DATE: September 26, 2012
TIME: 4.00 pm
PLACE: Town Hall Meeting Room, City Hall

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:
Robert Barnes
Helen Besharat
Gregory Borowski (Chair)
Daryl Condon
Vincent Dumoulin
Alan Endall
David Grigg
Arno Matis
Norm Shearing

REGRETS:
Veronica Gillies
Bruce Hemstock
Geoff McDonell
Peter Wreglesworth

RECORDING SECRETARY: Lorna Harvey

ITEMS REVIEWED AT THIS MEETING
1. 2806-2850 Cambie Street & 454 West 12th Avenue
2. 68 Smithe Street
3. 4320 Slocan Street
4. 2220 Kingsway
BUSINESS MEETING
Chair Borowski called the Business Meeting to order at 4:00 p.m. Sailen Black, Development Planner, gave an overview of the Cambie Corridor Supplement Guide. The Chair noted the presence of a quorum at 4:30 p.m. and the meeting considered applications as scheduled for presentation.

1. Address: 2806-2850 Cambie Street & 454 West 12th Avenue
   DE: N/A
   Description: Develop approximately 20,000 square feet of commercial space along with 138 residential units with 194 parking spaces, relocate and preserve the heritage house at 454 West 12th Avenue and realign the lane to exit onto West 12th Avenue. The development will average 6-8 storeys, with a maximum height of 105.5 feet, FSR 4.41.
   Zoning: CS-C, RT-6 to CD-1
   Application Status: Rezoning
   Review: First
   Owner: Shato Holdings
   Architect: Fougere Architecture Inc.
   Delegation: Wayne Fougere, Fougere Architecture Inc.
               Peter Toigo, Shato Holdings
               Brent MacGregor, Consultant
   Staff: Ian Cooper and Anita Molaro

EVALUATION: NON-SUPPORT (0-8)

- **Introduction:** Ian Cooper, Rezoning Planner, introduced the proposal for a rezoning on the site at the corner of West 12th Avenue and Cambie Street. The proposal is for a mix-used commercial-residential development of eight storeys with retail on Cambie Street, replacing the White Spot restaurant. As well, the applicant plans to relocate and restore the heritage house at 454 West 12th Avenue to West 13th Avenue. They are also planning to re-align the lane to exit onto West 12th Avenue and will close the access/exit to West 13th Avenue. Mr. Cooper described the applicable policy for supporting an increase in height and density which includes: the retention and renovation of the Heritage “C” structure on its new site on West 13th Avenue; the replacement of the eight rental housing units that would be displaced from the Heritage house; and an anticipated offer of a Community Amenity Contribution based on the City-wide rate of $3.00 per square foot. The current rental units are not within a “rate of change” area and are therefore not protected and the house at 454 West 12th Avenue has heritage value but is not protected.

Anita Molaro, Development Planner, further described the proposal noting the context for the area. The height of City Hall is 12-storeys, City Square is 6-storeys and the Plaza 500 Hotel is 16-storeys. There are also a number of low-rise buildings along Cambie Street, however the base zoning anticipates buildings with FSR of 3.0 a height of 35 feet. Further south on Cambie Street (between West 14th and 16th Avenues) is the Pacifica which has tower elements up to 9-storeys with a low-rise street wall of three and six storeys. When this proposal began, the existing conditions consisted of two separate sites; the C-2C at the corner of West 12th Avenue and Cambie street and the site at West 13th Avenue and Cambie Street (location of White Spot restaurant). The site does not fall within the Cambie Corridor design principles however staff did request that the number of floors be limited to a maximum of eight which is consistent with the maximum number of floors in the Cambie Plan.
Ms. Molaro noted that one of the challenges facing the redevelopment of this block and access to the development was the location of the lane. The applicant proposed to close the lane and realign it out to West 12th Avenue within the footprint of the existing C-2C frontage. That presented some challenges in terms of both the vehicle sight lines and the building mass adjacencies to the heritage building. In general Engineering staff considered the realignment of the lane to offer some improvement to the neighbourhood in general, especially for those accessing in/out to the existing restaurant. To address proximity of the lane to the corner of West 12th Avenue and Cambie Street, the application is proposing to include the RT-6 site facing Cambie Street and establish a new lane. Given the heritage value of the house, the application proposes to relocate the building to the existing RT-6 site (now being used as a parking lot) facing West 13th Avenue. The adjacent two houses along the immediate frontage are also Heritage B and Heritage A buildings. Ms. Molaro noted that some of the benefits of this configuration is that it moves commercial access in and out of the site from Cambie Street and West 13th Avenue, which is a residential street to West 12th Avenue. It also allows for a continuous commercial frontage along Cambie Street which is consistent with the context across Cambie Street.

