

URBAN DESIGN PANEL MINUTES

DATE: June 28, 2017

TIME: 3:00 pm

PLACE: Town Hall Meeting Room, City Hall

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:
Veronica Gillies (Chair)
Karen Spoelstra (excused from item #2 and #3)
Helen Avini Besharat
Nell Gasiewicz
Amela Brudar (excused from item #1 and #3)
Neal LaMontagne (excused from item #3)
David Jerke
Meredith Anderson
Muneesh Sharma

REGRETS: Kim Smith
James Cheng
Yijin Wen
Renee Van Halm

RECORDING SECRETARY: Camilla Lade

ITEMS REVIEWED AT THIS MEETING

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| 1. 118-150 Robson Street |
| 2. 124 Dunlevy Avenue |
| 3. 1800-1880 Main Street, 1851 Lorne Street & 202 East 2nd Avenue |
| 4. 6829-6869 Cambie Street |
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BUSINESS MEETING

Chair Veronica Gillies called the meeting to order at 3:00 p.m. and noted the presence of a quorum. A brief business meeting took place before the presentations commenced.

1. Address: 118 - 150 Robson Street
 Permit No.: RZ-2017-00011
 Description: The proposal is for a 29-storey mixed-use development with a six-storey podium, including: retention and restoration of the existing Northern Electric Building facade; hotel, commercial and residential uses comprised of 131 residential units, all over five levels of underground parking having a floor space ratio (FSR) of 10.08; and a building height of 88.5 m (290 ft.) This rezoning application is being considered under the Rezoning Policy for the Central Business District (CBD) and CBD Shoulder.
 Zoning: DD to CD-1
 Application Status: Rezoning Application
 Review: First
 Architect: GBL Architects
 Owner: Blake Chartrand, Amacon
 Delegation: Amela Isrudar, GBL Architects
 Daniel Eisenberg, GBL Architects
 Robert Podda, GBL Architects
 Grant Brampton, PWL Partnership
 Daniel Roberts, Kane
 Robert Lemar, Robert Lemar Architect
 Staff: Linda Gillan & Tim Potter

EVALUATION: SUPPORT with Recommendations

- **Introduction:** Linda Gillan, Rezoning Planner, introduced the project as a rezoning application for 118-150 Robson Street. The site for this rezoning application is comprised of eight parcels bounded by Cambie, Robson and Beatty streets and also includes a portion of City-owned right-of-way, currently leased for use as surface parking associated with the business at 118 Robson Street. The frontage of 260 feet on Robson Street is 90 feet deep, the site size is just over 24,220 square feet.

Currently there are two buildings on the site:

- 150 Robson St - the former Northern Electric Company Building - a 3-storey heritage "B" building, currently used as the Catholic Charities men's shelter, and
- 118 Robson St - a one-storey building on site, currently a restaurant.

The application is being considered under the Rezoning Policy for the Central Business District (CBD) and CBD Shoulder. Under the policy, rezoning applications including market residential may be included if a minimum 2.0 FSR of non-residential uses is included. The maximum height is subject to view cone restrictions and allowable density is based on urban design performance. The Green Buildings Policy for Rezoning also applies for this site, requiring a minimum of LEED Gold or equivalent. The application is to rezone from DD (Downtown District) to CD-1 to allow for a 29-storey mixed use building, with a total FSR of 10.08, including 3.45 FSR of non-residential use and height of 290 feet. The proposal is to retain and restore the existing heritage façade, with hotel and other commercial uses at ground level, hotel use above, and residential from L5-L29, all over 5 levels of underground parking.

Tim Potter, Development Planner, introduced the project as a double fronting Corner site (at Robson, Cambie) that contains the Beatty Northern Electric Company Building that is on the Vancouver Heritage Register (VHR).

The proposed height is 88.4m and 29 stories. The site is subject to view cones of 9.1 and E1 and its base zoning is the Downtown Official Development Plan (DD ODP) having a base density of 5.0. The proposed density is 10.08 for a mixed use building with hotel and residential uses including Heritage conservation.

