

## URBAN DESIGN PANEL MINUTES

**DATE:** Wednesday, June 24, 2020

**TIME:** 3:00 pm

**PLACE:** WebX

**PRESENT:** MEMBERS OF THE URBAN DESIGN PANEL:

Alan Davies

Walter Franci

Brittany Coughlin Regrets item 1

Margot Long

Adrien Rahbar

Angela Enman Recused item 2

Muneesh Sharma

Jennifer Stamp

Karenn Krangle

Marie-Odile Marceau

**REGRETS:** Matt Younger  
Michael Henderson  
Sydney Schwartz

**RECORDING SECRETARY:** K. Cermeno

### ITEMS REVIEWED AT THIS MEETING

1. 24 E Broadway & 2520 Ontario Street
2. 306 Terminal Avenue

1. Address: 24 E Broadway & 2520 Ontario Street  
Permit No. RZ-2020-00010  
Description: To develop a 12-storey commercial office building over six levels of underground parking consisting of 230 vehicle spaces and 68 bicycle spaces. The proposed building height is 45 m (147.67 ft.), the total floor area is 38,111 sq. m (125,039 sq. ft.), and the floor space ratio (FSR) is 7.75. This application is being considered under the Metro Core Jobs and Economy Land Use Plan.
- Zoning: C-3A – CD-1  
Application Status: Rezoning Application  
Review: First  
Architect: Formosis Architecture – Tom Bunting  
Landscape Arch: Enns Gauthier – Bryce Gauthier  
Owner: Value Property Group – Chris Andison  
Staff: Thien Phan & Kevin Spaans
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## **EVALUATION: Support with Recommendations (5/3)**

### **Introduction:**

Rezoning Planner, Thien Phan, and Development Planner, Kevin Spaans, began by noting the site is located in Mount Pleasant on the southeast corner of Broadway and Ontario. The site is zoned C-3A with a site area of 16,132 sq. ft.

The frontage measures about 148 ft. along East Broadway and 109 ft. depth along Ontario. There is a slight slope, rising up to the lane. Underground parking is accessed from Ontario Street and above-ground parking is from the lane.

The site contains two buildings: *24 East Broadway* – The Duke Residence was constructed in 1906 and contains 6 rental buildings, not for heritage retention, and *2520 Ontario Street* – 1959 three-storey commercial office building.

Broadway is characterized by low-rise buildings with local shops and businesses. Taller buildings are located three blocks east at Main Street and Kingsway Avenue at seven and 21 storeys. South is RM-4 and RT-6 which permits medium to high density residential with a mix of uses. This includes residential and character homes, four-storey apartment buildings, a ten-storey rental building, along with individual establishments and storefronts for a range of uses including a church and daycare, a retail store, and a federal government bldg. This stretch of Mount Pleasant along 10th and 11th Avenues have been recognized as being made up of significant older buildings that form a unique cluster of character and heritage homes.

There is also a slope that rises as you head south. Viewing north from Ontario, one can see the North Shore Mountains.

The Mt Pleasant Industrial Area is north of Broadway, zoned I-1 (industrial) with low and mid-rise commercial and light industrial buildings with some older residential homes constructed prior to the 1940s.

Metro Core Land Use and Economy Plan is the enabling policy for this proposal, where commercial office uses are identified to close a supply gap in office space. The site is located in the Broadway Corridor Choice-of-Use Area, recognized for its importance as a major transportation corridor with the capacity for intensified office use in the area. Policy directions sought to intensify development capacity for future job growth and economic activity next to transit by increasing commercial density with new office and retail, and exploring increased height allowances.

The Broadway Plan focuses on opportunities to integrate development of new job space, amenities, and housing given its close proximity to the Broadway Subway, a future rapid transit connection. It also set out draft principles, specifically around fostering a robust and diverse economy, reaffirming the importance of job space along Central Broadway, and enhancing Broadway as a great street. Council adopted an interim rezoning policy at that time, specifying that enquiries that had received a positive response from staff would be allowed to proceed during the Broadway planning work. This rezoning meets that criteria.

The proposal includes the following:

- 12-storey commercial office bldg. at 148 ft. + 8-storey podium;
- 125,039 sq. ft. floor area (20,000 sq. ft. retail on P1, level 1, level 2 + 105,000 sq. ft. office);
- 7.75 FSR;
- 5 levels of u/g parking;
- Public bike share;
- Outdoor amenity space is located above level 8 and above level 12.

