URBAN DESIGN PANEL AGENDA

Date: Wednesday, January 22, 2020
Time: 03:00 pm
Place: Town Hall Meeting Room, Vancouver City Hall

03:00 pm  Business

1. 03:15 pm  Address: 1190 Burrard Street
   Permit No.: RZ-2019-00085
   Description: To develop a 17-storey mixed-use Passive House building with 139 social housing units, a social service center on the second level, and commercial uses at grade, all over three levels of underground parking consisting of 34 parking stalls and 276 bike stalls. The maximum building height is 52.34 m (171.73 ft.), the total floor area is 11,459 sq. m (123,341 sq. ft.), and the floor space ratio (FSR) is 9.14. This application is being considered under the Downtown Official Development Plan.
   Zoning: DD to CD-1
   Application Status: Rezoning Application (SHORT)
   Review: First
   Architect: ZGF Architects
   Staff: Carly Rosenblat & Patrick Chan

2. 04:15 pm  Address: 4745-4795 Main Street
   Permit No.: RZ-2019-00071
   Description: To develop a 6-storey mixed-use building with 89 secured market rental units and commercial uses at grade; all over two levels of underground parking consisting of 80 vehicle stalls and 156 bicycle stalls. The maximum building height is 21.9 m (72 ft.), the floor area is 7,132 sq. m (76,768 sq. ft.) and the floor space ratio (FSR) is 3.67. This application is being considered under the Secured Market Rental Housing (Rental 100) Policy.
   Zoning: C-2 to CD-1
   Application Status: Rezoning Application
   Review: First
   Architect: Yamamoto Architecture
   Staff: Robert White & Grace Jiang

3. 05:15 pm  Address: 512 W King Edward Avenue
   Permit No.: DP-2019-00708
   Description: To develop a 6-storey residential building with 51 secured market rental units over two levels of underground parking consisting of 38 vehicle stalls and 66 bicycle stalls. The proposed building height is 20.70 m (67.90 ft.), the total floor area is 3,082.39 sq. m (33,178.63 sq. ft.), and the floor space ratio (FSR) is 3.0. This application is being considered under the Cambie Corridor Plan and the Secured Market Rental Housing Policy.
   Zoning: CD-1
   Application Status: Complete Development Application
Review: Second (First as DP)
Architect: Bradbury Architecture
Staff: Omar Aljebouri & Alina Maness
1190 Burrard Street
4745-4795 Main Street
2. Address: 512 W King Edward Avenue  
DE: N/A  
Description: The proposal is for a six-storey residential building that includes 50 rental residential units and a floor space ratio (FSR) of 3.0. The application is being considered under the Cambie Corridor Plan.  
Zoning: RS-1 to CD-1  
Application Status: Rezoning  
Review: First  
Architect: Arno Matis Architecture (Arno Matis)  
Owner: S. Benjamin Holdings  
Delegation: Arno Matis, AMA Architecture  
Paul Kibayashi, AMA Architecture  
Jennifer Stamp, Durante Kreuk  
Staff: Zak Bennett and Sailen Black

EVALUATION: SUPPORT (8-0)

- **Introduction:** Zak Bennett, Rezoning Planner, introduced the site for this rezoning application as being made up of a single parcel at the southwest corner of Cambie Street and King Edward Avenue. The proposal is being considered under the Cambie Corridor Plan which contemplates six-storey residential buildings in this area. The site is approximately 11,066 sq. ft.

Currently there are 13 rezoning applications approved or underway in the area. The surrounding areas are predominantly single-family, RS-1 and RS-5 zones around Douglas Park. There are also C-2 and RM-3A zones north along Cambie Street from King Edward Avenue. There is the potential for future change to some of these areas as part of Cambie Phase 3.

This rezoning application proposes to rezone the site from RS-1 to CD-1 to allow development of a six-storey building over two levels of underground parking accessed by a shared ramp and which includes 37 residential stalls. The proposal also includes 50 secured market rental units, and has a proposed site FSR of 3.0. The Cambie Corridor Plan anticipates residential six-storey buildings in this area with an estimated FSR range of 2.0-2.5.

Sailen Black, Development Planner, continued by noting that to the west is a rezoning for a four to six-storey building. This was recently approved in principle and seen by the Urban Design Panel. To the north there is a Canada Line station and two other rezonings. To the south is a rezoned site with a development permit for a six-storey apartment.

