

URBAN DESIGN PANEL MINUTES

DATE: April 10, 2024

TIME: 3:00 pm

PLACE: Webex

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:

Aik Ablimit
Bob Lilly
Craig Taylor (Chair)
Gabrielle Peter
Jane Vorbrodtt
Kai Hotson
Stefan Aepli

REGRETS:

RECORDING SECRETARY: M. Sem

ITEMS REVIEWED AT THIS MEETING

1. 800 Commercial Drive
 2. 904-920 Davie St
 3. 2950 Prince Edward St
-

Chair Craig Taylor called the meeting to order at 3:00pm and noted the presence of quorum. The panel then considered applications as scheduled for presentation.

1. Address:	800 Commercial Drive
Permit No.:	RZ-2023-00069
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 a 15-storey mixed-use building and includes: 93 social housing units; commercial space on the ground floor; a floor space ratio (FSR) of 8.19; and a building height of 52.2 m (171 ft.). This application is being considered under the Grandview-Woodland Community Plan.
Application Status:	Rezoning Application
Architect:	Human Studio
Staff:	Allison Smith and Ji-Taek Park

EVALUATION: Support with Recommendations (7/0)

Planners' Introduction:

Allison Smith, Rezoning Planner, introduced the project with a brief description of the existing site context, followed by an overview of the existing policy framework as well as the anticipated urban context being considered under the Grandview-Woodland Community Plan. Allison concluded with a description of the site and a summary of the rezoning proposal.

Ji-Taek Park, 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. Ji-Taek 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. Does the Panel support the height, density, form and massing as proposed?
2. Does the project meet the intended Urban Design performance as outlined in the Grandview-Woodland Community Plan?
3. Please provide commentary on the proposed architectural expression and materiality to further guide the project in DP stage.

Applicant's Introductory Comments:

The applicant Peter Atkinson, Architect, Human Studios, noted the objectives and gave a general overview of the project.

Staff and 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 **KAI HOTSON** and seconded by **STEFAN AEPELI** and was the decision of the Urban Design Panel:

THAT the Panel recommends **Support with recommendations** with the following recommendations:

THAT the applicant team carefully review the summary of panel consensus comments, as reflected in the meeting minutes.

Summary of Panel Consensus Comments

In general, panel supports the height, density, form and massing.

Panel noted further design development to mitigate solidity at southeast corner of building and provide greater transparency.

Panel noted exploring a greater depth and texture of the façade at the base.

Panel noted the weather protection to be further refined to be more consistent with the architectural expression.

Panel noted to consider in design development to further enhance the natural lighting accessing through the balconies.

Panel noted further design development to explore the architectural expression of the arches more holistically.

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

2. Address:	904-920 Davie St
Permit No.:	RZ-2023-00067
Description:	To rezone the subject site from DD (Downtown) District to CD-1 (Comprehensive Development) District. The proposal is to allow for the development of a 29-storey mixed-use building and includes: 179 strata residential units; 3,410 sq. m (36,708 sq. ft.) of office use; commercial space on the ground floor; a floor space ratio (FSR) of 12.91; and a building height of 106.1 m (348 ft.). This application is being considered under the Downtown Official Development Plan and the Potential “Benefit Capacity” in Downtown Policy.
Application Status:	Rezoning Application
Architect:	BHA Architecture
Delegates:	Joanna Kwan, Reliance Properties Neil Denari, Architect, NMDA Daryl Tyacke, Landscape Architect, eta
Staff:	Allison Smith, Carl Stanford

EVALUATION: Support with Recommendations (7/0)**Planners' Introduction:**

Allison Smith, Rezoning Planner, introduced the project with a brief description of the existing site context, followed by an overview of the existing policy framework as well as the anticipated urban context being considered under the Downtown Official Development Plan and the Potential "Benefit Capacity" in Downtown Policy. Allison concluded with a description of the site and a summary of the rezoning proposal.

Carl Stanford, 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. Carl 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) Does the proposal achieve satisfactory shaping of its density, massing, & volume?

Consider:

- a. The sculpting of the building particularly at the upper levels;
- b. The contextual fit with adjoining buildings; and
- c. The effectiveness of the forms impact on dwelling units and amenity areas.

- 2) Does the proposal achieve a successful public realm on all sides of the building providing a lively and pedestrian friendly design?

Consider:

- a. How effectively it achieves a continuous & activated street-wall;
- b. The legibility of points of entry as being welcoming and accessible; and,
- c. The overall success of its at-grade design and landscaping for public use.

