

URBAN DESIGN PANEL MINUTES

DATE: October 2, 2019
TIME: 3:00 pm
PLACE: Town Hall Meeting Room, City Hall
PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:

Colette Parsons Chair
Helen Avini Besharat Excused from items 1 & 2
Susan Ockwell
Jennifer Stamp Excused from items 1 & 3
Derek Neale Excused from items 1
Yinjin Wen
Karenn Krangle
Muneesh Sharma
Adrian Rahbar

REGRETS:
Grant Newfield
Jim Huffman
Amela Brudar

**RECORDING
SECRETARY:** K. Cermeno

ITEMS REVIEWED AT THIS MEETING	
1.	445 Kingsway and 2935 St. George Street
2.	728 W 41st Ave (Oakridge Centre Building 1 & 2)
3.	1489 W Broadway

BUSINESS MEETING

Chair Colette Parsons called the meeting to order at 3:15 p.m. and noted the presence of a quorum. The panel then considered applications as scheduled for presentation.

1. Address: 50445 Kingsway and 2935 St. George Street
 Permit No. RZ-2019-00053
 Description: To develop the site with two 14-storey mixed-use buildings with commercial uses at grade and 215 secured rental units above (with 20% of the residential floor area assigned to moderate income households); all over 5 levels of underground parking consisting of 224 parking stalls and 443 bike stalls. The maximum building height is 48.88 m (160.37 ft.), the total floor area is 30,117 sq. m (324,176 sq. ft.) (including underground vehicle storage), and the floor space ratio (FSR) is 6.69 (including 4.84 FSR above grade and 2.12 FSR below grade). This application is being considered under the Moderate Income Rental Housing Pilot Program.
- Zoning: C-2 to CD-1
 Application Status: Rezoning Application
 Review: First
 Architect: Acton Ostry Architects
 Delegation: Mark Ostry, Architect, AOA
 Jennifer Stamp, Landscape Architect, Durante Kreuk
 Kevin Welsh, Landscape Architect, Integral
 Staff: Derek Robinson & Grace Jiang

EVALUATION: Support with Recommendations (6/0)

- **Introduction:**

Rezoning Planner, Derek Robinson, began by noting this site is located on the NW corner of Kingsway and St George St, across from Robson Park. It is within the Mt. Pleasant Plan Area and the Broadway Plan study area. The site is just over a 1 acre in size and is zoned C-2. Adjacent sites on Kingsway are zoned C-2 while properties to the north are RT-5. Across Kingsway is the Mt. St. Joseph hospital.

This application is in response to the Moderate Income Rental Housing Pilot Program or MIRHPP, which is a limited pilot program that enables up to 20 rezonings city-wide for new buildings that provide 100% secured market rental housing, with a minimum of 20% of the residential floor area permanently secured for moderate income households. This program addresses a critical gap in our rental housing market by encouraging development of new units for households earning between \$30,000 and \$80,000 per year. The policy outlines location criteria, where a height of up to 14 storeys could be considered for C-2 sites on arterial roads. Neighbourhood context is an important consideration, and all projects must consider and respect transitions to surrounding areas and homes.

Note In 2016, Council approved at public hearing a rezoning application for a 6 storey Rental 100 building on this site. This previous application included a car dealership at grade and vehicle access from St. George St. This proposal under consideration today is to construct a 14-storey mixed use rental building with a 4-6 storey podium. The FSR is 6.96; however 2.12 FSR consists of below grade car storage. 215 units are proposed with CRUs at grade. Vehicle access is proposed from a new traffic signal on Kingsway aligned with the existing hospital access. Consolidating access on Kingsway allows for future closure of St George St to traffic in favor of a park extension including a cycle path and storm water infrastructure. Retention of a large cedar tree, ground oriented units and a three storey height transition is also proposed along St. George.

