
URBAN DESIGN PANEL MINUTES

DATE: March 26, 2025

TIME: 3:00 pm

PLACE: In-person , Cascadia Room, Third Floor, City Hall

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:

Tony Osborn (Chair)
Michele Cloghesy
Allyse Li
Aaron Petruic
Parisa Seyed-Hoseini
Maryam Tashakor
Sarvnaz Golkar
Khushali Kagrana
Alan Storey

REGRETS:

RECORDING SECRETARY: M. Sem

ITEMS REVIEWED AT THIS MEETING
1. Rupert and Renfrew Station Area Plan

Chair Tony Osborn called the meeting to order at 3:00pm. The panel then considered applications as scheduled for presentation.

- 1. Address:** Rupert and Renfrew Station Area Plan
Description: The Rupert and Renfrew Station Area Plan is 25-year Plan to guide growth and change in the neighbourhoods surrounding and Rupert and Renfrew SkyTrain Stations. The Area Plan is expected to be presented to Council in Q2 2025.
Review: First
Staff: Andrew Pask, Community Planner
Lisa Lang, Community Planner
Yuichi Watanabe, Community Planner
-

EVALUATION: Non-Voting

Planner's Introduction:

Yuichi Watanabe, Community Planner gave an overview of the neighbourhood context in relation to the proposal, followed by the expectations of the built form. Lisa Lang, Community Planner gave an overview of the public realm guidelines for this project. Andrew Pask, Development Planner gave a general overview of the project.

Staff took questions and comments from Panel.

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

- 1) Provide comments on how the urban strategies respond to the design principles:
- 2) Provide advice on:
 - Integration of larger developments into existing low-density contexts
 - Above grade parking typology
- 3) Given the unique context (Still Creek, floor control levels, slope etc...) what are specific things that we should provide more guidance on?

Summary of Panel's consensus comments

Some panel members noted consideration to the heritage assets of the neighbourhood and community work that people are valuing.

Panel members suggested looking into strategies to preserve heritage assets.

Panel members noted the above-grade parking requires some further design consideration.

In general, panel members support the above-grade parking typology.

Some panel members had questions about the tenure (rental or strata) for tower areas and the mixed tenure in industrial areas.

Panel members noted 20% open space is quite limited on a large site and could use further consideration.

Panel members noted support for the corner stores.

Panel members noted six storeys near transit area maybe quite limited in terms of density and encouraged more diversity or more tower options in broader neighbourhood.

Panel members encouraged incorporating childcare opportunities.

Panel members had mixed reviews on limiting the number of towers per block.

In general, panel members noted valuing the prioritisation of Still Creek. Panel suggested a linear park near the creek.

Panel members noted consideration of noise control to be mitigated.

Some panel members noted the many uses of the industrial space. One panel member noted the industrial space is an opportunity for artist space.

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