

## URBAN DESIGN PANEL MINUTES

**DATE:** March 7, 2018

**TIME:** 3:00 pm

**PLACE:** Committee Meeting Room 1, City Hall

**PRESENT:** MEMBERS OF THE URBAN DESIGN PANEL:  
Amela Brudar (Chair)  
Helen Avini Besharat  
Yinjin Wen  
Colette Parsons  
David Jerke  
Leslie Shieh  
Grant Newfield

**REGRETS:** Marie-France Venneri  
Muneesh Sharma

**RECORDING  
SECRETARY:** K. Cermeno

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### ITEMS REVIEWED AT THIS MEETING

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| 1. | 950 W 41st Avenue (Jewish Community Centre)   |
| 2. | 3532 E Hastings Street                        |
| 3. | 500 W 57th Avenue (Pearson Dogwood, Parcel C) |
| 4. | 1150 Barclay Street                           |
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**BUSINESS MEETING**

Chair Amela Brudar, called the meeting to order at 3:15 p.m. and noted the presence of a quorum.

1. Address: 950 W 41st Avenue (Jewish Community Centre)
- Permit No. RZ-2017-00070
- Description: The proposed amendment to the existing CD-1 (285) is to permit the redevelopment of the Jewish Community Centre site. The proposal consists of 26-storey and 24-storey residential buildings with 300 dwelling units ; and a 9-storey building with renewed Jewish Community Centre facilities; all over underground parking with 789 vehicle stalls and 250 bicycle spaces. The proposed floor space ratio (FSR) is 4.59. This application is being considered under the Oakridge Transit Centre and Adjacent Sites Policy Statement.
- Zoning: CD-1 Amendment
- Application Status: Rezoning Application
- Review: First
- Architect: Acton Ostry Architects
- Owner:
- Delegation: Mark Ostry, Architect, Acton Ostry Architects  
Bruce Hemstock, Landscape Architect, PWL Partnership  
Emily Codlin, LEED Consultant, Integral Group
- Staff: Zachary Bennett & Ann McLean

**EVALUATION: SUPPORT with Recommendations**

- **Introduction:** Rezoning Planner, Zachary Bennett, introduced the project as a rezoning application for the Jewish Community Centre (JCC) on a 3.36 acre site along the southern edge of 41st Avenue, between Willow and Oak Streets.

The site is currently zoned CD-1 (285) and is fully developed to 0.75 FSR with the existing JCC and parking lot. It is approximately;

- 3.36 acres, or 145,605 sq. ft.,
- The site has a long frontage of approx. 780 ft. along 41st Avenue.
- The site tapers from a depth of 260 ft. at the western edge to approx. 120 ft. at the eastern edge.

Zoning in the area is complex and varied. Along both 41st and Oak, most sites are CD-1 zones. Along Oak, these are a mixture of older CD-1s and new townhouses. On 41st, the Cambie Plan allows for residential buildings up to six storeys, of which a number have been built. The remaining sites are a mixture of C-1 (at the intersection of Oak/41st) and RS-1 in the surrounding neighbourhoods, with a handful of RT-1 duplex zones. Across the lane, sites are zoned RS-1 and developed with single-family houses.

There are also a number of approved policy areas around the subject site aside. To the north is the Oakridge Transit Centre (OTC), where a policy statement provides direction for redevelopment of the 13.8 acre at 2.5 FSR (excludes park) and a mix of buildings between 3 up to 15 storeys along 41st. At the intersection of 41st and Cambie, is Oakridge Centre Mall, a 28-acre site which had a rezoning approved in 2014. The proposal for the site includes retention of the mall, a new civic centre, approximately 2,600 units of housing, and a new park. The Cambie Corridor Plan allows consideration of 6-storey buildings along 41st.

The immediate surroundings also include significant policy under development but not yet adopted. The Cambie Corridor Phase 3 planning is currently underway.

As currently envisioned, Phase 3 would provide for 3.5 storey townhouses directly south of the JCC site. To the east is the Municipal Town Centre area, where buildings with affordable housing would be considered up to 18 storeys. Phase 3 also seeks to address some of the Unique Sites, including LBH, Shawn Oaks, and the Oakridge Apartment Zone.

The proposal is for a phased development which includes a replacement of the JCC and a substantial new housing component. The first phase would build the new JCC primarily within a 9-storey building on the eastern half of the site.

The second phase consists of two towers, 26 and 24 storeys, over a 6-storey base. A portion of the base includes the final programming for the new JCC. The residential portion proposes 300 dwelling units. This portion also sits over three levels of underground parking.

The proposal is being considered under the Oakridge Transit Centre and Adjacent Sites Policy Statement, applicable to the OTC itself and three adjacent sites including the JCC. The policy supports a rezoning application to renew and expand the JCC which meets both JCC and City goals.

A rezoning application for the JCC must specifically consider: mix of uses; neighbourhood context; permeability and connections, transitional edges, synergies with the OTC site, massing, and the public realm.