Development planner, Grace Jiang, began by noting the site is at the sharp corner of Kingsway and St George St. It has long frontage on both streets with approx. 400 ft. along Kingsway and 260 ft. on St

George. The site is generally flat along Kingsway but drops significantly to the north on St George St. by approx. 13 ft. The site does not have a lane on the back separating the site from the adjacent properties to the north.

The site is located between Main and Fraser St. within the boundary of Mountain Pleasant Community Plan. It is close to the "Triangle Block" formed by Broadway, Main St, and Kingsway. There are many existing high rise developments in this area, including 21-storey Independent development, a few other 8 to 14 storey buildings. The floor plates range from 9,000 sq. ft. to 11,000 sq.ft.

This site and the adjacent sites on Kingsway are current C-2. The area to the north is zoned RT-5 which is intent on preserving existing heritage and character houses. An elementary school is one block away to the north. The immediate neighbour is a city-owned lot used for a kids Club. Crossing St George St is Robson Park with a Mountain Pleasant family center at the corner. This area functions as a recreation hub and very well-used by the neighbourhood.

The application comes under MIRHPP rezoning policy. The policy considers some additional height and density up to 14 storeys for a C-2 zoned site at the intersection of one arterial and one local street, commensurate with site size, context, and other considerations.

The application is for two 14 storey towers and 5 storey podium mixed use development. The towers are in rectangle shape with a gross floor plate of 6,500 sq. ft. The separation between these two towers is 80 ft. The podium height is 5 storeys on Kingsway. It reads as 6 storeys and steps down to 3 storeys along St George. On the back of the building the podium heights are reduced to one and two storeys. The shadow study provides a comparative analysis between shadows generated by this proposal and that of a development conform to C-2 zoning and that of the council-approved rental 100 development. It indicates the proposal shadows less on the park but shadows more to the neighbours by the towers.

The street-wall expression on Kingsway slightly deviates from the base zoning C-2, which usually anticipates a continuous 3 storey street-wall with a stepping back on the 4th floor.

The parking access is from Kingsway on the western side which is in line with the access of the hospital site across Kingsway. The rest of Kingsway frontage is occupied by a residential entrance and commercial units. The proposal also includes office use on the second floor. The frontage of St. George is proposed with another residential entrance and 3-storey ground-oriented townhouses. The proposal includes one indoor amenity room on level 3 and outdoor amenity spaces on multiple roof decks.

Advice from the Panel is sought on the following:

1. Does the panel support the proposed height and density (two 14-storey towers and 5-storey podium)?
2. Under the MIRHPP Policy, projects must consider and respect transitions to surrounding areas and homes. Has the proposed transition heights and setbacks successfully mitigated impacts to the neighboring low density area in terms of shadowing, overlook, and views, in particular, the interface with the adjacent north properties without a lane?
3. Does the proposal contribute an appropriate streetscape on Kingsway? with particular comments on:
 - street view and sky view contributed by the towers;
 - height and expression of the street-wall;
 - breaks in the long frontage of the podium; and
 - animation of street level frontage

4. Given the adjacency to the Robson park and future enclosure of St. George Street, has the proposal provided a successful design response, including the interface with St. George Street and the public realm at the sharp corner?
5. Mountain Pleasant Community Plan calls for good way for contemporary design to fit into the neighbourhood. Please provide preliminary comment on the architectural expression and materiality to inform the development application.

The planning team then took questions from the panel.

- **Applicant's Introductory Comments:**

The applicant began by noting the developer is a family owned business in Mount Pleasant over 30 years. They intend to stay connected to the neighborhood for the long term.

Their 2016 rental 100, rezoning application, which was approved by council in 2017 they stopped due to rising construction costs. In 2018 the MHIRP program was launched and the developers decided to take another look and pursued the application.

This site is blocks from uptown Mount Pleasant neighborhood and close to the future rapid Broadway-main transit station. It is also next to the Boys and girls club. It is also pposite Mount Saint Joseph hospital.