Development Planner Kevin Spaans then addressed the proposed massing, height, and form of the proposal, highlighting the prominence that the building has given its situation on the block. He further reiterated the broad and complex mix of uses and building scales surrounding the site, noting that building scales trend toward the larger at the apex of the East-West grade, near Main and Broadway, but then generally scale down to the mid-height near the site.

Mr. Spaans further noted that the variety of use and scale is particularly notable in the Ontario St section, where we see the change from low form industrial, up to C-3A form, and then down to RM-4 where there's a mix of small apartment and single family forms. The variety is less evident along E Broadway, but the overall effect is of a pretty disorganized context. It has also been noted as part of the Broadway Planning process that Broadway lacks a distinct character, defined by a mix of retail and at-grade office spaces in generally older buildings, with minimal or no mature tree canopy.

In terms of form and massing, the applicant is proposing a series of intersecting masses, expressed as stacked cubes at the West, the lower of the two cantilevering over the setback at the corner. The eastern mass is expressed with horizontal banding, and defines a six storey street wall. Two additional storeys atop this mass are setback.

The third principle mass is the tower which extends just over 50% of the frontage and is oriented to the west to ensure sufficient distance with future adjacent development to minimize shadowing of the north side of the street. Stepping in the upper levels of the building, particularly on the west, are intended to preserve the field of view toward the mountains to the north.

Grade change means steps at corner and entrance of coffee shop off Ontario. The depth of the site and slope combine to challenge parking access off of the lane, and achieve a maximally active frontage along both streets. Subsequently, approximately half of the frontage is an articulated blank wall.

The proposal includes a series of semi-public outdoor amenity spaces for the use of the office workers: a rooftop patio at the east and south sides of Level 7, a large rooftop patio atop level 9, and a proposed intensive green roof at the uppermost roof level.

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

1. Does the overall form, massing, and density sufficiently respond to the existing low-to-mid-scale of the residential context to the south, while anticipating changes to the urban fabric of Broadway?
2. Does the proposal, including preliminary arrangement of at-grade uses and building articulation, set a positive framework for the future evolution of Broadway as a high performing pedestrian-friendly street? Provide commentary on the blank wall facing Ontario Street adjacent the parking ramp.
3. Please provide comment on the provision of and quality of public and semi-public outdoor areas, including landscaped rooftops.
4. Please provide any feedback as it relates to preliminary materiality and architectural expression to inform the Development Permit approvals process.

The planning team then took questions from the panel.

**Applicant's Introductory Comments:**

The applicant noted this is a tricky site; it is a narrow site with a deep slope.

The concept is a small simple building that is well articulated.

The massing appears bigger than its context but it is not.

The building step back a bit under the overhang to allow for a nice plaza.

The project is set up for future development.

The client is interested in having as much retail as possible.

The corner is activated as much as possible.

The private realm is joined to the public realm as much as possible.

The applicant noted they created a small resting place in the corner.

There is a large amenity with outdoor seating and smaller spaces for gatherings.

East Broadway follows the public realm plan to the letter. There is an improved paving pattern.

The applicant noted the ground plain deals with stairs that were dealt with elegantly and allowed for a higher podium.

There is planting on one side with open views on the other.

Planting was also used to create private and social spaces.

Planting was built up at the back alley.

The mechanical is at the top corner.

The applicant noted they are meeting the sustainability objectives.

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. SHARMA** and seconded by **MR. FRANCL** and was the decision of the Urban Design Panel:

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

- Design Development to the corner café space to consider a more positive relationship to Broadway and address accessibility concerns;
- Review any potential conflict with the ramp exiting at the lane and safety to Ontario street bikeway and adjacent public bike share;
- To reconsider the orientation of the fins and how they are applied to on all facades.

### **Related Commentary**

There was conflicting comments by the panel regarding the height. Some members thought it was appropriate considering the future context of Broadway and stepping down. Others struggled with the density in particular to the existing context and how it transitions to north and south (adjacent to the RS-1 zone).

While some panel members feel that the massing is well broken up and the east massing is successful, other members feel that simplification of the massing and articulation would benefit the project. The building is sort of a tower and sort of a street wall expression; the building needs a stronger street wall or a stronger tower expression.

The double height retail datum is successful. The height of the corner and the soffit treatment will improve the public realm along Broadway.

There were no strong objections regarding the blank wall of the parking ramp on Ontario. Some panel members suggested including some public art or vegetation.

Regarding the architectural expression there were no issues with materiality as presented, some comments regarding the vertical fins and their functionality.

The panel noted the at-grade uses and articulation contributed positively to the framework of the Broadway corridor. The corner café will provide good activation on the ground plane.

The quality of the public realm is well handled however there was some concern with elevated patio and stairs at the corner café plaza space on Ontario and Broadway. There was concerns with accessibility and recommended it should be lowered closer to the Broadway elevation.

