

URBAN DESIGN PANEL MINUTES

DATE: Wednesday, October 15, 2025

TIME: 3:00 pm

PLACE: WebEx (Teams)

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:

Catherine Lemieux(Chair)
Jon Stovell
Maryam Tashakor
Michele Cloghesy
Sarvnaz Golkar
Scott Mitchell
Tony Osborn

REGRETS:

RECORDING SECRETARY: M. Sem

ITEMS REVIEWED AT THIS MEETING

1. **6333 to 6369 Yukon St**
2. **1050 Beach Ave (Vancouver Aquatic Centre)**

Chair Catherine Lemieux called the meeting to order at 3:00pm. The panel then considered applications as scheduled for presentation.

1. Address:	6333 to 6369 Yukon St
Description:	To rezone the subject site from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District. The proposal is to allow for the development of a 23-storey rental building with a 6-storey podium and includes: 276 units with 20% of the floor area for below market units; a floor space ratio (FSR) of 6.5; and a building height of 82.3 m (270 ft.) with additional height for rooftop amenity space. This application is being considered under the Transit-Oriented Areas Rezoning Policy.
Zoning:	R1-1 to CD-1
Application Status:	Rezoning Application
Review:	First
Architect:	Soheil Khosravi Kermani Architecture Inc.
Delegates:	Soheil Khosravi Kermani
Staff:	Zoe Acton, Rezoning Planner Karen Kallweit-Graham, Development Planner

EVALUATION: Support with Recommendations (6/1)

Planner's Introduction:

Zoe Acton, Rezoning Planner, introduced the project with a description of the existing site context, followed by an overview of the existing policy framework as well as the anticipated policy context being considered under the Transit-Oriented Areas Rezoning Policy. Zoe concluded with a description of the site and a summary of the rezoning proposal.

Karen Kallweit-Graham, Development Planner then gave an overview of the neighbourhood context in relation to the proposal, followed by the expectations of the built form and public realm guidelines for this project. Karen then gave a description of the proposed project before concluding with Staff questions for the Panel.

Applicant's Introductory Comments:

Soheil Khosravi Kermani, Architect, Soheil Khosravi Kermani Architecture Inc. noted the objectives and gave a general overview of the project.

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

1. Height, density and overall form for this site within TOA – T1 (200 m) of the Langara – 49th Avenue Station.
2. The proposed approach to the public realm.
3. Any additional design development considerations.

Applicant and staff took questions from Panel.**Panel's Consensus on Key Aspects Needing Improvement:**

Having reviewed the project, it was moved by **JON STOVELL** and seconded by **SCOTT MITCHELL** and was the decision of the Urban Design Panel:

THAT the Panel Recommend **Support with recommendations** to the project with the following recommendations to be reviewed by City Staff:

1. Improvement to public realm at grade along lane and the active link along the north property line.
2. Consider improving the outdoor amenities at grade for more functional layouts and at rooftop in terms of weather protection and landscape use.
3. Consider the various external materials in terms of quality and durability
4. Review the height and heaviness of the rooftop mechanical enclosure as a design element.

Panel Commentary:

Panelist noted concern with visitor parking at the lane especially considering that it is a site for a through lane connection and considering that it's adjacent to a development that has provided townhouses on the lane; noting it would be a shame to lose some of the lane interface design ambitions.

Noted the children's play area is between the private patios and the parking area separated by a wooden fence, it is not a nice place for children to play.

Amenity patio on the other side of the loading stall, wrapping around the residential unit on the ground floor is undesirable.

Recommends further consideration to the material; noting the fiber cement panels even at the highest quality in white at the mechanical penthouse is unlikely to be cleaned as frequently as required. Careful consideration be given to quality and durability of materials at subsequent phases of design.

Panelist noted concern with the through connection to the lane; the graded trees have been provided in a pathway that's only eight feet wide, that would leave at most six feet to get by those tree trunks, as it grows, it will become tighter.

Panelists questioned uses and layout of proposed plaza at east end of the link. Not an appropriate place for bike parking or planter boxes for residents' use where they will be in shade.

Panelist suggested town houses on the lane and much higher quality landscape provisions. Another Panelist noted town houses on the lane is difficult due to service congestions in the lanes and extra costs from dealing with issues like underground services, power lines and public use.

Some Panelists noted they are not convinced that the extra height and density brings enough benefits to the community.

Amenity space and the rooftop mechanical penthouse is a bit bulky and heavy and needs weather protection.

Concerned that all the planting on the upper levels and on the slab are all in individual boxes, it is not conducive to good plant growth.

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

2. Address:	1050 Beach Ave (Vancouver Aquatic Centre)
Description:	To develop a two-storey Community Centre (Vancouver Aquatic centre).
Zoning:	R1-1
Application Status:	Complete Development Application
Review:	First
Architect:	Acton Ostry Architects Inc.
Delegates:	Derek Fleming , Architect, Acton Ostry Architects Inc. Ted Watson, Architect, MJMA Architecture Design Cheryl Bouwmeester, Landscape Architect, PWL Partnership Landscape Architects Inc.
Staff:	Shadi Sajjad, Development Planner

EVALUATION: Support (7/0)**Planner's Introduction:**

Shadi Sajjad, Development Planner then gave an overview of the neighbourhood context in relation to the proposal, followed by the expectations of the built form and public realm guidelines for this project. Shadi then gave a description of the proposed project before concluding with Staff questions for the Panel.

Applicant's Introductory Comments:

Derek Fleming, Architect, Acton Ostry Architects Inc. noted the objectives and gave a general overview of the project.

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

1. Please comment on how the building interfaces with the public realm along the entire building frontage.
2. Please comment on the proposed form and massing, architectural expression, articulation and materiality with consideration of a civic building.

Applicant and staff took questions from Panel.**Panel's Consensus on Key Aspects Needing Improvement:**

Having reviewed the project, it was moved by **TONY OBSBORNE** and seconded by **JON STOVELL** and was the decision of the Urban Design Panel:

THAT the Panel Recommend **Support with no consensus recommendations** to the project.

Panel Commentary:

Full support from panel on the public realm.

Full support from panel on the form and massing, articulation and materials, feels appropriate for a civic building.

A Panelist noted the use of frosted film to mitigate the conflict between the primary public entry to this building and the office spaces that desire some amount of privacy; there is an opportunity for the design team to go back and fine tune some of the materials and

the strategies that are being used elsewhere in the design to accomplish something more sensitive than film.

A Panelist noted the east and west sides of façade articulation is a bit heavy, hopefully existing landscape will help soften them.

A panelist raised concerns regarding the cladding: what is shown should match the final built condition, especially given current cost constraints.

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