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

1. Please comment on the building's relationship to the existing heritage building;
2. Does the panel have any preliminary comments on the architectural expression?
3. Is the overall height and density proposed supportable; and
4. Please comment on open space and public realm design.

The planning team then took questions from the panel.

- **Applicant's Introductory Comments:** The applicant noted the redevelopment of surrounding sites, and the limited amount of sites with a large footprint. An entire block on Robson is an opportunity and responsibility. Each frontage was examined in relation to its context. The tower is set back to decrease shadowing of Terry Fox plaza. The hotel is designed with ancillary retail at grade. The residential entrance is located on Cambie Street. The balconies provide protection on the south side. The Beatty building warehouses have a 'simple' language. The new addition at the Beatty block is relates to the Beatty frontage. The top is set back to reduce shadowing. The window pattern is informed by the heritage building. The tower design is not meant to relate to the language of the heritage building but instead a backdrop to the distinct heritage form.

There are three large scale trees planned to be retained on Robson. All of the exterior surface areas are accessible, green and include a green roof. The building proposal has a formal architectural expression and serves as a 'bridge' building to the other buildings down the street.

The applicant team then took questions from the panel.

- **Panel Consensus:** Having reviewed the project it was moved by Mr.Sharma and seconded by Mr. LaMontagne 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:

- Re-consider the relationship of the tower to the base and the overall massing strategy
- Recommend solar response to orientation of all facades and incorporate this in the narrative
- Consider the public realm design on the corner of Robson and Beatty be designed to support more active and vibrant uses and
- Consider relocation of the trees, benches and the public bike share

Related Commentary: The Panel supported the heritage aspects. The height and density support depends on the right massing.

There was commentary on the additions to the buildings. The gap is well handled with a north south linkage.

The tower and the base could be re-considered. Step down and look at having a better relationship from west to east. There were questions on whether the background building is invisible. One panel member recommended flipping the hotel and restaurant spaces around. The corner building west façade is in shadow, and there should be a solar analysis.

There needs to be more energy conservation. There needs to be a narrative on the sustainable aspects of the proposal. The hedge is too harsh along Beatty Street, instead create more green and more room to make the building more welcoming. The lane side building services have not been considered enough, for example the electrical room. A tree in the lane will not work, especially next to loading.

- **Applicant's Response:** The applicant team thanked the panel for their comments and noted the massing of the buildings typology was an ongoing negotiation with the City.

2. Address: **124 Dunlevy Avenue**
Permit No.: RZ-2017-00029
Description: The proposal is for an 11-storey mixed-use building including: social service centre on the ground floor (new Evelyne Saller Centre); social housing on levels 2-11 with a total of 213 units (this includes replacement of the 156 single-room occupancy units on site with new self-contained social housing units); for a total floor space ratio (FSR) of 5.96; a total floor area of 10,142.4 sq. m (109,171.9 sq. ft.); a height of 33.8 m (111 ft.); and one level of underground parking with 14 vehicle parking stalls and 2 disability stalls, with two car share stalls and a van stall at grade (all equivalent to a total count of 29 stalls); and 110 Class A bicycle parking spaces on P1 and one Class B loading space at grade.
- Zoning: DEOD (Sub-area 4) to CD-1
Application Status: Rezoning Application
Review: First
Architect: DYS Architecture
Owner: City of Vancouver
Delegation: Dane Jansen, DYS Architecture
Jonathan Losee, JLL L'Architecture
Daniel Roberts, Kane
Staff: Marie Linehan & Linda Gillan

EVALUATION: SUPPORT with Recommendations

Introduction: Linda Gillan, Rezoning Planner, introduced the project as a rezoning application for 124 Dunlevy Avenue. The site for this rezoning application is comprised of six parcels on the southeast corner of Alexander Street and Dunlevy Avenue. The rezoning site has a frontage of 150 feet on Alexander Street, and 122 feet along Dunlevy Avenue, with a site area of just over 18,300 square feet (1,701 square meters). It is a City-owned site, currently developed with a six-storey residential building, Roddan Lodge, containing 156 social housing units, designated under the Single Room Accommodation By-law. The site is currently zoned DEOD, or Downtown Eastside Oppenheimer District. The proposed density is 5.96 FSR and a height of 111 feet.

