

## URBAN DESIGN PANEL MINUTES

**DATE:** April 5, 2017

**TIME:** 3:00 pm

**PLACE:** Town Hall Meeting Room, City Hall

**PRESENT:** MEMBERS OF THE URBAN DESIGN PANEL:  
Helen Avini Besharat  
James Cheng (excused from item #2)  
David Jerke (excused from item #1)  
Karen Spoelstra  
Yijin Wen  
Neal LaMontagne (excused by item #3 and #4)  
Meredith Anderson  
Nell Gasiewicz

**REGRETS:** Amela Brudar  
Veronica Gillies  
Muneesh Sharma  
Kim Smith  
Renee Van Halm

**RECORDING SECRETARY:** Camilla Lade

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ITEMS REVIEWED AT THIS MEETING	
1.	6137 Cambie Street
2.	401 W Georgia Street
3.	305 W 41 <sup>st</sup> Ave
4.	129 Keefer Street

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**BUSINESS MEETING**

Chair Helen Avini Besharat called the meeting to order at 3:00 p.m. and noted the presence of a quorum. Mr. Gil Kelley, General Manager of Planning, Urban Design and Sustainability, noted the changes in the UDP panel procedure. A brief business meeting took place in which the new process was discussed as open to further improvement over time, to continue as the following:

Having reviewed the project it was moved by [NAME] and seconded by [NAME], and was the decision of the Urban Design Panel:

*“THAT the Panel SUPPORT the project.”*

or

*“THAT the Panel SUPPORT the project with the following recommendations to be reviewed by City staff:”*

or

*“THAT the Panel recommends resubmission of the project after addressing the following concerns:”*

The panel then considered applications as scheduled for presentation.

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|---------------------|---|
| 1. Address:         | 6137 Cambie St.   |
| Permit No.          | RZ-2016-00045   |
| Description:        | The proposal is for a seven-storey mixed-use building with a replacement church space and child care facility on the first three levels, and residential above (comprised of 20 secured market rental units), with a building height of 25.3 m (83 ft.), a total floor area of 3, 714 sq. m. (39, 982 sq. ft.) and a floor space ratio (FSR) of 3.08, over two levels of underground parking (56 vehicle spaces and 31 bicycle spaces). The application is being considered under the Cambie Corridor Plan. |
| Zoning:             | CD-1 Revised  |
| Application Status: | Rezoning Application  |
| Review:             | First   |
| Architect:          | GBL Architects (Stu Lyon)   |
| Owner:              | Chinese Presbyterian Church   |
| Delegation:         | Stuart Lyon, GBL Architects<br>Jennifer Stamp, DKL  |
| Staff:              | Zak Bennett & Tim Potter  |

**EVALUATION: SUPPORT WITH RECOMMENDATIONS**

- **Introduction:** Rezoning Planner, Zak Bennett, introduced the project for a single lot along the west side of Cambie Street between 45th and 49th Avenues.

The site is presently zoned CD-1 (12), a zone shared with the southerly neighbours, and currently developed with the two-storey Chinese Presbyterian Church. The site is approximately:

- 13,000 square feet,
- with 100 feet of frontage along Cambie St and a site depth of 130 feet
- An FSR of 3.08 is proposed.

Across the lane and across Cambie Street, zoning of sites is mixed between RT-1 and CD-1. Sites across the lane can be considered under the Oakridge Langara Policy Statement (OLPS) for townhouses up to 1.2 FSR. These sites are also included in Cambie Corridor Phase 3(CC3) planning. Staff noted that CC3 policy planning is still underway and final directions have not yet been determined. Sites north and south along Cambie can be considered for rezoning of six to eight storeys, with consideration for retail or choice of use at grade. The site is one block from Oakridge Centre, a designated municipal town centre for the region. Three rezoning applications in the same policy area have been approved ranging between 2.9 to 3.29 FSR.

The proposal is for a 7-storey mixed-use building over two levels of underground parking. The building program includes a replacement space for the Chinese Presbyterian Church on levels 1 and 2, 68 private daycare spaces on levels 2 and 3, and 20 secured market rental units on floors 4-7.