Ms. Molaro described the proposal noting that it consists of principally 8-storeys with a modest 9th floor serving a couple of the upper residential units. The seventh floor has the residential amenity room and associated outdoor area for the building’s residents. Commercial uses are located on the ground floor with the restaurant use anticipated at the corner of West 12th Avenue and Cambie Street. In terms of the frontage along Cambie Street, one of the issues that staff were concerned about was the length of the façade (270 feet). One of the strategies that staff recommended was to consider some variation in the both the massing and setback to provide a more generous public realm, and opportunity to accommodate some outdoor seating/pedestrian activity given its westerly orientation.

Advice from the Panel on this application is sought on the following:
- form of development, massing (scale and bulk), requested density (4.325 FSR) and requested height (105 ft.- 9 storeys);
- building’s relationship/response to existing neighbourhood context including:
  - adjacent RT-6 low density neighbourhood including relocated heritage house;
  - Cambie Street context south of 12th avenue;
  - civic/heritage context north of 12th avenue.
- public realm interface, open space design and landscape treatments;
- LEED Gold/Sustainability strategies;
- preliminary advice on the indicative materials and composition.

Ms. Molaro took questions from the Panel.

- **Applicant’s Introductory Comments:** Wayne Fougere, Architect, further described the proposal and stated that the lane is only one of two places where a lane comes out at Cambie Street. As a result closing the lane would repair the public realm. He described the materials noting that there are three main materials, with the base material being a cultured limestone. The center area on Cambie Street will be a gathering place for the restaurant.

Brent MacGregor, Consultant, added that with closing the lane all the conflicts with the existing crossings are eliminated, making for a better pedestrian experience.

Derek Lee, Landscape Architect, described the landscape plans. He said he thought what was interesting about the development was that it is trying to reinforce the City Hall
precinct. The sidewalk environment is trying to be similar to what happens from West 12th Avenue to the Canada Line Station at West Broadway. They are looking at a width of about 6 meters for the sidewalk at the corner. Street trees are planned along Cambie Street with a grass boulevard wrapping around on both the West 12th Avenue and West 13th Avenue frontages. He added that with reorienting the lane they saw it as an opportunity to create a mews. There are ground oriented units facing the lane with recessed patios. A trellis is planned over the parkade entrance. The upper roof deck will have the primary indoor and outdoor amenity space with a two sided fireplace. Urban agriculture is planned as well as a barbeque area and dining area. In order to get some larger size trees they added a mound area and a children’s play area. Regarding sustainability, they will be harvesting rain water and on the upper levels there will also be extensive green roofs.

Robert Lemon, Architect, described the heritage aspects of the proposal. He indicated that the house was built in 1909. He added that the house has had quite a bit of renovation over the years and is not in the best shape. The original materials and colours are still under the layers of renovations. He said he thought there is enough potential in the building to rehabilitate it as it could be designated as a Heritage B building. The Heritage Commission will be reviewing the proposal as well.

The applicant team took questions from the Panel.

- **Panel’s Consensus on Key Aspects Needing Improvement:**
  - Design development to strengthen the response to City Hall;
  - Design development to distinguish the site mid-block in a more fundamental way;
  - Design development to modify the massing at West 12th Avenue to better respond to the context of City Hall, Plaza 500 tower including increasing the sidewalk and stepping the building back from the street edge;
  - Design development to better transition the building to the residential context;
  - Consider reviewing the materials across the site;
  - Consider having a greater separation between the heritage house and entrance to the parkade; and
  - Review the passive design response regarding the orientation of the building.