Development Planner, Ann Mclean, noted that the Cambie Corridor Phase 3 Plan will be introduced to the public later this week but is subject to council approval. We should also consider this area as it is today with the current policy.

The proposal is comprised of two separate buildings, each about 300 ft. long and generally measuring a two-block length along 41<sup>st</sup> Avenue. The community center is about 118 ft. at its highest and back drops slightly to 100 feet. We have the OTC policies that talk about transition and synergies, part of that is making sure there is limited shadowing on the north sidewalk of 41<sup>st</sup> Avenue.

The west buildings is proposing retail at grade and entrances to the theatre and the residential towers. The towers are 26- and 24-storey residential towers approximate (278 ft. and 246 ft. respectively) over a 4-storey (52 ft) height podium. The floor plate for each building is about 7000 sq.

Between the two buildings is proposed as a drive way and mid-block connection. Presently the blocks to the south are continuous blocks, however should the Cambie Corridor Phase 3 Plan be approved by council, we will be seeking “active links” which are 24 ft. wide pedestrian and cycling- friendly connections through the blocks.

For the adjacent sites, should Phase 3 policy be approved, the C-1 site at the corner of Oak and 41<sup>st</sup> Avenue will have the option to provide a rental building up to 14 storeys and the policy for the Louie Brier site would allow up to 20 storeys. Note that built form shown on the model is an approximation and not approved by Council.

Along 41<sup>st</sup> Avenue future plan is to develop a “Complete Street” accommodating vehicles, a B-line scheduled to start next year, bikes, a separated bike facility, and pedestrians. This will also include street trees and a minimum of 3.0m pedestrian sidewalk inside of the bike lane. There will be no parking along the street accommodating the B- line and bike facility.

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

1. Form, height, density and use, as it relates to the CURRENT and future potential context; In particular:
  - The overall built form and height in the broader neighbourhood context and
  - The built form and height in the immediate context;
2. Success of proposal to meet the policy set by the OTC (provided in Agenda)
3. Public realm interface, noting the uses at grade, and the pedestrian connection north-south through the site;
4. Early thoughts on built form/material expression as they relate to specific programmatic uses like gymnasiums and the theatre.

The planning team then took questions from the panel.

- **Applicant's Introductory Comments:** The proposal is to rebuild the community center on the east side of the site to replace the existing program. There was a 4-month programming study done looking at the future program of the JCC and all of the existing components (i.e. childcare, fitness) which have been expanded.

The first phase is developed to maintain operations of the community center. The facility is open to everyone and there are over 45,000 residents (from and outside the JCC community) that use the JCC, making it the most active and used facility in the City.

There is a big parking lot on the east side of the existing JCC site. The idea is to redevelop the community center without disrupting the existing community center by putting as much of the program on the east side that fits within the setbacks and follow the shadow principles on the north side.

On the west side of the site, once the existing community is being demolished (phase one), provides an opportunity to provide underground parking. A primary reason for not having underground parking on the east site is security and because the pool is being submerged one level below at grade.

To respect the shadowing principles on 41<sup>st</sup> and maintaining all the setbacks, programming that doesn't fit the site will be taken out. The idea is to bring it back in the future during the second phase. In order to minimize the shadow impact of the community center to the north street limited the height to 9 storeys and setback at a 25m datum.

The podium and massing on the west side is to reinforce the street wall along 41st ave but in a lower form, 4 storeys. The podium is being intended to use as programming space. The rest of the west side is intended for the nonmarket housing. All of the massing fronting 41st allows and wraps along the west side of the site is for large space of campus commons and a buffer to the current single family dwelling and future town houses.

There are a lot of large functioning spaces (i.e. Aquatic Center and gymnasium both two storey volumes) take a large part of the center. These spaces had to be pushed on all 4 sides which project beyond the general plains in order to maintain minimum interior dimensions so the neighboring King David high school can continue to use the facilities.

Due to the narrowness of the site all of the programming will be served by a single line circulation on the south side that connects the entire program. There is also a large component on the south side for opportunity to build integrated solar shading.

On top of the JCC would be the early child care component with an anticipated 200 spaces. The top allows for access to the roof, security, and the license requirement of play space.

The question of redevelopment also raised the question of sustainability and how to keep families in this neighborhood. The JCC is looking at establishing a Land trust for the property. In the Land trust, there would be a housing component in the form of a shared equity co-op. The co-op will be 100 percent non-market rental and about 300 units (1-3 bedrooms) are anticipated. About 75 percent of the units will be family oriented units larger than the city's maximums. Community sustainability could be achieved by taking advantage of having the over 100 families help maintain the facility.

The amenity functions of the inside are designed to reflect functions outside. Outdoors there is a highly family oriented programming (i.e. bbq, urban agriculture, children's play, quiet space), a backyard to the community.

