

URBAN DESIGN PANEL MINUTES

DATE: March 13, 2024

TIME: 3:00 pm

PLACE: Webex

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:

- Bob Lily
- Catherine Lemieux
- Kai Hotson (Chair)
- Heidi Nesbitt
- Helen Besharat
- Stefan Aepli

RECORDING SECRETARY: M. Sem

ITEM REVIEWED AT THIS MEETING	
1.	975 W 57th Ave (former Salvation Army Homestead)

Vice-Chair Kai Hotson called the meeting to order at 3:00pm and noted the presence of a quorum. The panel then considered applications as scheduled for presentation.

1. Address: 975 W 57th Ave (former Salvation Army Homestead)
Permit No.: RZ-2023-00061
Description: To rezone the subject site from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District. The proposal is to allow for the development of the former Salvation Army Homestead and includes: A 19-storey strata residential building with 143 units; A 6-storey mixed-used building with 47 rental residential units and 37-space childcare; A floor space ratio (FSR) of 3.04; A building height of 64.4 m (211 ft.); and 198 vehicle parking spaces and 374 bicycle spaces.
This application is being considered under the Cambie Corridor Plan. This proposal previously went through the enhanced rezoning process as a unique site under the Cambie Corridor Plan.
Zoning: R1-1 to CD-1
Application: Rezoning Application
Review: First
Architect: GBL Architects
Staff: Karen Kallweit-Graham, Development Planner
Tess Munro, Rezoning Planner

EVALUATION: Support and recommends the applicant team to carefully review the summary of panel comments (5/0)

Planner's Introduction:

Tess Munro, Rezoning Planner, introduced the project with a brief description of the existing site context, followed by an overview of the anticipated context as per the Cambie Corridor Plan. Allison concluded the presentation with a description of the site and a summary of the rezoning proposal.

Karen Kallweit-Graham, Development Planner then gave an overview of the neighbourhood context in relation to the proposal, followed by the expectations of the built form guidelines for this project. Karen then gave a brief description of the proposed project before concluding with Staff questions for the Panel.

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

1. Height, density, and overall massing.
2. The public realm and connections; open gathering spaces; and landscape strategy
3. The quantity, quality, and functionality of indoor and outdoor residential amenities.

Applicant's Introductory Comments:

Applicant Nick Sharp, Senior Associate, GBL Architects, noted the objectives and gave a general overview of the project. Bryce Gauthier, Landscape Architect then gave a presentation on the landscape strategy.

The planning team then took questions from the panel.**Panel's Consensus on Key Aspects Needing Improvement:**

Having reviewed the project, it was moved by **BOB LILY** and seconded by **STEFAN AEPLI** and was the decision of the Urban Design Panel:

THAT the Panel Recommend SUPPORT the project and recommends the applicant team to carefully review the summary of panel commentary, as reflected in the Meeting Minutes.

Summary of Panel Commentary:

Panel expressed general support for the height, density and massing.

Panel suggested design development of building massing through materiality, balcony expression and further differentiation between tower and podium.

Panel noted the outdoor amenity space of tower is conflicting with competing uses at the ground plane; consider re-locating it to the roof of the tower or reconfigure at ground plane to make more functional

Panel noted location, size and proportion of outdoor amenity of rental building to be lacking; suggest relocating to rooftop or reconfiguring at ground plane.

Panel noted further consideration to the interior layout of the daycare is needed in terms of how people arrive, drop off/ pick up, bike/ stroller storage, avoidance of long hallways, security, add "delight".

Panel suggested further studies to the size of the outdoor play space with consideration for more functional covered area and nature-based play.

Panel suggested public/private walkway through site to be improved at north and south connections, or removal of walkway and re-apportioning space for other uses such as outdoor amenity, common gathering and outdoor childcare space.

Panel noted full accessibility of site should be a priority with particular attention for childcare access and at north/south connections.

Panel suggested that vehicular pick up / drop off on the new street should be considered.

Panel suggested improving access for bikes to P1 in the below-grade parking.

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