The proposal is being considered under the Cambie Corridor Plan which anticipates 6-8 storey mixed-use buildings between 45th and 48th Avenues and an estimated FSR range of 2.25-3.25. Parking includes: 56 parking stalls, 31 bicycle parking spots. The building is 83 feet with 68 childcare spaces (a 40 half day preschool, a 16 full day preschool, and a 12 full day toddler spaces).

Tim Potter introduced the project as immediately south of the St. John's Ambulance site. The proposed density is 3.08 FSR. The rezoning application is for a mixed-use building including:

- a) Church Space;
- b) Daycare Space;
- c) Secured rental units

Mr. Potter sought the advice from the Panel as follows:

In addition to any comment on the overall form of development proposed for this **Rezoning application**, the Panel's advice is sought on the following questions:

1. Please comment on the following aspects of the building design:
  - a. The success of the overall massing and form of development;
  - b. The relationship and interface to Cambie Street;
2. Please comment on success of the expression of the church in terms of relating the interior worship space to outside expression.
3. Please comment on the overall success of the Landscape design of the following:
  - a. street edges;
  - b. roof terraces, and play areas.
4. Is the overall density, height and form of development supportable?

Mr. Potter took questions from the Panel.

- **Applicant's Introductory Comments:** The applicant team noted that the project design is centered around the church with the housing as a secondary component. The church functions occur on the first three floors. The second and third floor has space for 68 childcare spaces programmed in. The remaining floors have 20 units of rental housing under the Rental 100 Policy. The proposed height of seven stories and a density of 3.08 is within CC built form guidelines.

The church expression from the street is intended to be large "porch" serving as a 'landing space' for the large church. The church is also expressed nicely on the lane edge. The residential entrance is subordinate to the church entrance. The residential and church uses share the lobby. At the front columns there is painted concrete. At the top there are steps at the balconies to reflect on the church steeple.

Because of the proximity of the building to the property line, the applicant has proposed greening the back boulevard to provide some buffer to the social space. There are steps and seat walls to provide a spot for people to sit and engage. Along the lane planters are provided to green the edge and provide a welcoming frontage to the lane. The rooftop designs at level 2 and 3 are largely derived from childcare requirements. On the upper-most roof there is common outdoor space for the residents including urban agriculture and an outdoor lounge area. There is extensive green roof to achieve sustainability initiatives such as storm water management.

The applicant team took questions from the panel.

- **Panel Consensus:** Having reviewed the project it was moved by Mr. Cheng 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:

- The front porch will need improvement; specifically, to make it more urban by refining the landscaping;
  - The church expression could be bolder;
  - The internal issues and entries could be further refined in the design development work; and
  - The Cambie side of the building expression could use more work.
- **Related Commentary:** The panel supported the overall density, expression and uses of the project. The church is urban and the building stands out from the guidelines. The roof terraces are well handled. The windows could be moved up or introduce signage and art to mark that it is a church. Another panel member stated the church seems compressed by the residences above. Emphasize the upward expression of the church more. The volume could be higher for a 'sacred sense of arrival into the space'. The expression of the church has major internal circulation issues, according to some panel members. The elevator should not be shared, according to one panel member.

The front porch needs more hardscaping and should better address spillover crowds, embracing a 'front porch' role. More refinement is needed with uses - such as the entrance and exit pathways to move in and move out children, church attendees and employees, to make it clearer and less confusing. The outdoor spaces should be retained. There is interesting opportunities for exposed structure in the internal church space.