The application is being considered under the Downtown Eastside Plan and accompanying rezoning policy. Under the policy, rezoning applications may be considered for additional height and density where all of the residential use is for social housing. Through rezoning, a height of approximately 100 feet and a density of approximately 5.0 FSR may be considered. The Green Buildings Policy for Rezonings also applies for this site, requiring a minimum of LEED Gold or equivalent

The application is to rezone from DEOD to CD-1 to allow for an 11-storey mixed-use building, with:

- Social Service Centre use at grade, to provide a new space for the Evelyne Saller Centre; and
- 213 social housing units on levels two to eleven.

Marie Linehan, Development Planner, introduced the project as located in the Downtown Eastside Oppenheimer District Official Development Plan (DEOD ODP) zone. The sub-area between Powell and Alexander is a medium-density, mixed light industrial-residential area.

In the immediate context:

- There are by light industrial buildings to the west across Dunlevy Avenue.
- A 5-storey social housing building is located at the corner to the north across Alexander Street (Jim Green Residence).
- A 4-storey historic building is located to the south, the Marr Hotel (Secord House).

- 2 historic homes (built in 1905 and 1901) are located directly adjacent to the east, and a series of light industrial and commercial buildings further east on the block along Alexander and Powell Streets.
- The historical Japanese Hall building is also located further east and across Alexander Street.
- Oppenheimer Park and the historic Japantown neighbourhood is located along Powell one-block to the south

Under the DEOD ODP, the permitted building height is 50 feet, with further allowance for up to 75 feet for projects where all the residential units are social housing. Approximately, 100 feet can be considered through rezoning where all of the residential units are social housing

Under the DEOD ODP, the permitted base density is 1.0 FSR, with 2.5 FSR for projects with a 60/40 percentage split of social housing and secured market rental housing units, and 4.5 FSR for 100 per cent social housing. Approximately 5.0 FSR can be considered through rezoning where all of the residential units are social housing

It is noted that the 100 feet height and 5.0 FSR are approximate under the rezoning policy, and therefore not regarded a strict limit, but are subject to urban design considerations.

The urban design provisions for rezoning generally speak to:

- Providing an appropriate transition to the existing context.
- Reflecting the historic street wall character of the area, including the stepped, saw tooth height profile, narrow building frontages, and verticality.
- Upper level massing setbacks should have a higher percentage of glazing to mitigate apparent scale above the outright height maximum of 50 feet.
- Ensure pedestrian interest, street vibrancy and safety through active and engaging ground-floor uses and treatment.
- ‘Humanize’ the lane environment at grade through active uses and “eyes on the lane.”

The proposal has an 11-storey vertical expression to 111’ at the corner and along Dunlevy Avenue, stepping down to 8-storeys and 5-storeys to the east along Alexander Street to transition to the permitted 50’ height under the zoning. A 15’ setback is provided above the fifth floor at the east side to further emphasize the 5-storey massing which extends to a 5-storey (50’) shoulder line expressed along the Alexander and Dunlevy facades. The courtyard separation is 40’, and the setback to upper level dwelling uses at the lane is 8’ (west wing) and 14’ (east wing).

The 156 Rodden Lodge SRO-replacement micro-units units are located in the upper levels along Alexander Street and in the east wing. There is a common residential lounge and contiguous outdoor courtyard space on the 2nd floor roof.

The 57 Low End of Market Rental units are located along Dunlevy, and interspersed with Rodden Lodge units at the mid-section of this wing. Common outdoor amenity space for all residents is provided at the roof decks at Levels 8, 9 and 10.

Both the Rodden Lodge SRO-replacement micro-units and the Low End of Market Rental units are considered to be social housing under the policy.

