

URBAN DESIGN PANEL MINUTES

DATE: May 12, 2021

TIME: 4:00 pm

PLACE: WebEx

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:

Karenn Krangle
Marie-Odile Marceau
Michael Henderson
Sydney Schwartz
Margot Long
Angela Enman
Adrien Rahbar
Jennifer Stamp
Muneesh Sharma
Alan Davies
Walter Francl
Adrien Rahbar

REGRETS:

Brittany Coughlin

RECORDING SECRETARY: M.Sem

ITEMS REVIEWED AT THIS MEETING	
1.	2037-2061 E Broadway

BUSINESS MEETING Chair, MR. HENDERSON, called the meeting to order at 4:00 p.m. and noted the presence of a quorum.

1. Address: 2037-2061 E Broadway
 Permit No. RZ-2021-00004
 To develop a 6-storey residential building, with 54 strata-titled residential units over 2 levels of underground parkings, including 47 vehicle parking spaces and 112 bicycle parking spaces. The building height is 21 m (69 ft.), the total floor area is 3,970 sq. m (42,740 sq. ft.), and the floor space ratio (FSR) is 2.65. The application is being considered under the Grandview Woodland Community Plan.
 Zoning: RT-5N to CD-1
 Application Status: Rezoning Application
 Review: First
 Architect: RH Architects
 Delegation: Bryce Rositch, RH Architects
 Gary Khind, Bucci Developments

 Staff: Joseph Tohill & Ryan Dinh

EVALUATION: Support with Recommendations (10/0)

Rezoning Planner, Joseph Tohill, began the presentation with a summary of the rezoning proposal, which includes a proposal for a six-storey strata residential development being considered under the Grandview-Woodland Community Plan.

Staff noted that the site is a four-lot assembly located on the north side of Broadway approximately mid-block between Semlin Dr. and Lakewood Dr. Currently on-site are four single-dwelling homes. Adjacent uses to the east and west are single dwelling homes, which under the Plan are anticipated to develop into six storey apartments. Across the lane to the north are single dwelling homes that are anticipated to develop into rowhouses up to 3.5 storeys.

It was noted that the site is located in the Commercial-Broadway Station Precinct under the Grandview-Woodland Plan. In the Plan, the surrounding area will become a vibrant, accessible, and walkable, transit-oriented neighbourhood with a mix of land uses and scales that gives residents, workers, and visitors the highest degree of transportation accessibility of anywhere in Vancouver. The area will have improved streetscapes and an improved public realm, and will provide a broader array of housing opportunities, including rental, non-market and ownership options. Laura Secord Elementary School is located approximately 100 meters away on the Southeast corner of Broadway and Lakewood Dr. The site is within 3 blocks of one of the region's most significant transit hubs at the Commercial-Broadway Skytrain station, which provides access to the Expo and Millennium SkyTrain lines and the Evergreen Extension, as well as major bus routes including the 99 B-Line to UBC.

Staff noted that policy for rezoning consideration for this site is provided under the Grandview-Woodland Community Plan. The Site is located in the Broadway East Multi-Family Sub-Area in the Commercial-Broadway Station Precinct under the Plan. The intent under the plan is that the area will incrementally evolve with new apartment and ground-oriented housing, creating opportunities for ownership and rental housing. Site along Broadway from Semlin Dr to Garden Dr can be up to 6 storeys in height, with a density up to 2.65.

Staff provided a summary of the proposal, which includes a six-storey residential building. The proposal includes 54 strata-titled residential units, with a height of 21 meters and a density of 2.65 FSR. There are 47 vehicle parking spaces and 112 bicycle spaces proposed, which are provided in two levels of underground parking, with access provided from the rear lane.

Development Planner Ryan Dinh summarized the key urban design principles in Grandview Woodland Community Plan, which provides higher-density building forms appropriate for a transit-oriented neighbourhood and enhances streetscapes through public realm improvements. Building on this site, as per the Plan, will see upper floor setbacks above the third floor; and further upper storey setbacks on the north side to reduce shadowing.

The proposal generally follows the height and density expected from the Plan, which includes 6 storeys at 2.65 FSR. The building is located within the required yard setbacks. The building profile respects the recommended upper level setbacks to minimize shadow impact. The sixth level facing Broadway Street is further set back to reduce the scale of the building.