- **Related Commentary:** The Panel did not support the proposal.

The Panel offered some support for the general approach of the form of development, height and density but some reservations with the architecture, with a couple of Panel members stating that the density was a bit aggressive for the site. Several Panel members thought there were issues on how the massing was expressed and distributed around the site. Some Panel members thought the horizontal expression didn’t relate very well to its context. The Panel appreciated the retention of the heritage house and the replacement of the eight rental units. The Panel supported the closure of the lane.

In terms of the relationship of the building to the neighbourhood context, the Panel felt there was some work to be done in terms of understanding and developing a clear language to the building that responds to its different urban adjacencies. Both West 12th Avenue and Cambie Street are high traffic streets that are commercial oriented and the north face of the building sits across from an important building, which should result in distinct architectural expressions. Since the east and south faces of the building are adjacent to single family residential, lower scale buildings, their expression should reflect that context as well. Several Panel members thought there could be more variety in the materials with one Panel member noting that all four sides seemed to be the same, and that the east side could have more texture while the north and west facades could have a more commercial
expression. Another Panel member thought there was an opportunity to step the building down towards West 12th Avenue. Several Panel members thought the Cambie Street frontage should have a continuous retail edge. As well the bulk of the building could be broken up through the use of materials to express the building form in a more vertical expression.

Some Panel members thought the building was too close to West 12th Avenue and the building should acknowledge the corner in a strong way by setting the building back more rather than having the indentation mid-block. They felt this would be an ideal spot for outdoor seating. A couple of Panel members noted that nothing had been provided regarding signage. One Panel member thought this was an opportunity to create some visual excitement beyond typical signage. One Panel member mentioned that the relationship to the access to the underground parking and the location of the heritage building compromised the relationship of the backyard of that heritage building. The Panel supported the top floor amenity room and the addition of urban agriculture. It was noted that the continuation of the public realm was the correct way to go but it could be a more contemporary design and more dynamic in its materials and form.

Regarding sustainability, some Panel members thought the sustainable design should better reflect solar orientation. The Panel supported the greening of the roof and the addition of solar panels.

- **Applicant’s Response:** Mr. Fougere had no additional comments.
EVALUATION: SUPPORT (7-1)

- **Introduction:** Anita Molaro, Development Planner, introduced the proposal for a site located adjacent to the Cambie Street Bridge with frontage along Pacific Boulevard and new portion of Smithe Street. Ms. Molaro noted that this development application follows a rezoning that seeks to accommodate 303,000 square feet of residential, and a minimum of 45,000 square feet of commercial floor area. The height limit is set by the Cambie Bridge view cone, which the applicant is proposing to come up to and meet. The form of development at the time of the rezoning contemplated a building stepping down into a curved elongated form, and a smaller tower floor plate at the corner of Smithe Street and Pacific Boulevard with a south facing plaza. Through the detail design work, the proposal has resulted in variations in the massing from the rezoning. There has been some redistribution of density, notably an increase in the podium along Smithe Street and a modification in the building shaping. This is in part the result of a couple of factors: a slight change in the flood plain, and also a clarification/refinement of the view cone that limits height on the site. For example, the rezoning anticipated a 20-storey tower with a smaller footprint, and that tower is now 18-storeys with an increase in the podium from two to ten storeys. While this is a change from the tower and podium expression, it is consistent with the policy direction for this area that seeks to encourage distinctive and creative architecture.

Ms. Molaro remarked that this is an important site and will provide pedestrian connections between Yaletown via the new Smithe Street as well as under the Cambie Street Bridge on Pacific Boulevard. As well, the public realm attributes are an important part of the proposal. There is a number of rezoning design conditions that need to be met entailing enhancement of the public realm treatment on all the frontages including Pacific Boulevard. As well, there is a future streetcar stop and pedestrian amenity proposed for the plaza. Additionally, there should be particular emphasis on creating a special sense of place between the turnaround and Expo Boulevard, at the Cambie Street edge and on creating an attractive pedestrian link.