The approach with landscape is all about neighborhood fit. The sidewalk along 41 will be treated as a permeable space to move in and out of such as patio spaces. An idea is that the retail can spill out onto the patio spaces. Landscape on the sidewalk helps spread out the space.

The landscape design is to encourage the community at large to be a part of the JCC. The landscape will express some elements of the JCC and some elements that relates to the typography. Features being explored are sustainable water and lime stone, features that suggest for people to be a part of the community, connection to the school, and enhance an east to west movement.

Sustainability is proposing to meet all the requirements not just a green building, creating long term sustainable and high efficiency social amenity. The focus is creating a healthy welcoming indoor environment with features such as improved air quality. The applicants will be looking to have an onsite low carbon energy system to serve both parts of the campus.

The applicant team then took questions from the panel.

- **Panel's Consensus on Key Aspects Needing Improvement:** Having reviewed the project, it was moved by Ms. Parsons and seconded by Ms. Avini Besharat 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:

- Improve ground plain to mitigate the impact of vehicular traffic on pedestrian and bicycle circulation and access to open space;
  - Provide immediate access to outdoor space from the community center and daycare;
  - To reconsider the locations of the drop off areas and loading areas to be centrally located for ease of access;
  - Consider integrating towers into the overall design scheme;
  - Prioritize bike facilities for the ease of use;
  - Consider integrating natural light in the first parking level;
  - Improve permeability and pedestrian connection between the street and courtyard.
- **Related Commentary:** The panel commended the applicant for their package and clearly communicated ideas. The panel supported the overall height, density, and massing. The project fit the emerging eclectic neighborhood. The site itself was well handled, proportioned and balanced.

It was unclear how the project fits with the OTC; however the panel agreed this was meant for a larger planning discussion. A panelist noted by putting in the OTC may influence future OTC developments.

The architectural expression was a good start but too early of a stage and required further detail. The panel noted there was a point of disconnect with the residential towers and podium and suggested bringing the towers down to grade. The activation of the frontage required further design development.

Members of the panel noted the 9 storeys on the community center typically too large but because it is providing a lot of good can pass, however will be difficult to relate to the residential as it feels to sit on top. Materiality and expression of the building will come together during design development.

A panelist noted that when development commences to remember how elements such as loading and fire access will come in.

A panelist noted that they appreciated the majority of the units will be three bedroom as this was desperately lacking in the majority of developments.

The main concern was in regards to the public realm and permeability conflict with vehicles, bikes and pedestrians. The panel suggested too much emphasis and open space was given to vehicle movement and the pedestrian permeability was not fully addressed. Some thought needed to be given to how the pieces of the ground plane will interact. Challenges with long linear sites are integrating with other elements on the site (schools).

Members of the panel noted they did not understand why there will be no underground parking for the new development. This will cause borrowed parking and the neighborhood at large will be inconvenienced by this parking system in the long term. This will also add to an unsuccessful vehicular circulation pattern. The development should, at minimum, provide one or two levels of underground parking. The facility will cater to a number of individuals across the city and can not assume the majority will travel by transit. Families with children require safe drop-off zones.

There were comments about the daycare and its general connectivity and accessibility to the outdoor spaces especially the one being on a different level. The panel felt the outdoor access can be better addressed. A panelist suggested doubling up the height. Put the daycare on two levels to create immediate outdoor access. Having to transition a number of children up an elevator would not successfully function.

Given the number of family units a good program of outdoor and indoor amenity space will be required, aside from the daycare.

Other comments included the location of the pool should be further analyzed. The panel suggested there needed to be clarity on how and what the courtyard will be used for and who will use it (only JCC community or is it open to everyone?). The City is moving towards bike communities, bikes need to be prioritized and well designed. In recent projects have seen dedicated bike elevators.

The innovation on the social and environmental sustainability was a good addition to the neighbourhood.

- **Applicant's Response:** The applicant team thanked the panel for their comments and clarified 4 points:

1. On the south end level of the site accommodating the daycare there is direct access to the outdoors on the same level, with covered and uncovered portions, in addition to the rooftop space;
2. The drop offs is presently between the buildings at grade level and below grade;
3. There are plans in the OTC development that rearrange the street networks that will take pressure off the 41<sup>st</sup> Avenue access and reorient in an east west direction;
4. Reiterating the light well idea is important to allow natural light into P1 level.

2. Address:	3532 E Hastings Street
Permit No.	RZ-2017-00068
Description:	To develop a 6-storey mixed-use building consisting of commercial at grade and 34 secured market rental units above; all over one level of underground parking. The proposed floor area is 3,456 sq. m (37,203 sq. ft.), the floor space ratio (FSR) is 4.08 and the building height is 20.42 m (67 ft.). This application is being considered under the Secured Market Rental Housing (Rental 100) policy
Zoning:	C-2C1 to CD-1
Application Status:	Rezoning Application
Review:	First
Architect:	Gair Williamson Architects
Owner:	Srvin Yozdi, 1077750 B.C. Ltd.
Delegation:	Gair Williamson, Architect, Gair Williamson Architect
	Chris Knight, Designer
Staff:	Chani Joseph & Paul Cheng

#### EVALUATION: Support with Recommendation

- **Introduction:** Rezoning Planner, Chani Joseph, introduced the project as this site is near near the corner of Skeena and Hastings and just a block east of the highway. The site is currently zoned C-2C1 and occupied by a 2-storey mixed-use building, with surface parking at the rear. Adjacent to the site on the west is a gas station, and on the east is a 2-storey office building. Across the street to the north is a newly constructed 6-storey mixed-use building. The site is (626 sq m) 6,742 sq ft and is 66' wide by 102' deep.