The project provides an improved 18ft sidewalk along E Broadway, and retain some trees on the sidewalk. Main floor includes ground oriented units with private patios for street and lane activation and livability improvement, together with the indoor and outdoor amenity space.

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

1. Does the Panel support the proposed form and massing relative to the Grandview Woodland Community Plan?
2. Comments on the quality of public realm along Broadway and the lane.
3. Additional advice that could further inform the design through the development permit process.

Applicant's Comments

The build form meets the requirements of the Grandview Woodland Community Plan with building height of 6 storeys and below viewcone 27. A West coast, contemporary style is proposed with a variety of materials such as brick, cement panels, and wood accents on the face of building and balcony.

Indoor and outdoor amenity space are interconnected and located on the ground floor.

There is generous patios on all of the homes, particular on the north side. On the south side are the individual stairs and front gates.

On the upper levels there are stepbacks to the east and west side to reduce the scale of the building.

Regarding the elevation, there is a 5 ft. grade drop from the lane to Broadway Street. The main entrance and patios along Broadway are slightly above grade in order to allow ramp access to parkade from the lane.

The common outdoor amenity in the rear is modern and simplistic with an upscale set of furnishings with a bright pop of colour from the harvest table lighting. The laneway public realm was considered, with the two-foot concrete stripe serving as a mini sidewalk and providing a more usable street like purpose to the lane. Adjacent to the lane are large trees, including ornamental plantings that lend a livable quality to the lane. On-site there is multiple vegetation framing the patios. The side yards on the east and west side are planted with entirely native bird friendly planting schemes. There are various sizes of shrubs and ground covers and a chickety-nesting box on the north west corner.

In the front, there are private patio access steps with planters to minimize concrete walls and maximize green space.

Throughout the site are permeable pavers to contribute to the storm water infiltration.

The applicant presented the plant palette and noted the focus for this project is on multi-focus, daffle shade forest type planting schemes and a strong focus on native plants – the plants are mostly bird friendly.

The landscape utilizes the small space efficiently and brings to the Grandview Woodland neighbourhood a good balance of shared amenity, lush private patios, ecologically thoughtful design and public realm amenities.

The applicant presented how they will meet the sustainability measures and energy efficiency strategies. The proposal will satisfy the low emissions approach.

The staff and 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. LONG** and seconded by **MS. ENMAN** and was the decision of the Urban Design Panel:

THAT the Panel SUPPORTS the project with the following recommendations to be reviewed by City Staff:

1. Consider moving amenity to the south side on Broadway
2. Design development to investigate unification and simplification of the building's façade and architectural expression
3. Consider reducing recess of building entrance along Broadway
4. Improve Crime Prevention Through Environmental Design -CPTED in various locations ,exits, side yards, patios
5. Consider locating family units on main floor
6. Consider step of parkade to encourage larger trees on the north lane
7. Consider rooftop amenity and or planting

Panel Commentary

- Support from Panel on the height, massing and density
- Support from Panel on more green roof
- Support from Panel on more outdoor amenity space
- Discussion that the ground floor elevation could be modified to improve access to the building and to the patios on Broadway.
- CPTED needing development at exit to lane and side yards and to one patio along Broadway
- For the common outdoor amenity, the Panel suggested moving it south along Broadway
- There were concerns over the location of the garbage area. The Panel suggested moving it to the side yard or parking structure.
- Panel suggested lowering the ground floor by a foot.
- Panel noted the last stairs on the Broadway side could be rotated so they are facing the street.
- Panel noted the parking exhaust next to the deck should be moved to the side door or rear.
- Panel suggested the amenity room should be on the Broadway side for sun exposure.
- Panel encouraged gate screenings on the side doors.
- Panel suggested having the amenity on the south side.
- Panel suggested more benches and seating on the public realm.
- Panel noted balconies could benefit from some clarity in expression and structural support by reducing the columns or eliminate them to have more cohesiveness along Broadway.
- Panel noted recess on the Broadway reads very deep. The light quality in the spaces could be improved with a little expression for the building
- Panel noted the architectural expression should be aligned consistently at the north and south elevation, reducing vertical and horizontal expression.
- Panel would like to see more green roof and amenity.
- Panel suggested more family and bigger units on the ground floor.
- Panel suggested increasing the planting depth on the north lane.
- Panel encouraged trees along the lane.
- Panel noted the recess over the lobby area and suggested a preference for a more unified massing at the front of building.

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