The Evelyne Saller Centre (ESC) is located on the ground floor level. The Evelyne Saller Centre provides a variety of services to low-income and at-risk adults including a low-cost cafeteria, free showers and laundry service, along with a variety of recreational programs. There is a small courtyard space at the lane for the ESC.

The ESC is currently located one block to the west at the Veteran's Memorial Building at 320 Alexander Street, and has been in that location for over 30 years. The ESC would be comparable to the Carnegie Center in terms of its importance to DTES residents.

During the drafting of the DTES Plan, both the existing Rodden Lodge and the Evelyne Saller facilities were recognized to be aging and require significant renewal. To that end, there was direction in the DTES Plan to look at co-locating the ESC as part of a Roddan Lodge redevelopment.

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

1. Overall Height to 111 feet and density to 5.96 FSR.
2. Does the massing provide an appropriate fit with the context and transition to adjacent sites?
3. Quality of the private and common outdoor amenity space.
4. Quality and Livability of the proposed Rodden Lodge micro-units with particular regard to ceiling height (8.5 to 9 feet).
5. Advise on the overall design and architectural expression moving forward to the Development Permit stage.

The planning team then took questions from the panel.

- **Applicant's Introductory Comments:** There are 156 people who will be returning to the building. The building needs to work financially. The amenity space is included in the proposed density. The intention is to design the building in vertical increments. The residences are marked by red balconies. At the entrance for the residents, there is a portal for universal access into the Evelyn Saller centre. In the porch area there is articulated tile proposed. Above 50 feet there is more transparency planned. Lower than 50 feet there is more verticality proposed. The internal courtyard is meant to bring light into the space.

The street trees along Alexander Street will be preserved. Hedging is proposed. Concrete texture patterns are proposed. There is stepping on the amenity spaces. There is fencing at the lane to discourage contraband activity. The rooftop has community gardens and composting facilities proposed as well as site furniture and trellises.

The applicant team then took questions from the panel.

- **Panel Consensus:** Having reviewed the project it was moved by Mr. LaMontagne and seconded by Mr. Sharma and was the decision of the Urban Design Panel:

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

- Consider further design development of the architectural expression to express verticality and contextual language relying less on colour
- Consider further simplification of the façade solutions that the ground level Dunlevy programming should consider to the activation and the back areas could be re-located
- The private common areas could have seasonal planting, sun / rain protection

- Incorporate different experiences on different floors
- **Related Commentary:** Overall the big moves were done well and the height and density were supported. The design development was the major recommendation by the panel. The livability is good. The storage space is good for small units

The variety of colours on the building is overwhelming. It could be toned down. Rely on the building form rather than colour. The heaviness of the building needs to be balanced.

There could be a multi-purpose room for more light. The outdoor amenity spaces need urban agriculture and seasonal planters. The garden plots are monotonous, so incorporate some exercise or walking space. Planting should be year round. The hedge on Dunlevy needs to be removed. There could be outdoor seating.

- **Applicant's Response:** The applicant team thanked the panel for their comments, and clarified the smaller units would be loaded in the basement.

3. Address:	1800-1880 Main Street, 1851 Lorne Street & 202 East 2nd Avenue
Permit No.:	RZ-2017-00009
Description:	To permit an 11-storey mixed-use development under the Mount Pleasant Community Plan and Implementation Policy. The proposal includes two commercial units at grade and 131 secured market rental residential units at a floor space ratio (FSR) of 5.0 and height of 113.4 ft.
Zoning:	IC-2 to CD-1
Application Status:	Rezoning Application
Review:	First
Architect:	Francl Architecture
Owner:	Cressey (Main) Development LLP
Delegation:	Walter Francl, Francl Architecture Jennifer Stamp, Durante Kreuk Tracy Parolin, Cressey
Staff:	Michelle Yip & Tim Potter

EVALUATION: SUPPORT with Recommendations

- **Introduction:** Michelle Yip, Rezoning Planner, introduced the project as a site comprised of two parcels, on the east side of Main Street between 2nd and 3rd Avenue in Mount Pleasant. The site currently consists of one- to two-storey commercial retail units and a below-grade restaurant. This area of Main Street is zoned IC-2 and is covered by policy in the *Mount Pleasant Community Plan* and *Lower Main Urban Design Framework* that allows for rezoning for mixed-use developments.