This proposal submitted by Gair Williamson Architects is to rezone to CD-1 to develop a 6-storey mixed-use building consisting of commercial at grade and 34 secured market rental units above; all over one level of underground parking. The proposed floor area is 3,456 sq. m (37,203 sq. ft.), the floor space ratio (FSR) is 4.08 and the building height is 20.42 m (67 ft.). Because of the slope of the site, it is a 6-storey building on Hastings St and 7-storeys at the lane.

The site is within the Hastings-Sunrise Community Vision Area and is identified in that policy as a location suitable for higher density development. This application is being considered under the Secured Market Rental Housing (Rental 100) policy. The Rental 100 policy supports additional height and density for projects where 100 percent of the residential units are secured for market rental in areas close to transit, employment and services. The Rental Incentive Guidelines, which accompany the Rental 100 policy, allow for consideration of a building height up to 6 storeys and commensurate achievable density for C-2C1 sites, subject to urban design performance.

Development Planner, Paul Cheng, introduced the project as a rental 100 rezoning. C-2C1 sites typically allows 4 storeys however under the rental 100 rezoning policy this site is permitted to go up to 6 storeys. Since the site is quite sloped from the front to the rear, there is an opportunity to use this to an advantage which is not needing a ramp when entering the vehicular parking.

Review of C-2 zones: Typically C-2 zones allow 4 stories and when you come across the lanes its usually R-S or R-T zones across the lanes. The zones usually have setbacks that ensure there is not too much of an overlook from new developments into neighbouring backyards. At this point in time this site is zoned RS-1.

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



- 1) In a typical C-2C1 development, the maximum conditional height is 45 ft. This rezoning proposal proposes a higher building form that is considered under the Rental100 rezoning policy.

Does this proposal present an undue amount of negative impact on the public realm and the neighbouring private properties?

- 2) Further setbacks to the 5th and 6th storeys from the rear property line were directed by staff in order to mitigate any increase in overlook and building mass on the R-zoned properties located due south.

Do the proposed setbacks provide a sufficient response to these concerns?

- 3) Please comment on the livability of the dwelling units designed. In particular, is the proposed lightwell acceptable with respect to delivering sufficient access to light and air.
- 4) Please provide commentary on the architectural character.

The planning team then took questions from the panel.

- **Applicant's Introductory Comments:** The family policy that requires 2 to 3 bedrooms, makes midblock C2C sites that don't have access to an open corner very challenging.

Tried to apply an organizational methodology used on mid block sites in previous projects and noticed it was challenging to achieve livable 2 bedroom apartments without drastically reducing the unit count. There is also the requirement for 3 bedroom apartments.

Initially the City was approached with a rooftop courtyard scheme that had two bedroom units however the proposal came short with the 3 bedroom units. It would also require a full massing on the top storey so the building was not stepping down successfully with the terrain.

A solution was to look at potential opportunities of the site, one being the neighbouring trees. An Arborist looked at the surface condition and was confident that they could be pruned and saved. The goal was to integrate the trees in as many units as possible. This is the focus with the light well.

The site provides effectively good solar access to the light well, which faces west, and allows most of units to have outdoor spaces with mountain views or embedded in the tree canopy. When there is a condition with a bedroom that requires the light well it is about 30 feet long.

The light well was brought all the way down to the first storey and connects with a pair of skylights at the bottom that light up when you enter the lobby. There is a glass wall to a two storey amenity space with direct access to an outdoor amenity space. The proposal also includes a rooftop amenity space with a children's play area, outdoor eating space, a bit of agriculture and also proposing a green roof.

The location and scale was set back to the rear elevation to prevent direct overlook to the other RS-1 properties and a buffer was also provided at the laneway with a planted perimeter.

The multi family units are given the premium outdoor space. The top stories are 2-3 bedrooms units, there are two large 2 -3 bedrooms lofts facing the laneway that have large terraces. The second level only is all studios and above that are two levels using the light well to create two bedroom units, one bedroom on the façade and one bedroom facing the light well.

The change in grade and achieved FSR allowed for additional efficiencies. The original submission proposed a bike facility and other service spaces on the ground level and had a CRU that was smaller than a 100 sm. However, the City felt a larger, more viable and flexible commercial space was required thus a bike facility and some storage was developed in a dedicated basement area with direct elevator access. The bike access enters from the laneway directly to the elevator.