The proposal is for a highly detailed exterior and dynamic form conveyed by the extensive use of exterior slabs, treated glass, and expressed beams around the exterior. There is a 340 sq. ft. amenity room at the south grade, and a proposed floor area of 32,189 sq. ft. overall.

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

1) Whether the Panel supports the proposal as being successful in terms of:
   a) Meeting the rising grades and proximity to the adjacent neighbour;
   b) Strength of the curved forms as a response to this context;
c) Quality of the public realm interface around the north and east sides;
d) Design of the main residential entry; and
e) Usefulness and livability of the indoor and outdoor common amenity spaces

2) Does the Panel support the proposed form of development including the:
   a) Heights (6 storeys and 68 ft.),
   b) Setbacks (12 ft. from the streets, 10 ft. from lane, 8 ft. to the neighbour), and
c) Density of 3.0 FSR with an area of 32,189 sq. ft.

- **Applicant's Introductory Comments:** The applicant team introduced the project as a small but important site as it marks the intersection and boulevard leading up to Queen Elizabeth Park. Cambie Street is at a bit of an angle here, and widens out to create the boulevard. The podium responds to this through a bit of a shift.

There is an existing stone-rubble wall currently extending 6 ft. onto City property. This will be removed, but elements of it are to be retained. There is also an existing shared ramp which determined the parking response. A bit of a stair and pedestrian access will be added off of Cambie Street.

There is a gateway appeal to this site, which uses a curve to suggest the massing of the Cambie Corridor turning the corner. The typical unit ceiling height is 9 ft., and the ground unit ceiling height is 10 ft. It is important to note that this is an all-rental building.

There is a small ground-floor indoor amenity space off of the courtyard. There is also a very large roof deck amenity. The parking garage has created some constraint, and work has been done to provide oversight.

A lot of playful forms are being used going up the building. On the roof there is urban agriculture and outdoor seating, as well as a kid’s play area.

The applicant team then took questions from the panel.

- **Panel’s Consensus on Key Aspects Needing Improvement:**
  - At the ground plane there is an opportunity to reflect the architecture in the landscape in a stronger fashion
  - Think about thermal performance and bridging
  - Consider a stronger expression of the stone wall, or incorporate it onto the roof
  - There is some concern about the interior amenity being dark and narrow
  - The indoor amenity could be made more useful to the building if it was something else

- **Related Commentary:** The Panel thought that the overall design is very elegant, and that it sets a high standard for design. The proximity to the adjacent neighbour is permissible, and the public realm interface is very appropriate for this location.

The setbacks, density and height are all fine. The curved form is dynamic, expressive and rationale. However, the strength of the building is in its form, and it would benefit the building to have the entrance on the building’s southern side so that nothing penetrates the plinth.

There is a bit of a challenge with grades along the north side, which has been well handled. The entry along the north might be a bit dark at times, and the north-facing decks are a bit small, but these aspects are not worrying.
The exterior expression and materials seem very innovative. However, consider introducing a feature re-using the stone wall or an interpretation piece based on the quarry as it would better set the plinth in place and really make it work.

The building seems well placed, and the Panel liked the idea of thermally broken slabs. These slabs also create a lot of cut-outs which could be played with.

It will be exciting to see how the rooftop amenity develops, and the indoor amenity is appropriate for the size of the development. The ground-floor amenity might be better off turned into a funky lounge for residents, or with another vibrant use which is different from a gym. It could also be turned into bike storage or a martini bar to better serve the needs of the residents.

At the ground plane it would be good to reflect the architecture in the landscape. Turning the landscape around towards Cambie would create a stronger push towards it. Additionally, putting the stone wall near the play area would add some history to the space.

It was recommended to planning staff that the project did not need to come back to the panel at the development permit stage.

- **Applicant's Response:** The applicant team thanked the panel for the helpful comments and noted that they will be integrated going forward. They also asked that, if the panel is supportive of the project, it could vote on recommending that it not come back to the panel at the application stage. It is noted that the application stage review by the panel is ultimately a staff decision.
512 West King Edward Avenue
FORM OF DEVELOPMENT

Site Plan

North Elevation
South Elevation

Section (East-West)
FORM OF DEVELOPMENT AT REZONING

Section (North-South)

Perspective (Cambie and King Edward intersection)
Perspective (Building entry facing King Edward)