian.

Sustainability:

Has there been a satisfactory response to sustainability?

The planning team then took questions from the panel.

• **Applicant’s Introductory Comments:**

This is a C-2 building.

This is a built architectural form with box layers.

2 and 4th floor is set back from the first level ground floor.

The 4th floor is setback in the middle portion from front and back to allow tree retention.

The residential lobby is from Alberta Street and highlighted by a wood finish.

The ground floor front portion is commercial and the back portion is residential.

There is an indoor and outdoor amenity space

There are two levels of underground parking

There is bicycle parking at the basement.

Landscape is based around the retentions of the tree, created a green front side on 49th Av.

Ground level is on the lane way side and has a residential component with ground level patios stepped down to the lane with two layers of planting. This provides separation and buffering.

At the Rooftop level there is an outdoor amenity space. There are no built in planters as it is a wood frame, the design has tried to create separated program space.

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. Neale and was the decision of the Urban Design Panel:

- THAT the Panel **SUPPORT** the project.

• **Related Commentary:**

There was full support for this project.

The panel support the form fit and massing.

The corner conditions are currently the right fit.

Some panelists noted better detail of materials used would be good.

The front entry area is well done.

The 5th level stair I could be tidier as it appears to be looming over the neighbor.

The compact retail units are a positive, they tend to support small local businesses.
The activation of the lane is great.
Consider more exterior spaces such as a café for students.
Consider pulling the store front to have a little bit of an overhang.
Keep in mind ground plain and commercial areas will have lots of pedestrians and students.
The corner at 49th and Alberta could benefit with some benches or some stepping stones.

The rooftop amenity is good.
Keeping the trees is a positive, creates an interesting elevation on 49th.
The residential entry has a middle space filled with planting, have a direct route from the outside path to the residential entry

Regarding the sustainability the triple glazing and window wall ratio are good.
An analysis is needed with the cooling provided.
However more details regarding the sustainability would be nice.

The chair noted minor suggestion from the panels comments such as consider a green roof, at least near where one will be using the roof to enhance the image.

The façade is a little fussy and over articulated, a bit of refinement is needed.

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