The MHIRP objective is to optimize rental density and for this site minimize shadowing on Robson Park. Uses include commercial retail at grade, office, and rental housing. 35 percent units are family oriented with two bedrooms or more, there are a total of 215 units, two amenity spaces and a generous amount of outdoor space.

Form of development is two midrise towers on top of three story residential podiums. The podium, height, and massing at St George street steps down to the boys and girl club. The Northern midrise towers parallels with Kingsway, and located 40 ft. back from adjacent property. The southern tower is perpendicular to Kingsway to minimize shadowing. Both towers forms are setback from the neighboring properties. Commercial retail on Kingsway is continuous and wraps around St George Street and ends at the town houses. There is a partial level office, on the second level above the retail that faces north. The commercial massing features, flat iron corner prowl with store front glazing to accommodate a variety of CRUS.

Significant differences from rezoning is moving the parking and loading to enhance the public realm off St George.

Regarding the landscaping, the public realm is very prescriptive; St George is a little unknown at the moment. There are a number of existing trees along Kingsway; there is an existing bus stop that will be upgraded. The corner around St George has a lot more green to tie it in the garden feel of the single family homes.

There is a children's play adjacent to the amenity room, in a fairly, good, sunny part. Level 6 there is a more passive space, rooftop dining lounging, kitchen, urban agriculture, maximizing soil volumes. There are metal wall planters to mitigate grade change.

The project is complying with the Green buildings rezoning policy. There is a proposed solution around the rain water management. Overall performance, under total energy use intensities by 5 points. The greenhouse gas intensities are about 2 points lower. The residential has a 50 percent glazing ratio. There is a standard mix of heat conservation mechanisms.

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. Avini-Besharat and seconded by Mr. Sharma and was the decision of the Urban Design Panel:

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

- Further design Development of the Kingsway street frontage to create an interesting, lively, and well detailed project at the ground level along the street with consideration to the parkade air intake and exhaust and their locations on the street frontage.

- **Related Commentary:**

There was general support by the panel for the heights, density, shadowing and transition. The main concern from the panel was in the detailing.

- The panel noted the Kingsway frontage needs further work.
 - The Kingsway face at street level has a long frontage that is not currently working. Consider breaking up the expression of retail and podium above it to makes less relentless.
 - There is strong opportunity at the corner of St George and Kingsway to do something very interesting.
 - The panel preferred a stronger street expression and corner to make the corner memorable.
 - The response to St George appears to work, the townhouses were seen as a positive addition.
 - The different layers of the podium are good.
 - The interface with the park and residential neighborhood is well treated.
 - The panel acknowledged it is challenging to have the parking entry anywhere on this site. The panel noted the parking access needs a more creative solution.
 - The panel noted this is a rezoning, and for the next step would like to see a more lively and colorful Kingsway expression to fit the neighborhood. A panelist noted to activate Kingsway more with seating and standing areas.
 - A Panelist noted to make a few suites accessible or accessible ready for rental.
 - There is a lot of venting on the sidewalk, anything that can be done to move to a location that makes pedestrian experience better would be seen as an improvement.
 - Overall landscaping and locations of amenities are successful.
 - The roof top spaces have small or no indoor space, recommend maximizing the interior space to exterior space.
 - Additionally, would be nice for the rooftop to stay accessible all year long.
 - A panelist noted the shadow on the north property is too much.
 - The panel commended the applicant for providing air conditioning in the rental units and the concept of reusing water for the carwash.
- **Applicant's Response:** The applicant team thanked the panel for their comments.