For the blocks between 2nd and 3rd Avenue, the *Urban Design Framework* anticipates mixed-use developments up to a maximum height prescribed by the view cone at approximately 116 feet and a density of 5.0 FSR. The site opposite to the west has been approved for rezoning for a 12-storey mixed-use development. This rezoning site is intended to be well related to that site to form a gateway to Main Street. The policy identifies these blocks as “transition blocks”, which should be distinguished by a robust architectural expression, along with additional scale. This proposal is for an 11-storey mixed-use development containing two commercial units at grade and 131 rental housing units above, at a height of 113.4 feet and density of 5.02 FSR.

Tim Potter, Development Planner, introduced the project located on Main and 2nd, also at 3rd and Lorne Street. Subject to the Mount Pleasant Implementation Plan 2013 and the Main Street View Cone. Proposed is a new mixed use building with secured market rental.

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

1. Please comment on the building’s form and massing as it relates to its context (present and future);
2. Does the panel have any advice in terms of sustainable design considerations?
3. Is the overall height and density proposed supportable?
4. Please comment on the success of the landscape design (roof terraces and public realm).

The planning team then took questions from the panel.

- **Applicant's Introductory Comments:** The applicant noted the residential units will be attractive and livable. There is proposed amenity space and roof space that have attractive attributes. The ground floor will be retail and east 2nd Ave will be smaller tenancies. The replacement establishment will be a fitting substitute. The sustainability measure is intended to be LEED Gold. East 2nd Ave has amenity spaces proposed.

There is a quieter lawn area with a public realm that fits into Mt. Pleasant. The intent of the plan is to have an eclectic look and 'mix it up' from the rest of the block. There are vertical screens planned on the windows.

The applicant team then took questions from the panel.

- **Panel Consensus:** 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 recommendations to be reviewed by City Staff:

- Consider more design clarity at the next level of resolution
 - Consider further articulation of all facades to create the right amount of hierarchy
 - Consider the use of high quality materials
 - Incorporate shading devices considering solar response conditions
 - Consider an extensive green roof on the top level
 - Be creative with street furniture
 - Use more natural materials in the landscape areas, particularly in the kids area
 - Consider better access to urban agricultural plots
 - Consider bicycle access and entry at the building
- **Related Commentary:** Overall the Panel supports the height, density and massing. The project is an elegant gateway. Consider making the design showcase bike culture for the 'raw' neighbourhood.

The building should be more dynamic. The distinction between the lower and higher parts of the building needs more volume. On east 2nd on the southwest side, the building should have transition details. Use high quality materials on the side panels.

The landscape design is good, and a green roof is recommended. The kids play area should have more natural materials, especially in the play hut area. The benches should be more interesting. Look at the shading devices at different orientations to save energy. The building should have loading and unloading bike areas. There could be more curb space for drop offs.

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

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4. Address: **6829-6869 Cambie Street**
Permit No.: RZ-2017-00012
Description: Rezoning for PS-2016-00058 to permit a 6-storey residential building with townhouses on the lane under the Cambie Corridor Plan. It will contain 64 residential units and a floor space ratio (FSR) of 2.52.

Zoning: RS-1 to CD-1
Application Status: Rezoning Application
Review: First
Architect: GBL Architects
Owner: Redekop
Delegation: Amela Brudar, GBL Architects
Nick Sharp, GBL Architects
Jennifer Stamp, Durante Kreuk

Staff: Scott Erdman & Tim Potter
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EVALUATION: SUPPORT with Recommendations

- **Introduction:** Scott Erdman, Rezoning Planner, introduced the project as an application to rezone three parcels under the Cambie Corridor (CC) Plan. The site is located on the west side of Cambie, mid-block between W 49th Ave and W 54th Ave, across the street from Langara Golf Course. The site is close to Canada Line's Langara at 49th Ave Station. The site is currently zoned RS-1, each lot has a single family dwelling. The development leaves off two lots to the north and two lots to the south, between this proposal and two other approved developments, and the application includes information showing how the remainder parcels could be developed in the future.