Advice from the Panel on this application is sought on the following:
- refinement to the distribution of massing/density;
- Resolution and composition of the detailed architectural material treatments;
- Detailed landscape treatments;
- Any other comments.
Ms. Molaro took questions from the Panel.

- **Applicant's Introductory Comments:** Jim Hancock, Architect, further described the proposal noting that the building has three distinct characteristics in terms of what it relates to. He described the architecture noting that there are two curving shapes forming a gateway element as you come into the city. They thought it would be interesting to express the building as wind blowing through a vortex, and have developed wavy slab extensions. The whole base is a 2-storey lobby which provides a main entrance through to the retail spaces at grade and then access by elevator or stairs to the second level, which will likely be more retail spaces. At either end of the 2-storey base will be the entrances to the two towers. There is also a canopy to offer some weather protection along the building edges.

Martin Bruckner, Architect, indicated that the development permit application detailed design rationale is a point by point response to the rezoning conditions and also includes an extensive summary of the sustainability strategy. There are columns along the base that can be seen through the glass although there are some columns on the outside of the building as well. Screening will be provided along the access to the underground parking. Mr. Bruckner added that the second floor maybe a large fitness facility and a lot of the retail space will be restaurant use given that the project is in a major entertainment area.

Chris Phillips, Landscape Architect, described the landscape plans noting that one of the driving ideas on the site was to increase connectivity and permeability in the neighbourhood. They are working with the City to complete a number of key pedestrian linkages including links to the waterfront. A transit stop is planned for the future streetcar. There is an amenity space proposed at the third level that opens up to a big deck area with series of gathering spaces and a bit of a lawn. On the roof, there will be another amenity space which has urban agriculture.

Jeff Christianson, Architect, spoke on the sustainability aspects of the project. The building will have LEED™ Silver rating which will include a substantial green roof and water collection and retention system. In terms of solar exposure and passive design elements, the building is just over 50% vision glazing.

Peter Webb of Concord Pacific added that they are talking to a number of restaurant and large scale fitness chains. As well, they have committed to tie the project into the future district energy facility.

The applicant team took questions from the Panel.

- **Panel’s Consensus on Key Aspects Needing Improvement:**
  - Design development to further distinguish components of the architecture that aren’t clear, especially reinforcing the wavy characteristics of the façade as seen from the Cambie Street Bridge;
  - Design development to reduce the curtain wall box appliques;
  - Improving the livability of the suites on the inside corner of the building;
  - Resolving the CPTED issues in the breezeway and residential entry;
  - Reviewing the public art strategy and considering the notion of sports and as well as its presence at night with lighting;
  - Design development to soften the plaza with the addition of more greenery;
  - Design development to the weather protection to improve its functionality;
  - Design development to the penthouse level in terms of clarifying the character of the top of the towers.
• **Related Commentary:** The Panel supported the proposal.

The Panel did not have any concerns with the overall massing and position of the density on the site. The Panel liked the architecture and especially the wind sculpted slab edges along the Cambie Street Bridge. However most of the Panel liked the simplicity and clarity that was in the rezoning application. They thought it was a strong idea that was working really well in responding to the bridge. Several Panel members thought there was an overly hard edge expression on the west façade, and thought the proposal didn’t completely address all the rezoning conditions. Several Panel members thought the architectural appliques didn’t work and that the number should be reduced.

The Panel thought that on the east façade, the way the curvilinear forms transitions to the straight wall at the base of the building was weak. They thought it could have a better separation and be clearly differentiated. They also thought there was a lack of recognition for the important pedestrian connection under the bridge. One Panel member said that there should be some indication on the face of the building to let pedestrians know where there is a linkage under the bridge.

A couple of Panel members thought the penthouse level could use some work as it will be visible from surrounding towers. As well, a couple of Panel members thought the project could be bolder in its expression and that there were possible CPTED issues in the pedestrian breezeway and at the residential entry. A couple of Panel members thought the liveability of suites in the inside corner was compromised.