2. Address:	728 W 41st Ave (Oakridge Centre Building 1 & 2)
Permit No.	DP-2019-00534
Description:	To develop a new building containing a 5-storey Civic Centre (Building 1) comprised of a fitness centre, library, child daycare facility, 55+ senior's centre, youth services hub, performance space, artist-in-residence studios, and associated ancillary cultural/ recreational spaces, along with a 22-storey tower (Building 2) containing 187 non-market social housing units; all over 3 levels of underground parking with 208 parking stalls and 363 bicycle stalls, and a portion of the future 9-acre Park. The maximum building height 116 m (380.58 ft.) for Building 1 and 149 m (488.84 ft.) for Building 2 and the floor space ratio (FSR) is 0.11.
Zoning:	CD-1
Application Status:	Complete Development Application
Review:	Sixth
Architect:	Henriquez Partners Architects
Owner:	Qual Real/Westbank
Delegation:	Rui Nunes, HPA Peter Wood, HPA Chris Phillips, PFS Kevin Leung, Integral (LEED) Rhianna Mabblerley, Westbank
Staff:	Ji-Taek Park

EVALUATION: Support with Recommendations (8/0)

- **Introduction:**

Development planner, Ji-Taek Park noted the project went through the rezoning process in 2014, and after further design development, changes to the overall form of development was reviewed by the panel, and approved by the DPB through PDP (Pre-DP) process. Following the PDP approval, DP #1, Buildings 3 & 4 were reviewed by the panel and approved by the DP Board in 2018. DP #2, Buildings 6, 7, & 8 were reviewed by the panel and approved by the DP Board earlier this year.

The scope of this DP application includes Building 1 & 2, as well as the new street, public plaza, Civic Park, and the grand stair (one of the main entry into the upper level park). Building 1 is a 5 storey Civic Centre and Building 2 is a 22 storey Social Housing building. I am fortunate enough to be joined by Jordan from Parks Board, and Michael from Facilities group. Jordan will introduce the park component of the application and the programs of the civic centre.

Jordan McAuley (Parks Board Planner) gives brief introduction on the scope of application regarding the Park, and Civic Centre programs.

Coming back to the building, Development Planner, Ji-Taek Park noted this project is at the beginning of the New Street, providing a transition from the busy thoroughfare that is W 41st Ave. The New Street is to be lined with apartment blocks, providing transitioning massing from the towers of Oakridge to the existing residential area across the New Street. Civic Centre marks the beginning of this transition, anchored by the 22 storey social housing tower.

The following advice is sought from the Panel on the application as presented:

1. Is the proposed massing appropriate for
 - Transitional massing from 41st Ave. to the New Street?
 - The institutional nature of Civic Centre?

2. Does the proposed architectural and landscape expression at grade engage and integrate adjacent public realm; along W 41st Ave., the new street, public plaza, and Civic Park?
3. Does the proposed architectural expression provide sufficient articulation for pedestrian interest?
4. Provide commentary on the architectural and landscape expression, and materiality.

The planning team then took questions from the panel.

- **Applicant's Introductory Comments:**

The park design process involved both the community and the Vancouver Parks Board; the plan was approved by the VPB. The programs, spaces, and sizes following the plan were envisioned by the community. The central green space is meant to provide an outdoor activity space for the community center; it is a relationship space between the buildings.

The idea of the steps becomes an event, the water feature is intended to be playful element taking the individual up, and the slide is part of the events of the stairs.

The playground is being worked through with staff which has specific requirements. The expression of the park is picking up on the expression of the architecture. Free form is part of whole concept, the landscape is very ecological. In talking with parks the backdrop is as green as possible.

The streetscape is following the city's guidelines with generous pedestrian walkways and bike corridors, the city identify this area as Cambie Corridor.

There is a civic center, this is the civic building for the neighborhood therefore the intent is one united expression. A light box was developed so that everyone can be seen from the parks and public realm. The identity of the area is the Community Center and library, the library has a big presence in the front.

The overall massing is a different typology; it is a transition to the rest of the neighborhood. There is glass outside of the building, designated to the different uses so the glass can be opened, partially opened, or private. There is social housing on the top with its own identity; this is the Gateway into the whole project along with the library.

Regarding sustainability, this project as a whole exceeds expectations set by the City.