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

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2. Address:	401 W Georgia Street
Permit No.	DP-2017-00119
Description:	To construct a nine-storey commercial building with retail and office uses at grade and office uses above, with a building height of 42.5 m (139.4 ft.) and 13, 621.3 sq. m (146,618.5 sq. ft.) of floor area over two levels of existing underground parking having access from the lane
Zoning:	DD
Application Status:	Complete Development Application
Review:	First
Architect:	B & H Architects (Bruce Knapp)
Owner:	Carlo Tupar, Oxford
Delegation:	Bruce Knapp, B & H Architects Patrick Fejer, B& H Architects Eddie Wu, B & H Architects
Staff:	Tim Potter

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### EVALUATION: SUPPORT WITH RECOMMENDATION

**Introduction:** Tim Potter introduced the proposal for a Development application of a mixed use building including:

- a) an Office space; and
- b) Commercial retail;

The site is located on West Georgia at Homer and also fronts Dunsmuir, next to the Holy Rosary Cathedral and is zoned under the Downtown District Official Development Plan (DD ODP) having an allowable density of 7. The proposal is seeking a 10% Heritage Density Transfer for a total of 7.7 FSR.

Mr. Potter took questions from the Panel.

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

1. Please comment on the following aspects of the building design:
    - c. The relationship of the proposed building to its context;
    - d. The success of the architectural materials and expression;
  2. Please comment on the overall success of the Landscape design of the following:
    - c. the plaza,
    - d. street edges;
    - e. roof terraces, and garden spaces.
  3. Is the overall density and height supportable?
- **Applicant's Introductory Comments:** The applicant team noted that the articulation of the massing of the building is comprised of horizontal shifts of three groupings of floor plates. The intention is to make the building more accessible with terraces and a court yard space between the buildings. The design is more of a loft-like building with operable windows. The lobby has a café, and along the frontage is a colonnade that provides partial enclosure. The cherry blossom trees will be retained. Bike access is maintained off the courtyard. There are formal gestures in the massing in terms framing the spire of the cathedral. No new parking is contemplated for the proposal. The services include the chilling system, and loading bays will be re-configured with the existing tower because there is synergy between the two structures.
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The vertical rhythm in the massing, and fenestration are intended to respond to context in the area. The proposed density is an important element of the economic viability of the building.

The existing entrance and exit is being kept. Additional trees are proposed on Dunsmuir Street. The building is LEED Gold.

The applicant team then took questions from the panel.

- **Panel Consensus:** Having reviewed the project it was moved by Mr. Wen and seconded by Ms. Spoelstra, 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:

- Rooftop access should be considered for the building

**Related Commentary:** The panel noted that it is a welcome densification of the downtown core. It responds well to the urban context. The way it relates to surrounding architecture is good, and the material expressed like wood will look good. The views should be kept open on the site (keep the grades open). The simplicity and boldness of the building is appreciated.

The building will create a lot of shade, so keep that in mind landscape wise. The project should be more than LEED Gold. Shading devices are recommended to help the building performance. Carefully consider the building services and where they are placed. Servicing the generator and exhaust should be considered.

- **Applicant's Response:** The applicant team thanked the panel for supporting a new kind of building such as this project.

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3. Address:	305 W 41 <sup>st</sup> Ave
Permit No.	DP-2016-00831
Description:	To construct a new six-storey mixed-use building with church use at grade and residential above (comprised of 47 dwelling units), over two levels of underground parking having access from the lane. This application is a Complete Development Application subsequent to a Rezoning Application.
Zoning:	CD-1 Pending
Application Status:	Complete Development Application
Review:	Third
Architect:	ZGF Cotter Architects Inc. (Michelle Lee-Hunt)
Owner:	Stefan Slot, Townline
Delegation:	Patrick Cotter, ZGF Araft Inc. Mary Chan Yip, PMG Landscape Architects
Staff:	Tim Potter

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**EVALUATION: Resubmission Recommended**

- Introduction: Tim Potter introduced the project as the third UDP appearance. The site is occupied by an existing Church and Church Hall structure, and is in the Oakridge Town Centre area of the Cambie Corridor Plan (CCP). The dimensions are 120' x 158', an irregular site. The prescribed Height is 6 stories.

The proposal is a Development Application for a replacement facility for the church in addition to a market residential development. Parking is below grade.