Together, three parcels measure 180 feet long and 130 feet deep. The site area is approximately 23,400 square feet. The CC Plan anticipates 6-storey residential buildings in this location, with townhouses along the lane. Between 49th and 54th the CC Plan anticipates an FSR range of 1.5-2.0, with setbacks above 4 storeys, and activated lane. Note that the Plan's FSR is an estimate (not a limit) and is based on intended urban design performance with respect to site, form and neighbourhood context.

The proposal is to build a 6-storey residential building, with 4 by 2-storey townhouses at the lane, for a total of 66 market units, at a density of 2.52. The setbacks at the front are 12 feet, at the rear 4 feet, and at the sides 9 feet (north), and 15 feet (south). The courtyard width is 24 feet between principal structure and townhouses. Parking includes 103 underground spaces on 2 levels. There is 89 bicycle parking spaces proposed with a building height of 69 feet.

In regards to the Green Buildings Policy for Rezonings, this application was submitted prior to the May 1 changes. This project is aiming to achieve LEED GOLD with 70.5 points (65 points needed for GOLD).

The Family Room Policy requires 35% units be 2-bedroom or more (25% must be 2-bed, 10% must be 3-bed). This project includes 58% family units, 47% are 2-bed bedrooms, 11% are 3-bedrooms, which is well above Policy requirements. The Cambie Corridor Phase 3 - anticipates townhouses behind this site.

Tim Potter, Development Planner, introduced the project located mid-block on Cambie Street between 50th and 54th Avenues and subject to the Cambie Corridor Plan with 3 sites equalling 180 feet of frontage. The proposal is for a new mixed use building with secured market rental.

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

1. Please comment on the building's form and massing as it relates to its context (present and future);
2. Does the panel have any advice in terms of sustainable design considerations?
3. Please comment on the success of the landscape design (roof terraces and public realm) and in particular, the relationship to Cambie Street.

The planning team then took questions from the panel.

- **Applicant's Introductory Comments:** The applicant noted the intention is to provide a variety of massing forms along Cambie Street. It is a combination of three sites. There is a unifying third plain. The entire face of the building is intended to be stepped back. The glazing ratios are as low as possible at 40%. There is solar shading and overhang proposed, as well as an amenity room proposed on the ground floor. There are urban agriculture plots designed on the south side. On the Cambie Street frontage there is stepped landscaping. In the courtyard there are large planter boxes proposed. There is a brick clad wall and screens proposed for privacy.

The applicant team then took questions from the panel.

- **Panel Consensus:** Having reviewed the project it was moved by Ms. Gasiewicz and seconded by Ms. Anderson 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:

- Encourage further design development for the perception of 'bulk' in the massing, especially on the north side
- Consider design development of the main entry
- Pursue design development of facades to include solar devices appropriate to orientation
- Show design development of indoor and outdoor amenity spaces
- Consider provision of shade structures on the rooftop decks
- Consider mitigation of privacy issues on the north and south facades with respect to future development
- Consider privacy issues for the townhouses on the back side and solar gain on the west side

Related Commentary: The panel supported the project. The outdoor amenity could use more development. Mitigate for the difference in landscape height between L1 and Cambie Street. Add a shade structure on the top of the roof. Terracing should be introduced at the south end. The terracing should be accessible as well as the other entrances. The walls could use planters. Reward sustainable living, by making the sidewalks more bike and pedestrian friendly.

- **Applicant's Response:** The applicant team really appreciated the comments from the panel.

Adjournment

There being no further business the meeting adjourned at 6:58 p.m.