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 Mr. Rahbar 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:

- Respond to the solar gain of the civic buildings and thermal bridging's in the social housing;
- Consider event functionality for the big lawn area;
- Further design development of the screening of the mechanical and elevator structure to the roof;
- Reconsideration of planting next to the glass at the kids play area in particular.

- **Related Commentary:**

There was general support by the panel.

Architectural Comments

- The panel supported the massing, scale, and transitional qualities.
- The architectural expression and landscape at grade is appealing.
- The panel found the idea of the light box and transparency very engaging.
- The panel found the non-market building quite elegant; however, it was noted that the social housing appeared very different from the remainder of the project.
- A panelist noted the top mechanical space is not convincing, appears like an add on, as well the elevator and stairs access to the daycare/afterschool component detract from the strength of the atrium.
- Given the overall masterplan; the institutional nature of the civic center works. A panelist noted it would be nice to have some civic services in the civic center.
- Some panel members noted there was no response to solar gain or shade by the project appears to be same treatment all throughout.

Public Realm and Landscape Architectural Comments

- The park area is developed nicely; the park and stairs are friendlier.
- The community dynamic program seems strong.
- The public realm is engaging, with so many activities happening and amenities from the social housing. The different levels of transparency from the architecture around the public realm are good.
- It is important to consider desire lines across the lawn space especially with the interesting pavilion; there is a strong desire line from the front door of the community centre across the lawn/park area to the pavilion and stairs beyond.
- A panelist noted the site would benefit from having a drop off lane on Yew Street at grade, by having a drop off underneath this creates jams at the street level.
- Some panel members noted they were disappointed with the public access.
- The patio spaces at the lowest level of the civic center appear quite tight and they will be well used, any kind of breathing room at grade would be beneficial.
- Regarding back of house, if there was some way to have planting continue around the corner in front of the glazing would be nice. Regarding the landscaping, be aware of the plants being used and allow for room for food trucks and/or events.

Sustainability Comments

- The sustainability features are nice, however the tunnel bridging with the balconies are not useful and appear very shallow.

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

3. Address: 1489 W Broadway
 Permit No. DP-2019-00704
 Description: To develop the site with a 5-storey mixed-use building consisting of: approximately 975 sq. m (10,500 sq. ft.) of retail space at grade; a subway station at grade with concourse and platform below grade, and; approximately 6,240 sq. m (67,200 sq. ft.) of office space, all over 5.5 levels of underground parking. The proposed building height is 22.25 m (73.0 ft.) the proposed floor area is 7,212 sq. m (77,632 sq. ft.), and floor space ratio (FSR) is 3.0.
- Zoning: C3-A
 Application Status: Complete Development Application
 Review: First
 Architect: MCM
 Owner: Nathan Shuttleworth, PCI
 Delegation: Mark Whitehead, Architect, MCM
 Dylan Cheknoff, Landscape Architect, DKL
 Staff: Kevin Spaans, Architect AIBC, Development Planner

EVALUATION: SUPPORT (9/0)

- **Introduction:**

Development Planner, Kevin Spaans, began by noting that while the development includes a Broadway Subway station, the station layout and design has been prepared by the Province with their architect, in consultation with City staff, TransLink, and the applicants for this project, but not by the applicant team for the remainder of the development under review today.

Being that the station design was not the topic of the session, the Development Planner noted that the Panel was not to consider the performance of the interior workings of the station when evaluating the supportability of the applicant's proposal. The station was to be considered similar to another site feature that would impact the form of a development, such as a mature site tree or natural landscape feature. The applicant's architectural response to the station, however, could be the subject of review and was permitted to be considered by members of the Panel when evaluating supportability. Clarifying questions specific to the station design were permitted to be asked of the Panel and Michelle Lee-Hunt, Development Planner from the Rapid Transit Office, and representatives from the Province of BC were present at the session to provide additional information or responses as required.

