

URBAN DESIGN PANEL MINUTES

DATE: May 21, 2025

TIME: 3:00 pm

PLACE: Virtual via Teams

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:

Helen Besharat
Sarvnaz Golkar
Aya Abdelfatah
Scott Mitchell
Tony Osbron
Allyse Li
Aik Ablimit
Michelle Cloghesy
Jon Stovell

RECORDING SECRETARY: K. Cermeno

ITEMS REVIEWED AT THIS MEETING

1. 6428-6438 Cambie Street & 480-488 W 48th Ave
2. 8080 Yukon Street
3. 1395 Rolston Street

3. Address: 1395 Rolston Street
Permit No.: DP-2024-01152
Description: To develop this site with a 27-storey, mixed-use building. The proposal includes: 201 social housing units; 37 space childcare facility; Retail at grade; A floor space ratio of 9.71; An approximate height of 85 m (278.9 ft.); Three levels of underground parking The development application follows the rezoning application approved in principle by City Council at a Public Hearing on July 12, 2022, and the CD-1 By-law was enacted by Council on January 21, 2025. This application is being processed concurrently with and will be subject to Council approval of a text amendment, approval of the Form of Development, and decision by the Development Permit Board.

Application Status: Complete Development Application
Architect: Diamond Schmitt Architects
Delegation: AnaMaria Llanos, Architect, Diamond Schmitt Architects
Nicholas Potovsky, Architect, Diamond Schmitt Architects
Staff: Ji-Taek Park

EVALUATION: Support (7/0)

Planner's Introduction:

Ji-Taek Park, Development Planner gave an overview of the neighbourhood context in relation to the proposal, followed by the expectations of the built-form guidelines for this project. Ji-Taek then gave a brief description of the proposed project before concluding with Staff questions for the Panel.

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

1. Does the proposed building massing meet the intended urban design as outlined in Granville Loops policy Guidelines?
2. Does the proposed building interface at-grade provide sufficient pedestrian interest for public realm, as intended by Granville Loops?
3. Provide commentary on the proposed architectural expression and materiality.

Applicant's Introductory Comments:

Applicant AnaMaria Llanos and Nicholas Potovsky, Architects for Diamond Schmitt Architects noted the objectives and gave a general overview of the project followed. The landscape Architect was available for questions.

Applicant and staff took questions from Panel.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project, it was moved by **Aik Ablimit** and seconded by **Sarvnaz Golkar** and was the decision of the Urban Design Panel:

THAT the Panel Recommend **Support** to the project.

Summary of Panel Commentary:

There was support from the panel.

The proposed building massing meets the intended guideline.

The forms are a beautiful symmetry with the buildings across the street.

The building wraps all three interfaces successfully while being mindful of the public realm.

The building entries are successful.

Appreciate the amount of extra outdoor facades for the units to have windows on multiple sides. Appreciate the double-sided units, the family units with double sided windows and exterior walkway.

The architectural materiality is generally successful. The panel noted the simple elegance is successful and hope the material will remain as such as the project moves forward.

The benches provided on the sloping street on Rolston is commendable.

The Pacific and Rolston corner are well done.

Prioritizing the commercial at the along Granville and Pacific makes sense.

There was minor concern with the shadowing on the daycare/children play area.

No stair down from Pacific to Granville bit of a loss opportunity, without will be hard to keep people interested going to the CRU in upper Granville.

Some minor concern with the indoor and outdoor amenity space, appears more of a passive and seated areas. Consider having more active components.

Some concern with the lack of laneway for the parkade entrance. Consider understanding the conflict with having the parkade entrance sandwiched in between two highly active areas.

Consider revisiting the parking access plan.

With the sloping street and pedestrians coming and going for different purposes consider some form of signage wayfinding.

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