There was a standard request for parking reduction. There are two car share stalls supported by MODO to offset the parking requirements.

The applicant team then took questions from the panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**

Having reviewed the project it was moved by Mr. Wen and seconded by Ms. Parsons 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:

- Further design development of architectural expression to achieve consistent level of design quality of the front and back elevations;
  - Further design development to the materiality of the firewall facing the gas station;
  - Decrease the height of the top floor unit facing the lane and increase outdoor open space;
  - Further design development to the residential entry and review quality and area of indoor amenity spaces.
- **Related Commentary:** The panel commended the applicants for a well considered and presented project. The design rationale was convincing.

There was support for the height, density and massing. There were no concerns in regards to the set back. The light well was skillfully handled and should be encouraged in the city to provide more affordable and family units. The project was consistent with other rental buildings.

In regards to the design rationale of the façade this is not your typical infill building. There are three sides exposed, especially the side along the Gas station, and the volume materiality should be exposed as it will be visible for a long time to come.

Members of the panel noted the top floor is not needed and can cause more shadow to the residential property to the south. It is not contributing to the project or neighbourhood. To earn the FSR, height and other relaxations the architectural character of the building needs to be enhanced drastically. The lane façade should not be treated differently from the main façade.

A panelist noted as this was a tight compact site with a lot of stuff going on to keep in mind the seismic gap with the adjacent neighbourhood.

A panelist noted less height on Hastings Street would be nice to maintain as much sunlight as possible.

The public realm was well handled, positive and consistent with C2 zonings. The stepping is doing its job. A panelist noted more amenity space was needed especially with the smaller units. The top floor with balconies would benefit from a type of weather protection. Other comments included deeper balconies and an expanded roof deck.

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

3. Address: 500 W 57th Avenue (Pearson Dogwood, Parcel C)  
 Permit No. DP-2017-01335  
 Description: To develop a 27-storey mixed-use building consisting of commercial at grade, a therapy pool for Pearson Dogwood residents on level one, a community health centre on levels one to four, a child daycare on level two, 6 Pearson supportive housing units on levels five, and 171 market units on levels five to twenty seven; all over 4 levels of underground parking accessed from a new internal street.
- Zoning: CD-1  
 Application Status: Complete Development Application  
 Review: Fourth (First as DP)  
 Architect: IBI Group  
 Owner: Jamie Vaughan, Onni Group  
 Delegation: Martin Bruckner, Architect, IBI  
 Mike Enns, Landscape Architect, Enns Gauthier  
 Jason Packer, LEED Consultant, Recollective  
 Staff: Marie Linehan

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**EVALUATION: Support with recommendations.**

- **Introduction:** Development Planner, Marie Linehan, introduced the project as a development permit application for Parcel C which is the second development permit application for the Pearson Dogwood site, noting Parcel A was reviewed last month.

The Pearson Dogwood site is a 25-acre site located between Cambie & Heather Streets and 57th & 59th Avenues. The site redevelopment is intended to be a comprehensive health-focused, mixed-use community. The rezoning application was approved by Council on July 25, 2017. The rezoning approved the use, density and form of development for the overall site.

The center of the site is a large open space with a 2.5 acre public park, 1 acre urban farm, and a public plaza - Pearson Plaza. Parcel C is located north of Pearson Plaza and the development permit application includes both the building and Pearson Plaza.

Pearson Plaza is intended to be a highly activated space that can accommodate a wide range of activities and public events. To meet the expectations of the Integrated Rainwater Management Policy, Pearson Plaza is to have a infiltration gallery below the Plaza.

Across the street to the north is Langara Gardens, which is a major planning project currently under review. The existing four 18-storey towers are to be retained with additional tower, midrise and low rise residential buildings. It is intended that there will be strengthening of commercial uses at grade along 57th Avenue in the new buildings. Across Pearson Plaza to the south will be a 6-storey Complex Care Facility for seniors (Parcel B) with an activity centre/adult day care space located at the ground floor facing Pearson Plaza.

The new internal street connecting 57<sup>th</sup> and 59<sup>th</sup> Avenues is located along the eastern edge of Parcel C. The parcel to the east (Parcel D) is mixed use and will have commercial uses at grade lining the diagonal pedestrian path (Cambie Walk) leading into Pearson Plaza.

A pedestrian thoroughfare (High Street Commons) connecting Pearson Plaza and 57<sup>th</sup> Avenue is located along the western edge of Parcel C.

The parcel to the west (Parcel F) is mixed use and will have ground-oriented residential units lining the path and retail at the corner at 57<sup>th</sup> Avenue. The parkade for Parcel C is held back from the west side to allow in-ground planting adjacent the building.