The Development Planner then proceeded with his presentation to the Panel, as follows:

The proposed development is located at the NE corner of W Broadway and Granville. This section of Broadway is zoned C3-A, as far as Yukon to the east and Vine to the West, and for the length of Granville Street from Marpole Ave to the south to W 5th Ave to the north. There is medium density RM-3 development to the south west and south east of the developments across W Broadway and FM-1 to the northeast of the site. Across the street is the designated Dick Building from 1929, at three storeys. At the SW corner is 1508 W Broadway at eight storeys. At the NW corner is the Clock Tower building at five storeys.

The site is currently occupied by the RBC Royal Bank building constructed in 1957 with four storeys at the south side of the property and five at the north. The buildings directly behind the subject site are mixed use residential / retail buildings ranging in height from two storeys at the end of the block up to four storeys directly adjacent the property. The site is within the Broadway Plan Area. The Broadway Plan recently completed its first stage of engagement and with the final draft of the plan to be presented to Council in Late 2020. There is an interim moratorium on any rezoning applications for the

duration of the planning program, however the City can continue to entertain applications coming in under current zoning.

We can anticipate that there may be some changes in the contextual form of development as a result of the Broadway Plan but, as the process is in its early stages, we do not have any idea what those may be.

The Building

Proposed is a mixed-use office / retail building with a total square footage of approximately 77,600 sf across five storeys with five and a half levels of underground parking. The total proposed FSR is 3.0, which is the maximum conditional FSR permitted subject to the approval of the Director of Planning or the Development Permit Board.

The building is approximately 70' tall at the low point of the site. The C3-A District Schedule anticipates a maximum height of 29' but permits consideration of buildings of a greater height subject to review of urban design performance and the approval of the Director of Planning or the Development Permit Board. Most recent development in the immediate area is over the base allowable 29'.

The large amount of parking is proposed in anticipation that a higher form of development may be considered for the site following the conclusion of the Broadway Plan, however this is being pursued at the initiative of the applicant team and the City has not provided any direction with regard to potential future build out of the site.

The building is set back 24' - 7" at grade to provide for an enhanced public realm around the transit station. At level 2 the building extends over the public realm approximately 6.5' so that the building face aligns with the minimum 18'-0" setback from back of curb typically required of a development with retail at grade. This 18' setback is maintained on the south and west sides of the building up to level 4 where the building steps back approximately 6.5'. At the north side, the building is stepped back from the shared property line by approximately 16' at levels 2 and 3, and approximately 9' at levels 4 and 5. The overall effect is of a potential discontinuity of the street wall extending from Broadway down to W 8th Ave. With that said the Central Broadway C-3A makes specific mention of a gradation of height between small buildings and taller building forms.

Glazing is shown across the full extent of the north frontage, with the applicant proposing alternative solutions to achieve compliance with the Vancouver Building Bylaw. Current zoning would permit adjacent development to be built right to the property line at a height similar to the proposed building, which may impact the performance of these north-facing office spaces. At the east side of the property, the building is set back approximately 37' from the shared property line at levels 2 and 3, and 72.5' at levels 4 and 5.

Interface with the Public Realm

At grade uses are a mix of building entrances, retail spaces, and the aforementioned subway station. Starting at the east, there is a secondary point of entry for the offices above which also provides access to the underground parking. Adjacent is two points of entry into what is currently shown as a single commercial retail unit. The main office entrance is located directly adjacent this with two glazing units bays adjacent looking into the subway station entrance; There are anticipated to be standpipes for the transit station located along the station frontage, likely within the glazing units which may impact visual permeability or the opportunity for an additional point of entry into the station directly from W Broadway. At the corner is an approximately 21' by 31' entrance alcove shared between the station entrance and the proposed entrance into a bank branch; As a result of the approximate 6.7' grade change from the south side of the property to the north, and proposed single-tenant retail unit wholly aligning with the elevation of the building at Broadway, there are no points of entry into a retail

space along Granville Street. There are two large solid glazing units with an approximately 4' tall upstand at toward the northwest.