Applicant's Introductory Comments:

The applicant Neil Denari, Architect, NMDA, noted the objectives and gave a general overview of the project. Daryl Tyacke, Landscape Architect, then gave a presentation on the landscape strategy.

Staff and 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 **KAI HOTSON** and seconded by **BOB LILLY** and was the decision of the Urban Design Panel:

THAT the Panel recommends **Support with recommendations** with the following recommendations:

THAT the applicant team carefully review the summary of panel consensus comments, as reflected in the meeting minutes.

Summary of Panel Consensus Comments

General support from panel for the overall sculpting of the building.

General support from panel for the effectiveness of the forms and their impacts on the living units but further design development to increase livability of units at development permit stage.

The Panel noted there should be greater consideration of accessibility needs including further consideration of sidewalk use and the number of stepped slopes at grade.

The Panel recommended design development for greater definition and articulation of entries including integrating exit door swing protection into the architecture and / or landscaping.

The Panel recommended design development for additional outdoor amenity space and incorporation of urban agriculture to meet at least the minimum requirements.

The Panel recommended design development of the architectural expression for a more consistent relationship between the shaping of the curves and angles in the buildings massing.

The Panel recommended design development of the proposed public realm interface to improve the at-grade design and its programming at the ground plane.

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

3. Address:	2950 Prince Edward St
Permit No.:	RZ-2024-00005
Description:	To rezone the subject site from C-2 / RM-4 (Commercial / Residential) Districts to CD-1 (Comprehensive Development) District. The proposal is to allow for the development of a 25-storey and 32-storey mixed-use building with a podium and includes: 542 secured rental units with 20% of the floor area secured for below market rental units; commercial space on the ground floor; a 37-space private childcare facility; a floor space ratio (FSR) of 8.5; and a building height of 81.9 m (269 ft.) with additional height for rooftop amenity space. This application is being considered under the Broadway Plan.
Application Status:	Rezoning Application
Architect:	Acton Ostry Architects Inc.
Delegates:	Mark Ostry, Architect, Acton Ostry Architects Inc. Michael Patterson, Landscape Architect, (P+A) Kevin Welsh, Sustainability Advisor, Introba
Staff:	Hamed Ghasemi, Simon Jay

EVALUATION: Support with Recommendations (6/0)

Planners' Introduction:

Simon Jay, Rezoning Planner, introduced the project with a brief description of the existing site context, followed by an overview of the existing policy framework as well as the

anticipated urban context being considered under the Broadway Plan. Simon concluded with a description of the site and a summary of the rezoning proposal.

Hamed Ghasemi, 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. Hamed 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. Please comment on the proposed form of development and massing articulation particularly:
 - Floor Plate increase from 6,500 to 7,500 sq,ft
 - Height increase from 25 to 32 storeys
 - Slab tower forms
 - Expression and treatment of long building frontages (Kingsway podium, 109 & 126 ft. tower façades)
 - Minor shadow impacts on Florence Nightingale School
2. Please comment on the public realm and its interfaces with a special interest in the proposed pedestrian walkway (Mews) adjacent to the hospital site.

Applicant's Introductory Comments:

The applicant Mark Ostry, Architect, Acton Ostry Architects Inc., noted the objectives and gave a general overview of the project. Michael Patterson, Landscape Architect, then gave a presentation on the landscape strategy. Kevin Welsh concluded the presentation with the sustainability strategy.

Staff and 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 **STEFAN AEPLI** and seconded by **AIK ABLIMIT** and was the decision of the Urban Design Panel:

THAT the Panel recommends **Support with recommendations** with the following recommendations:

THAT the applicant team to carefully review the summary of panel consensus comments, as reflected in the meeting minutes.

Summary of Panel Consensus Comments

General support from panel for the massing and articulation.

General support from panel for the public realm subject to consideration of opportunity to improve public realm along Kingsway.

Panel noted consideration to be given to interface at the laneway to the south particularly in relation to the quality and design of fence to the playground.

Panel noted further design development of the northern POPS to be addressed prior to development permit stage.

Panel recommends the consideration of greater contrast and variation to the tower and materiality.

Panel recommends greater articulation of the podium, in particular at the knuckle (the interface of the podiums).

Panel Commentary

A panel member stated that the design of the North POPS is not successful.

A Panel member mentioned the tower's lobby off Prince Edward needs improvement.

A panel member stated that the rear setback is not a muse and is just a pathway. The rear connection needs to be much wider.

A panel member recommended more natural play areas for the childcare outdoor space.

A few panel members recommended more differentiation between the two towers to address the proposed sameness.

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