**Previous panel synopsis of items needing improvement:**

- There are concerns about overlapping of uses in the lane space, especially given the townhouses;
- Some members thought that the building is still too deep;
- The amenities in the back are in the shade;
- If wood is being used then it should be expressed along the full length to make the building stand out on the street;
- The articulation of the upper floors of the development could be subdued;
- Some concerns about the overall form and massing remain;
- The public, outdoor spaces need to be connected and more distinct in their expression;

Mr. Potter took questions from the Panel.

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

1. Have the previous panel's comments been satisfactorily addressed?
  2. Please comment on the success of architectural expression of the building in terms of preserving the identity and stature of the Church on the site.
  3. Please comment on the success of the landscape design of open space(s) and edges.
- **Applicant's Introductory Comments:** The applicant team started by noting that it was a delicate balance in the expression to preserve the church identity at street level. The main sanctuary space is on the corner, and there was also one main entry point emphasized. The single story element along the street is expressed along the entire length of the frontage and around the corner to integrate the church and residential uses. The overall architectural expression is designed to be more 'subdued' with a calm expression along the façade.
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The columns were subdivided to reduce the apparent width of the building. The pick-up and drop off site for the church is designed as the secondary entrance for the church. The residential entrance has a defined connection and cue.

The front entrance along 41<sup>st</sup> is designed with more open areas for the congregation to gather. There is a shelter space provided, with generous connections for pedestrians to arrive along 41<sup>st</sup> Ave. There is a small community garden on site. It was relocated to provide more outdoor space.

The applicant noted that the Church has had a reduction in congregation over time and the aim was to continue to serve the community, but at a neighbourhood scale.

The applicant team then took questions from the panel.

- **Panel Consensus:** Having reviewed the project it was moved by Mr. Cheng and seconded by Ms. Gasiewicz, and was the decision of the Urban Design Panel:

THAT the Panel recommend that the project return to the panel after incorporating the following comments:

- The church identity needs to be stronger, bolder, and more of a corner building. More work needs to be done to be more successful and have a presence as a public church from all sides at the street level;
  - Improve the connectivity and expression of the interior and exterior spaces at the lane; and
  - The amenity space location was not appropriate and the size is not sufficient.
- **Related Commentary:** The panel noted that the church and residential components are indistinguishable, but supported the use and density. There should be more thought into the façade expression. The materiality should express the church as a distinct space. One panel member recommended the layout is too stretched out along 41<sup>st</sup>, and the residential entrance should instead occur on 41<sup>st</sup>.

The spaces should be more integrated at the lane. The parkade intake locations should be re-thought.

The amenity space is not a usable amenity space, especially for children. It is too broken apart. The public outdoor space should be more connected.

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

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4. Address:	129 Keefer Street
Permit No.	DE420078
Description:	To construct a 10-storey mixed-use building with commercial uses on the first two floors and 8 floors of residential above (comprised of 33 dwelling units), over the levels of underground parking (39 vehicle spaces and 42 bicycle spaces) having access from the rear lane.
Zoning:	HA-1A
Application Status:	Complete Development Application
Review:	First
Architect:	Stantec Architecture (Doug Hamming)
Owner:	James Schouw, JSA
Delegation:	Laurence Kosichek, Stantec Jiang Zhil, Stantec
Staff:	Marie Linehan

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#### EVALUATION: Resubmission Recommended

- **Introduction:** Marie Linehan, Development Planner, introduced the project as a Development Permit Application in Chinatown HA-1A District. This site is at the north side of Keefer Street between Columbia and Main Streets. It is currently a vacant site, 50 feet by 122 feet.

The adjacent site to the east is a 25 foot lot with an existing Heritage “C” building of 5-storeys with commercial at grade and residential above. The next lot to the east is also a 25 foot lot with a development permit application in the latter stages of the approval process, for a new 10-storey building with commercial at grade and residential above. To the west is a 150 foot lot at the corner of Keefer and Columbia which has a rezoning application proposing a 12-storey mixed use building, which is currently under review.