Regarding public art, it was noted that the project speaks of the history of Vancouver and in particular the sporting complex in the area. There is an opportunity to express that in public art. As well, consideration should be given to a lighting strategy and how the art will show up at night.

Several Panel members thought there was a disassociation between the building and the public space. They thought it should be dynamic and give people a reason to want to go there. As well, there should be some element that will overcome the traffic noise. The space needs to be green and it needs some additional programming.

• **Applicant’s Response:** Mr. Hancock had no comments. Mr. Bruckner said he thought the Panel had some good comments. He said they are working on clarifying the plaza at Pacific Boulevard and Cambie Street. The whole plaza design will become a reality with the new Dunsmuir Street extension and the entertainment complex expansion.
3. Address: 4320 Slocan Street
DE: 415814
Description: Concurrent rezoning and development to construct a 4-storey mixed-use building containing two commercial units on the ground floor and 41 dwelling units (STIR) on the 2nd to 4th floors over one level of underground parking.
Zoning: C-1 to CD-1
Application Status: RZ/Complete
Review: Second
Owner: Yenik Reality Ltd.
Architect: Allan Diamond Architects
Delegation: Allan Diamond, Allan Diamond Architects
Graham Elvidge, Allan Diamond Architects
Jarrod McAleese, Samara Landscape Design
Orianne Johnson, Light House LEED Consultant
Stuart Emery, Yenik Reality Ltd.
Staff: Farhad Mawani and Tim Potter

EVALUATION: SUPPORT (8-0)

- **Introduction:** Farhad Mawani, Rezoning Planner, introduced the proposal for a concurrent rezoning and development permit application for a site that is currently zoned C-1. The application has come in as a rental building under the City’s STIR program that was in effect until December 11, 2011. STIR provides incentives to encourage development in new purpose-built market rental housing with the intent of making these projects more economically viable. For C-1 sites, STIR guidelines suggest that density and form comparable to what is permitted under the City’s C-2 guidelines would be appropriate and the City encourages retail at the ground level for developments existing in commercial zones.

The application is consistent with Strategic Direction #1 of the City’s Housing and Homelessness Strategy that seeks to increase the supply of affordable housing in the City with a particular focus on rental housing. Mr. Mawani described the context for the surrounding area noting the Expo Line SkyTrain guideway is located to the immediate south, with single family homes across the lane to the east. He noted that the rezoning to CD-1 would allow for the provision of 41 units of secured rental housing and two commercial retail units. This requires additional height and density, outside what is currently allowed on site but in keeping with C-2 guidelines. Parking is to be provided according to the Parking By-law with relaxations being granted for proximity to transit as well as provision of a car-share space on site. Mr. Mawani noted that concern has been heard from single family home owners to the south and to the east with regards to the height of the building and the associated impacts on views, shadowing and privacy.

Tim Potter, Development Planner, further described the proposal noting there is an approximately twelve foot grade change from the lane to Slocan Street across the site. Regarding the C-1 zoning, 1.2 FSR is allowed for a mix of commercial and .75 FSR for the residential component. The C-1 District Schedule permits an outright building height of up to 9.2 meters relaxable to 10.7 meters. Off-street parking should be located in below or above grade structures or hidden behind street fronting buildings. As well, main building entries should be clearly identifiable and accessible from the street and should provide generous weather protection.
The proposal is for a rezoning from C-1 to CD-1 to vary restrictions on height and density and to enter into a Housing Agreement under the STIR program. The proposed density 2.1 FSR and the height of the building is proposed to be approximately 46 feet and 4-storeys. This is 11.32 feet (3.45m) higher than what is currently achievable of 35.10 feet (10.7m). The proposal is for 41 residential units and 19 parking spaces with vehicle access from Slocan Street. Setbacks are generally conforming. The rear yard requirement in C-1 is 25 feet and the proposed rear yard is 35.88 feet.