A fire command post for the transit station is tentatively proposed adjacent to the shared entry alcove, but is not shown in the model and may impact the entry. The applicant is currently showing a residential entry at the northwest corner in anticipation of their potential future project build out. In the interim this is proposed to be used as secondary point of entry into the bicycle storage for the office building.

As mentioned previously, there is an approximately 6.5' building overhang over the public realm which is finished in copper-like metal panel. Parking and loading is accessed off of the lane.

Sustainability Measures

In terms of sustainability measures, the applicant is proposing perforated angled shading fins on the west and north facades of the second and third storeys, extensive green roofs and intensive landscaped planters, high performance glazing units, and gradient fritting above and below the floor line at levels four and five.

Landscape Areas

Common outdoor spaces are provided at levels two and five on the east side of the property, and at level two on the north. A deck space is also provided off of the large east CRU.

Materiality

The proposed material palette is comprised of a combination of curtain wall, profiled terracotta panels, copper-like metal accents.

Advice from the Panel was sought on the following:

1. Please provide feedback and advice on the overall architectural expression, form, and materiality of the proposed development with particular consideration given to the following:
 - a. Contextual fit with the adjacent developments, particularly the heritage Kaplan building on the SE corner of the Broadway - Granville intersection;
 - b. The quality of the proposal as a significant architectural intervention on a high-profile subject site;
 - c. The proposed interface between the building and the Broadway Subway station;
 - d. The proposed interface between the subject building and the property to the north, and the potential resultant discontinuous street wall along Granville Street.
2. Please provide feedback and advice on the proposed interface with the public realm, with particular consideration given to the following:
 - a. the solid glazing units and approximately 4'-0" wall section along Granville Street resulting from the proposed CRU proposed at the West side of the first level, with access wholly from the shared transit / commercial corner entry;
 - b. the performance of the "residential lobby" entrance as an interim secondary point of entry;

- c. the overall interface with Broadway, including where the Broadway Subway station results in solid glazing units, potential standpipes and fire command post, and a shared entrance alcove.
3. With consideration given to the current and potential future development to the east and north of the property, please provide comment and advice on the performance of the common rooftop outdoor spaces as a usable amenity for office workers.
4. Please provide feedback and advice on the proposed sustainability measures.

The planning team then took questions from the panel.

- **Applicant's Introductory Comments:**

The applicant noted the site comes with a host of functional constraints, beginning with the 7.5 meters from each curve both from Granville and West Broadway. The intent was to establish a setback enough to ensure a high-functioning public realm outside of and around the subway station. Constraints below grade impact the design of the parking levels, including crush space starting at the escalator to where you reach the corner. The applicant team has had to work parking circulation around these elements. Due to the lane being removed many back of house facilities are located below grade. Every square foot on the site is used.

The multiple uses at grade provide for a high level of animation, particularly of people passing through the station supported by the entry to the office, a significant amount of retail on Broadway, and windows into the retail on Granville. For the future, the desire is a residential entry located along Granville, which is at an elevation of about 6 ft. below the Broadway entry.

The massing is broken down into three elements; the idea was to use the central portion level 2 and 3, to give the building great presence at this important corner and act as a gateway into downtown Vancouver.

Extending the massing over the public realm allows for continuous weather protection around all sides of the building, with secondary canopies provided for extra protection. The massing also allows for a variety of different work place sizes on levels 2 and 3 and 4 and 5, in addition to terraced deck spaces.

The approach with differentiated massing elements was to provide a unique façade expression for each face. The ground plain consists of a cadence of terra cotta panels that break up the retail store front, station entry, and lobbies to the buildings. This is in reference to the neighbor, and draws from the richness and variety of facades in the south Granville neighborhood.

The second and third floor, the middle, cantilevered massing, consists of angled perforated solar fins, the intent is a thin, solid piece of aluminum that is perforated. By angling the fins this adds a dynamic expression of motion. The top two floors, levels 4 and 5, have a subtle glazing expression, a curtain wall with a gradient frit pattern that contributes to solar control and contrast with the expression below.