The proposal for Parcel C is consistent with the form of development approved at rezoning and includes:

- A 27-storey tower at the northwest corner with 171 market residential units at Levels 5 - 27;
- A 7-storey terraced base which includes:
- A regional Community Health Center (CHC) at Levels 1 - 4 at the north portion with clinical uses occupying the ground floor street frontage along 57<sup>th</sup> Avenue and wrapping the corner to the internal street on the east side;
- Residential units at Levels 5 - 7, including 6 Pearson replacement supportive housing units which are located along Level 5 facing north with outdoor patio space at the shoulder setback;
- A Therapy Pool to replace the existing pool at the George Pearson Centre and located in the middle of the ground floor plan with entry from the west path;
- One level of commercial units located at the ground floor facing Pearson Plaza to the south;
- A 69-space child daycare center with outdoor play space located on Level 2 facing south; and,
- A large amenity space located at Levels 3 - 4 at the south portion with common outdoor space at Levels 3 - 4 and a roof deck at Level 5. This is intended to serve the overall Pearson site.
- 4 levels of underground parking accessed from the new internal street.

The main residential entry is located at the northwest corner at the base of the tower with the common amenity entry just adjacent and from the west path. The day care entry is at the east side off the internal street just south of the CHC. The therapy pool can be accessed from the CHC or via the entry off the west path.

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

1. Does the proposal meet the rezoning condition to provide pedestrian interest along the 57<sup>th</sup> Avenue frontage?
  2. Are the entries to the various components clear and well identified in the architectural design?
  3. Comment on architectural expression, in particular the expression of the different uses and components.
- **Applicant's Introductory Comments:**

The architect noted that the massing has been adjusted since rezoning to accommodate the space at the south side that was previously the YMCA, which is no longer included in the proposal. The YMCA space has been replaced with a row of commercial units facing Pearson Plaza. The podium has been reduced in size and the plaza increased in size, and this additional south setback to the podium has allowed for better alignment with the east to west pedestrian promenade through the centre of the site.

The building design was previously a singular language but is now differentiated to manage the podium size. One of first moves was the rotation of the entrances and the creation of gaps in the façade with glass C-channels to demarcate the entries. The C-channels break the podium massing into 4 chunks. Noting the tower is not brought to the ground, there are elements that are meant tie the tower and podium together, however this can be a challenge with all the programs and components.

With replacement of the YMCA there was also the opportunity to create a private community center for all the residents on the Pearson site. This space is located at Level 3 and stretches along the south side housing a variety of amenity spaces, including a pool, and framing the middle terrace. The building includes a daycare programmed for toddlers and preschool age at Level 2, also framing an outdoor terrace for play space. The designers are looking to incorporate natural elements into the daycare. The daycare will be exposed to a lot of sunlight. Level 5 has private residential patios, and Level 8 has private roof top residential patios. All patios have urban agriculture incorporated. Edges of each level are heavily planted with trees to create a cascading vegetated effect down to the Pearson plaza.

All the vehicular entrances are now happening at a single location off the new internal street. It was previously located further north on the street but has since been pulled south to rationalize the plan inside and the interface between the CHC and the daycare.

This landscape design reflects the themes of the Pearson site which include urban agriculture, both food production and education.

Pearson Plaza is a continuation of the central pedestrian promenade with a linear way of trees linking to the promenade. The plaza is the eastern book end of the central open spaces and the point of arrival from the diagonal paths from the east. The main gateway entry to Pearson will be from the northeast corner at 57<sup>th</sup> and will enter Pearson Plaza at the east side to create a vibrant and active intersection. The indoor amenity space has a metal screen in front in reference to the three trellis elements of Parcel A to the southeast, for a sense of continuity as one arrives at the plaza from that parcel.

Programmatically Pearson Plaza is broken up into 5 zones. The eastern portion is the largest area for festivals, farmers markets and larger scale events. This is the most flexible space. The western area has the most sunshine so the space is focused for relaxation and kids play. The south side is the shadier portion with more intimate spaces in the shadow of the Complex Care Facility. The north side has an active retail frontage. There is also a transitional zone at the east side used to bring aspects of the urban farm to Pearson Plaza.

For the plaza, there is a prevailing grade with a slight slope that provides opportunity for built in seating. There are lots of new trees, and existing trees to be retained in the plaza. There is featured angular paving from the transit plaza and into Pearson plaza

In the High Street Commons, there is no root restriction so there will be big trees adjacent the therapy pool facade so users will look out to a wonderful forest canopy. There are also interpretative trails through the trees providing opportunities for native planting education and kids' play. There is an small upper plaza at 57<sup>th</sup> Avenue as a gateway to the site.

The sustainability rating for this project is LEED gold coupled with greenhouse gas emissions target that is to be met with a low carbon energy system.