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

1. Has the building massing and materiality been developed successfully in light of previous panel comments?
2. Has the common garden space amenity, and its access and connection to units been successfully resolved?
3. Comments on the design of the residential entry and its expression.
4. Comments on the wide sidewalk/hardscape relative to future tenancy of CRUs.

Mr. Mawani and Mr. Potter took questions from the Panel.

• Applicant’s Introductory Comments: Allan Diamond, Architect, further described the proposal noting the comments from the last review. On the southwest facing side they have left window openings into bedrooms and put the decks out to the south and east. He described the proposed materials which include dark brick and cementitious panels. They also wanted the building expression to have a little more play. They have improved the patios at the back and have moved the urban agriculture to the outside. They have also moved the fence further out and there is bike parking in a vestibule at the corner. The parking is a wide ramp and they are planning to articulate the hard surface. The balconies are set back about five feet so the units won’t get too much heat/solar gain.

Jarrod McAleese, Landscape Architect, described the landscaping plans. He noted that the urban agriculture and the access issues have been remedied. They have created the common space not just for rest and work in the garden but to promote a sense of community. Moving the garden allowed them to increase the planting and provide a heavily landscaped area so that the views from the back of the units are to landscaped areas. There are now wider openings to the commercial units, bike and the residential access. They are planning on including a storm water management system for the urban agriculture.

The applicant team took questions from the Panel.

• Panel’s Consensus on Key Aspects Needing Improvement:
  - Consider further simplifying the north elevation;
  - Consider the colour on the canopies and differentiating the residential entry;
  - Design Development with respect to safety issues regarding the residential entry;
  - Consider seating edges to the planters and accommodate wheel chair access to the urban agriculture;
  - Consider a green edge on the outside fence on the lane.

• Related Commentary: The Panel supported the proposal and thought the applicant had responded well to the Panel’s previous comments.
The Panel thought the proposal was greatly improved since the last review. They noted that the applicant had perhaps gone beyond what was needed on the north façade, but one Panel member thought the brick columns and lintel could be removed. Also they wanted to see the cementitious panel come down in order to get more prominence to the retail frontage. Several Panel members thought the canopies could be more colourful and that the residential entry could be improved either with a different coloured canopy or a glass one. As well, they thought the entry was too deep and could be a safety issue. One Panel member thought the south wing could be simplified.

Some of the Panel thought the predominance of the parking ramp was a shame and that it didn’t improve the public realm. One Panel member thought there should be a double row of trees and that some trees could also be added on either side of the driveway to the parkade.

The Panel thought the landscaping had been improved in the garden space but that the private yards seemed a little too constrained. As well the common amenity area needs a seating edge. It was suggested that there should be wheelchair access to the urban agriculture or have an agriculture space in the common area. One Panel member suggested greening the base of the fence in the lane. As well it was suggested to lower the fence or provide a hedge for a better sense of spaciousness. Another Panel member thought there should be some weather protection on the top floor roof garden.

One Panel member suggested adding daylighting on the roof to some of the units or to the circulation area.

- **Applicant’s Response:** Mr. Diamond thanked the Panel and said he had no further comments.
4. Address: 2220 Kingsway
   DE: N/A
   Description: Mixed-use development with residential over a commercial podium.
   The main components of the proposal are as follows: three 14-storey elements over a commercial podium; fronts Kingsway, East 30th Avenue and Gladstone Street; townhouses will front East 30th Avenue; Gladstone Street is a bikeway and a vehicle diverter is proposed at East 30th Avenue and Gladstone Street; a surface right-of-way across the site to an improved lane is proposed.

   Zoning: C-2 to CD-1
   Application Status: Rezoning
   Owner: Westbank
   Architect: Henriquez Architecture
   Delegation: Gregory Henriquez, Henriquez Architecture
   Brock Cheadle, Henriquez Architecture
   Kelty McKinnon, Phillips Farevaag Smallenberg
   Ian Gillespie, Westbank
   Staff: Grant Miller and Paul Cheng

EVALUATION: SUPPORT (8-0)

• Introduction: Grant Miller, Rezoning Planner, introduced the proposal for an application to rezone a 2.3 acre site on Kingsway in the Norquay Neighbourhood Centre Plan area. The site is currently occupied by a Canadian Tire store fronting three streets and is zoned C-2. The proposal is to build a mixed-use development with three, 14-storey towers over a retail podium.