The proposal is for a new 10-storey building with retail at the ground floor (including a retail unit at the lane), a 2<sup>nd</sup> floor commercial mezzanine level, and 8 storeys of residential above. The proposed density is 8 FSR with an overall height of 90 feet. An open passage way is provided along the west side connecting from Keefer Street to the lane with the main residential entry accessed midway along the passage.

Under the Chinatown Design Guidelines, new buildings should reflect to the historic scale and character of the neighbourhood. The intent isn't to mimic heritage buildings, but to provide a general sense of alignment with the historical context, in particular:

- The narrow building frontages derived from the typical lot width of 25 feet
- The predominant street wall height of 70 feet

Heights up to 90 feet can be considered, with upper storeys setbacks above the street wall. The upper massing should be clearly subordinate to the street wall and consider adjacent lower buildings and provide a suitable transition.

For the proposal, a stepped street façade is proposed with a height of approximately 75 feet at the east side and 85 feet at the west side. Setbacks to the upper massing are provided at 15 feet from the front and 4 feet from the side.

A rear setback of 23 feet is required for residential uses to ensure privacy and livability across the lanes. This can be relaxed.

The building aligns with the adjacent building at the rear at the east, stepping back to provide the required 23 foot setback to residential at the west portion. Historical buildings in Chinatown also have clear hierarchy in term of the facade composition which should be reflected in the new building design.

Ms. Linehan then took questions from the panel.

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

Comment on the overall form of development, and the response to the Chinatown Guidelines, with particular regard to:

1. Height: Is the overall height to 90 feet supported?
    - a. Is the design of the upper massing sufficiently subordinate to the street façade?
    - b. Is a suitable transition provided to the adjacent lower building as viewed from the public realm?
    - c. Are the front and side setbacks sufficient?
  2. Comment on the stepped street façade.
  3. Comment on the rear setback relaxation.
  4. Comment on the architectural expression and detailing of the street façade.
- **Applicant's Introductory Comments:** The applicant team said the intention of the design was to activate the lane and create the proper context on the street façade. The units are uniquely designed for a client with an 'open plan' that will allow them to design the space with furnishings. Ample glazing is planned on both of the facades. The project is a test case for a viable mixed use project.

Chinatown is an area filled with unique buildings with a multi-layered expression with European and Chinese materials and forms. There is a contemporary component to the design to attract people into the community. There is a strong cornice and canopies that are seen in Chinatown. The upper residential component provides a 'step back' in the design. The project is a modern interpretation of Chinatown that is meant to be contextually appropriate. The design also speaks to the industrial character and motifs of the area.

The roof top has a contemporary interpretation of traditional garden spaces. There are private outdoor spaces proposed. There are four upper garden spaces with separate staircases.

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

THAT the Panel recommends **RESUBMISSION** of the project after addressing the following concerns:

- A more comprehensive design package based on the Chinatown HA-1A Guidelines and contextual analysis
- A more well-proportioned building design
- Address livability issues particularly adjacent light wells
- The architecture should not be imitative with fake materials, for example, the cornice materials
- Revisit all exterior building materials and details
- Revisit breezeway safety and code issues

- Provide common amenity spaces
  - Provide further resolution of parking, loading, kitchen exhaust and building services
  - A landscape plan should be provided
  - A registered landscape architect should be present during the presentation
  - A sustainability proposal should be added to the presentation
- **Related Commentary:** The panel noted that the height and density is not supportable until the form of development is addressed. There was not enough materials and information to adequately comment on the façade design and side setback. Some members felt the upper massing seemed heavy at the side elevation and did not provide a good transition. The rear setback relaxation façade seems supportable. The strongest part of the project is the retail in the lane. One member noted the use of rugged steel gate is appreciated.

The breezeway connection should be logical and practical. It should not be used as an entry to the building due to security concerns and functionality. The building needs more amenity spaces for residents. It was suggested to provide common access to the roof deck. The building should be meet LEED standards. There should be a higher resolution of services, for example, commercial ventilation.

- **Applicant's Response:** The applicant team thanked the panel.
- **Adjournment**  
There being no further business the meeting adjourned at 7:05 p.m.