The applicant team then took questions from the panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**

Having reviewed the project it was moved by Mr. Wen and seconded by Ms. Avini Besharat 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:

- Design development to the architectural expression and landscape treatment along 57<sup>th</sup> Avenue, including the materiality and canopy design. Improve the interface with the street;
  - Design development of entry points to clearly identify hierarchy, identity and function of entrances;
  - Consideration of design development to connect the tower to the ground;
  - Design development of commercial frontage at Pearson plaza including creating a focal point as viewed from the gateway entry at 57<sup>th</sup> and Cambie;
  - Design development to eastern plaza to ensure use and animation when there are no events;
  - Consider guardrail detail at the podium to read as an extension to the façade rather than a separate element; and,
  - Consider functionality and thermal performance of slab projections.
- **Related Commentary:** The panel supported the overall proposal and found it consistent with the approved rezoning. In general the architectural design was well handled considering it is a project with many complexities.

The panel agreed that the 57<sup>th</sup> façade needs improvement with design development. Presently it is too quiet and monotonous. It is understandable that the Community Health Centre (CHC) doesn't allow multiple entrances, however the street is still very important. The linear bench was seen to be too relentless, and the areas between the two CHC entrances very sparse. Suggestions included creating urban nodes with bays and street furniture to create places to stay. It was also suggested to explore different materials and the addition of public art. It was questioned as to whether a continuous glazed commercial storefront was the appropriate expression for the CHC, noting that the material treatment could better express the different uses within, and some areas of solidity could be introduced, to better express uses and connect to upper façade of the CHC. It was noted that there should not be so much difference between the base and the upper three floors as they serve the same function.

The panel noted that the entrances to the various components were clear, but there was a discussion regarding materials, details, and signage, to further clarify the purpose of each entry. Further design development is needed to express hierarchy and function. It was noted that the entrances are in close proximity to the use and that relationship could be further emphasized.

There was concern expressed with regards to the tower location on the podium with no connection to the ground plane. It was recommended to bring the tower down to grade. It was acknowledged that this will require a break in the podium and relocation of mass or program elsewhere within the podium. It was noted that bringing the tower to grade will help with clarification of the entry. It was noted that it is a powerful tall tower which has been lost at the base.

There were also comments about the white planters proposed on the upper north façade on 57<sup>th</sup> which were seen to be too heavy above the light canopy, and it was suggested that they may not be functional or necessary elements. It was recommended to simplify the façade.

It was suggested that the shallow eyebrows at the east and west façade are not deep enough to act as passive shading devices, and the depth may be increased or they may be deleted.

A panelist noted the south west facades with verticals on curtain wall have a nice calm quality. There was room for improvement is at the top because the transition is to an ordinary guardrail; it was recommended to extend the facades as guardrail in this location, as well as the north and east facades. It was noted that this beautiful façade would be more successful if continued to the roof top amenities.

It was also noted that the top floor units and activities would benefit from weather protection.

It was noted that the Plaza is in a great location with great light, but could benefit from further design development as it has a lot of hard surfaces and may lack animation when events are not held.

The space should have ‘stickiness’ and people should want to hang out. It was recommended to ensure the root zones are large enough to support the retained trees. It was suggested that the south west corner CRU is being cramped by the adjacent landscape; pulling it back at this corner will allow some spill out space and a great CRU space. A gesture to acknowledge the prominence of the south east commercial corner as viewed from the gateway entry was also recommended. It was noted that the commercial canopies are somewhat relentless and could benefit from varying height and expression.

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

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4. Address: 1150 Barclay Street  
 Permit No. DP-2017-01342  
 Description: To develop an 11-storey residential building consisting of 21 multi-family market strata dwellings, over 2 levels of underground parking with 42 vehicle spaces accessed from the lane. The proposed floor area is 3,351 sq. m (36,072 sq. ft.), the floor space ratio (FSR) is 3.025 and the maximum building height is 58 m (190 ft.). This application is being considered under the Heritage Density Transfer policy.
- Zoning: RM-5B  
 Application Status: Complete Development Application  
 Review: First  
 Architect: DIALOG  
 Owner: David Fawley, PC Urban Properties  
 Robert Caoez, PC Urban Properties  
 Delegation: Alan Bonface, Architect, DIALOG  
 Adrian Palfano, Architect, DIALOG  
 Peter Kreuk, Landscape Architect, PKC Landscape  
 Staff: Marie Linehan
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#### **EVALUATION: Support with recommendations.**

- **Introduction:** Development Planner, Marie Linehan, introduced the project as a development permit application in the RM-5B District which is a residential district in the West End in the Nelson Plateau neighborhood. The neighborhood is a mix of low-rise apartment buildings and towers typical of the West End.

On the adjacent site to the west is 2-storey Heritage-C listed apartment building, and further west are 3-4 storey apartments. On the adjacent site to the east is a 6-storey strata apartment building, and adjacent to that site is an 11-storey midrise. Midrise buildings are also located across the street ranging from 8 - 15 storeys, and there are high-rise towers at 20 - 22 storeys, a block to the north and south at Haro and Nelson Streets.