   Mr. Miller provided the Policy Context noting that the site falls within Norquay Village Neighbourhood Centre Area. More specifically this site is a large gateway site at the western end of the area. The Plan supports a height of 14-storeys and a density of 3.8 FSR on the site. A traffic calming diverter is proposed at Gladstone and East 30th Avenue. This is a concept introduced by the Engineering department to improve the cycling environment on this north south bike route. The plan calls for trees to be planted in the median on Kingsway where possible but Mr. Miller explained that there isn’t sufficient width to support trees in the median at this particular location.

   Mr. Miller mentioned that the Green Building Policy is in effect for this application which was received in June of this year. At the date of application, the City’s Green Building’s policy required registration for LEED™ Gold with a minimum of 63 points including 6 energy points, 1 water efficiency point, 1 stormwater point, and proof of application for certification. Further, in response to the City’s Green Building Policy for larger sites, the applicant has reviewed the feasibility of district energy systems and strategies to reduce Green House Gas emissions.

   Paul Cheng, Development Planner, further described the Norquay Neighbourhood Centre Policy noting that the Kingsway portion was envisioned to be the central, local commercial street for everyday shopping, services and community life. This would mean a new variety of ground-oriented housing options off Kingsway and new mid-rise housing options on Kingsway. As well, pedestrian comfort on Kingsway will be achieved with wider sidewalks through building setbacks; traffic calming and increased pedestrian pathway network; added mid-block lighted pedestrian crossings and mid-block pedestrian connections for existing long blocks.
Mr. Cheng noted that the proposal is for 14-storey buildings and will be expressed with lower 4-6 storey elements and a taller element, a sawtooth expression, and an access onto Kingsway and the neighbourhood to the north. He added that the Norquay Plan calls for a well-articulated sense of place and identify. This is achievable through consistency in material treatment and as well a rich public realm.

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

1) This site was identified in the Norquay Neighbourhood Centre Plan for a rezoning, with a potential to attain a maximum density and height of 3.8FSR and 14-storeys.

Taking into account the future zoning adjacencies of the Norquay plan as well as the adjacent area to the west that is left unaffected, is the proposal’s general form of development an acceptable response with respect to building mass, livability, neighbourliness, provision of open space and tower separations?

2) This site was identified in the Norquay Plan as one of two large Kingsway sites to provide a significant public plaza comprising 8000 s.f. of private land. Before an application was made, it was decided to locate this public space away from Kingsway, on the southwest corner in order to maximize direct sun exposure and guarantee a high level of vitality. As such, this space is expected to be a treed, park-like setting with active edges and programmed elements offering a multitude of activities to attract members of the public.

What design moves can be made to the public green space to ensure that it succeeds in attracting people and making this into a successful, well-used public place?

3) With the goal of improving walkability in this neighbourhood centre, a new lane is being introduced along the eastern property line to improve pedestrian connections as well as to serve as the main vehicular access route from Kingsway. While this lane is meant to function only as an “amenable shortcut” for pedestrians, staff have concerns over the amount of space and overall design dedicated to the pedestrian experience.

Does the current proposal for the lane successfully integrate the multiple uses, including loading/parking access and pedestrian/vehicular porosity? If not, please provide possible design improvements.

4) In conversation with the community during the planning process, staff heard extensive commentary about the need for a distinctive architectural character for the Norquay portion of Kingsway. In particular, the use of brick was cited as a highly desirable element. At this time, three other development applications have been granted for Kingsway properties in Norquay, all of which propose brick as the major cladding material, thereby establishing a newly emerging architectural character for Kingsway.

How well does this proposal respond to the community’s desire for a distinctive architectural character on Kingsway? Are there any elements of the current proposal that concern the panel?