Regarding landscape, taking cues from the previous development, have an exposed aggregate band around that back edge of the curb, the trees will be within this band. The high-quality materials include stone with sandblasted finish which provides for an anti-slip ground streetscape.

The back lane has been softened by having suspended planters and trellis structure. There is a patio space that is activated off the commercial unit. Going up there are a series of terraces that provide enclosure from adjacent sites. Materials such as pavers and wood allows for flexibility for future tenants. The planting has been kept low and framed views to the north. The green roof has different

types of planting for sustainability measure and to be friendly to wildlife, and positive to the neighborhood.

There is an electrical based mechanical system, high performance curtain wall on office levels, and solar control due to the angled fins. The green roofs help with rain water management, and there is a rain water management tank.

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 Mr. Wen 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 at grade to create an active and functional street frontage;
- Further design development at the entry / transit portal to differentiate it at the corner;
- Further consideration of solar shading for the top portion of the building.

- **Related Commentary:**

In general, the panel was comfortable with the contextual overview, some panelists noted not enough information was provided. More details on how the background buildings will influence the proposal were needed. A note to Planning Department made by the Panel was being able to see the tower component is important.

Overall Architecture

- In regard to the architectural intervention there were mixed opinions, some panelists felt it still needs work, others felt it was strong with a good parti. A panelist noted if the podium can read as the strong part would be good.
- Many Panel members found the building expression at the corner to be weak and noted that the importance of the corner required a strong architectural presence. Reconsideration of the corner design will be a critical part of design development; it should be designed to be highly welcoming to the people entering the transit station. Lighting strategies and major architectural moves should be employed to highlight the transit station portal.
- The Panel commended the applicant for taking into account future residential tower and access.
- Some felt the language of the building can be calmed down, consider how the residential portion sits on top and all the architectural pieces will work together.
- The north façade should be handled as well as the other facades.
- Some Panelist noted that the simplified glazed areas at the top of the building are more successful from the perspective of architectural expression and materiality.
- Some Panelists noted that the proposed future residential entrance is fine.
- Panelists noted that the bike room location and safe access was nicely considered.

Public Realm

- Many Panelists noted that more consideration needed to be given to how the building interfaces with the public realm at grade and that discontinuity in the streetscape should be avoided, particularly along Granville St.
- Some Panelists noted that there should be exploration of stepping of either the floor slab, glazing units, or other design elements with the change in grade at Granville St. Opportunities for stepped seating should be explored.
- Panelists noted that the porosity of the interface between the station and the public realm should be reconsidered; the first bay on Broadway should be opened to make the whole entrance to the

station more porous. Consideration should be given to separating the commercial entry and transit entry at the shared entrance forecourt.

- The granite paving proposed at the station can become a welcome mat underneath the building cantilever and should be extended all the way out to the curb at the corner to create visual cues regarding the station entrance.

Materiality and Detailing

- Panelists noted that the secondary canopies under the soffit could benefit from further development so that they function well from a weather-protection perspective.
- The soffit is nice; overall the panel liked the terracing and fins.
- A Panel member recommended considering making the fins with lights around or a different color to increase visibility.
- Some Panelists noted that the fritted glass provides for a good transition between the office and potential future residential; however, at the top stories the amount of fritted glass will need to change to avoid glare and to measurably contribute to sustainability measures.
- A Panelist noted that further consideration should be given to the material expression as it relates to the expression of the shifting boxes.

Sustainability

- Many Panelists note that, while the middle portion of the building appeared to be functioning well in terms of sustainability, the top levels needed further consideration. The Panelists reminded the applicant to include all information regarding sustainability measures, and recommended reconsideration of the solar shading strategy for the top levels during design development.

Outdoor Spaces

- Many Panelists noted that the rooftop and outdoor spaces are generally successful.
- **Applicant's Response:** The applicant team thanked the panel for their comments.