The site is 91' wide by 131' deep. In the West End, sites with a frontage greater than 66' are eligible for towers subject to meeting tower spacing guidelines. The spacing is intended to ensure towers are interspersed with lower buildings to provide livability for residents and a general sense of openness to the skyline. There are 2 tiers of height for towers in the West end: midrise towers up to around 110' which are required to be spaced at 80', and high-rise towers up to 200' which are required to be spaced at 400'. The proposed tower is considered by staff to be a midrise tower at 11-storeys and 114' and meets the spacing guideline being over 100' from the nearest 11-storey building on the block.

The conditional density for this site is 2.75 FSR and an additional 10% floor area is sought through a purchase of heritage density. A low 2-storey podium is proposed which meets the 7' side and rear yard setbacks and exceeds the 12' front yard setback at about 27'.

21 market strata residential units are proposed. 100% of the units are 2 and 3 bedroom family units, which exceeds the 25% recommended under the West End Plan. The 2-storey podium consists of three 2-level units. A common amenity space is located on the ground floor with an outdoor patio in the east side yard.

For large sites a 'tower in the park' form is typical but for this smaller site we are able to consider the low podium which has ample setbacks and allows the building height to be more consistent with other midrise towers on the block, rather than adding additional storeys.

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The Guidelines note that mature landscaping is an important aspect of the West End character. Front yards should be open and landscaped and should read as a visual extension of the public realm. For the building design, a high quality design is expected with finish materials to express a sense of solidity and permanence.

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

1. Building height (114') and tower with podium form;
  2. Landscape design, particularly the front yard, relative to the expectations of the Guidelines;
  3. Quality and location of common amenity space; and,
  4. Detailed architectural design and expression.
- **Applicant's Introductory Comments:** This is a slim building with top floor plates of 3100 sf. The building is beneficial to the neighborhood being a slender tower to reduce view impacts. The first approach to this site was a 6-storey low-rise form but it was found that the street was shaded for most of the time due to the mass. It was felt the site would benefit more from an animated ground plane with patios and better connectivity to the street. By setting the building in a mid-rise form, more open space is provided and a larger front setback with opportunities to bring life to the street. The rationale behind the podium was that the 2-storey height still allows visual connectivity to the street for residents. All the suites in the podium are three-bedroom family suites so a connection to the ground was seen to be important.

The design seeks to respect the historical midcentury form and materiality of the West End but with a more contemporary look. It is meant to be a modest background building and settle into the street. The architect took the idea of durability and created a strong, architecturally and visually stable building by making all the elements precast concrete. There are exterior exit stairs which provide an opportunity to engage with the outside and animate the west facade. The material will be a galvanized steel grid which will be subtly lit at night. The east façade is simple and elegant with steel fins framing punched windows. There is detailing of wood on the lower levels and balconies to allow for a warm welcoming touch.

There is a connecting path from the street to the lane at the ground level. The amenities are appropriately sized for a 21 suite development. There are large outdoor semi private and private patios for the lower units and balconies on the upper floors.

A strong landscaped edge creates an extension of the street into the site and a sense of welcome. There is layering with nicely-sized patios balanced out with equal amounts of soft landscape. The podium terraces have some green roofs and planting to provide further layering and to provide plant material that is visible from the sidewalk.

The project significantly exceeds the energy requirements with a 35 percent glazing. There is an opportunity for glazing on the north and south sides as cooling is experienced on the west windows. The balconies have a cross section percentage below 2 percent which is the city's limit to minimize thermal bridging. The site will have one cooling system to transfer heat one from end of building to the other. There will be a different system for ventilation and HRVs.

The applicant team then took questions from the panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**

Having reviewed the project it was moved by Ms. Parsons and seconded by Mr. Newfield and was the decision of the Urban Design Panel:

THAT the Panel Supports the project with the following (minor) recommendations to be reviewed by City Staff:

- Pull the street wall further back to contribute further landscaping to the street;
  - Consider cladding landscape retaining walls with a stone of your choice;
  - Consider improving the amenity with the introduction of amenity space on the rooftop;
  - Consider wrapping living room windows around the corner to improve sunlight and views for units.
- **Related Commentary:** The panel was quite supportive of the project and found it to be a thoughtful and well-crafted building. The panel also commended Planning for providing clear direction.

The panel supported the height and the tower and podium form. The building was seen to be beautiful and simple, and jewel-like in its context. The proportions were supported and the podium noted as providing a good balance to the midrise.

It was noted that Barclay Street does not have a wall typology, and therefore the project would benefit from pulling the wall back to be in alignment with the building to the west. This would give a little more landscape to the street. If walls are provided, stone is recommended as it is so well used in the West End.

The panel members agreed that quality and location of the amenity space is challenging in a narrow space against the neighbouring wall. It was suggested that anything that can be done to make it a more interesting space would be nice. It was recommended to consider moving the amenity up to a (podium or uppermost) rooftop location where it would get south sunlight, which would particularly benefit the north units and add value to the project.

A panelist suggested wrapping the windows at the corners to provide two directional views for units, and afternoon sun for north units.

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