Mr. Miller and Mr. Cheng took questions from the Panel.

- **Applicant’s Introductory Comments:** Gregory Henriquez, Architect, further described the proposal and the process that they went through in designing the project. He said there will be retail uses along Kingsway and along East 30th Avenue with some townhouses to relate to the single family homes across the street. The buildings have been sculpted so
that the primary views are not opposite one another. Some look out to the mountains or south to Mount Baker and the layout will increase the amount of light into the units. He said their vision for the park was for a contemplative spot, a respite in the middle of a busy area. They wanted the laneway to have some greenery and some texture and colour to the various surfaces. Mr. Henriquez described the architectural plans noting that they are looking at different materials and colours to respond to the different orientations. They have a public art budget and they are planning an installation along Kingsway. The plaza on the north side of the site is covered with a recessed entrance into the food store. A lot of roof terraces have been created as well as a lot of rooftops are useable with private decks and public spaces.

Kelty McKinnon, Landscape Architect, described the landscaping plans for the proposal. She noted that there is edible landscaping in the public amenity terrace with an orchard, herbs and berries. A children’s play element will also be incorporated. They are also planning fruit trees in the unit patios.

Ian Gillespie, Developer, said that one of the reasons he bought the property was that he wanted to try to turn Kingsway into a great street. He said that public art would be a great opportunity within the median. He added that it was an opportunity to do something special on Kingsway. They are planning to have a restaurant that looks out onto the park and is accessible through the grocery store.

The applicant team took questions from the Panel.

- **Panel’s Consensus on Key Aspects Needing Improvement:**
  - Consider changing the colours and textures on each of the three towers of distinguish them from each other;
  - Consider engaging the community in the creating of the public art;
  - Consider CPTED issues in the garden areas;
  - Design development to allow for the pool to be used all year around;
  - Design development to allow the building to open up more to the park.

- **Related Commentary:** The Panel supported the proposal and thought it was a supportable strategy for the site.

The Panel supported the general approach including the massing, density and height and liked that the two public spaces had two different characters. They also thought the location for the public space was in the right place, although one Panel member thought some drama could be added at the overhang. Another Panel member thought it needed to be simplified and that there needed to be a CPTED angle to the design so that sleeping areas were not provided. The Panel did not have any concerns with the tower separation.

The Panel wondered if the architectural expression was creating a distinctive character on Kingsway. In general they were supportive of the contemporary expression of the building. As well, some Panel members thought the materials were too uniform and that perhaps the materials could be expressed differently on each of the three towers.

Some Panel members thought the lane needed traffic calming so that pedestrians feel safe in the area. It was suggested that trees or bollards could be added. Several Panel members thought the pool could be designed so that it is used all year around with one Panel member suggested that the pool could be heated through a heat exchange system from the supermarket. One Panel member thought it could be flipped to the southwest corner to all for more sun. Another Panel member noted that the tower on East 30th Avenue has a
southwest orientation and blocks the sun into the courtyard and suggested flipping that tower to Kingsway.

Some Panel members thought the park, although it was in the right place, seemed a bit small. One Panel member thought the building frontage along Gladstone Street was pushing the site lines and access away from the park and suggested taking that curve and opening it up to the park. Another member thought the current design would not attract people and would not be useable for the community.

Most of the Panel supported the idea of introducing public art in the middle of Kingsway while other wanted to see it at ground level on the site. They also thought the project was going to be important to set the tone for future projects with respect to public spaces and public art. One Panel member suggested using at risk youth programs to produce a three-dimensional art piece for the site.

Regarding sustainability, one Panel member would like to see more details concerning the ratio of glass to solid walls as well as the orientation when the proposal comes back at the development permit stage. Also, they would like consideration for solar panels on the building especially for hot water. Another Panel suggested using a heat exchange system.

- **Applicant’s Response:** Mr. Henriquez thanked the Panel for their thoughtful comments and said they will strive to make a better project.

**Adjournment**

There being no further business the meeting adjourned at 9:57 p.m.