The panel noted safety concerns with the ramp coming in adjacent to a bike share especially with the grade change at the entry. Efforts should be made to enhance the visibility of pedestrian/cyclist for cars coming up the ramp. The panel noted this may be an issue to take up with engineering.

The landscape on the roof levels is well handled. It was suggested to provide access to the top of the 'tower'.

The project has good sustainability strategies, however the placement of the solar fins needs to be reconsidered as it is not contributing to the performance of the building.

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

2. Address:	306 Terminal Ave
Permit No.	DP-2019-00963
Description:	To develop a 10-storey mixed-use building with General Office Use on levels 3 to 10, Clothing Manufacturing on level 2, and Brewery/Food and Beverage Manufacturing with Ancillary Retail use on grade; all over 3 levels of underground parking. The proposed building height is 45 m (148 ft.), the total floor area is 44,772 sq. m (146,890 sq. ft.), and the floor space ratio (FSR) is 5.0.
Zoning:	I-3A
Application Status:	Complete Development Application
Review:	First
Architect:	OMB Architects + Designers – Steve McFarlane
Landscape Arch:	ETA Landscape Architects – Daryl Tyacke
Staff:	Miguel Castillo Urena

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## **EVALUATION: Support with Recommendations (8/0)**

### **Introduction:**

Development Planner, Miguel Castillo Urena, started by giving an overview of the project, proposal and recommendations by staff. Mr. Castillo Urena gave a brief description of the project updates and concluded with staff questions for the panel.

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

1. Please comment on building form, height and contextual fit, and please consider the future changing context to the west.
2. Please comment on building context materiality, and what additional opportunities are there to incorporate the building expression (i.e. materiality, detailing etc.).
3. Public realm, public places, and again please consider changing context to the west.

The planning team then took questions from the panel.

### **Applicant's Introductory Comments:**

The applicant noted the inspiration of the project comes from the grittiness of the present context and the emerging context.

The applicant noted they are looking at the two storey podium industrial use married to office space.

The building has been slendered to reduce the bulk and allow for more daylight penetration.

Materiality includes interpretations of early masonry objects, modern elements, in addition to some mass timber curtain walls.

The elevation character is a great relationship of the glazing opening and mass of the building and how they play off in the insertions of the open spaces.

Supporting elements, elevator and back of house have been pushed to the south east to open up the north and west exposures onto the public realm.

Regarding landscape there are existing street trees, granite stair cases, and concrete planters. At the North West corner of the site there is an accessible path to the raised plaza at the main entry of the building. At the main plaza there is planting to reduce noise and seating.

At the property line at the laneway there is bike parking and access to loading. There is access to a ramp up to the utility rooms.

The applicant is proposing ever green hedging to provide some screening to the adjacent development.

Level 3 is proposing a green roof wrapping the perimeter with small outdoor areas for the tenants of the building with tile paving in the interior.

Sustainability is a major driver of the project.

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. SHARMA** and seconded by **MR. DAVIES** and was the decision of the Urban Design Panel:

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

- Consider articulation of the façade through the use of louvers, fins, or differentiated window treatments.
- Consider intensive planting at level 3;
- Consider accessible green roof at the top of the building;
- Consider an additional ramp access from terminal at the east;
- Consider more fixed seating at the plaza;
- Consider screening of the roof top mechanical unit to address over look issues.

### **Related Commentary**

The panel noted support of the building form and height, the project demonstrated an excellent contextual fit. The panel felt that the building expression spoke to the historical past of the area, and the future context.

The panel liked the proposed material but had concerns with how it is uniformly applied to all elevations. It was suggested using louvers, fins or different window treatments to break it up.

One panel member found the massing over simplified and not broken down enough, the façade appears as one long plain with not a lot of articulation.

The panel liked the terra cotta, color, the elegant character of the building.

The public realm is well handled, however one panel member was concerned with the long retail frontage on Terminal reading flat and unarticulated (150' long).

The panel recommended having intensive planting at the 3 level roof – higher planting that can be seen from the public realm.

The entry on Station Street is under played Consider a direct access from Station Street to the lobby doors by creating a break in the landscape.

The public realm is well handled and the plaza space is a good link to across the street. Ensure the suspended slab is dropped so that the trees are planted 'at grade' rather than in large raised planters.

The landscape is well handled and quality materials are proposed. It was suggested to consider more fixed seating (not associated with an outdoor restaurant space).

The majority of the panel noted the roof piece was a missed opportunity and would be a good contribution to the project, i.e. an accessible green roof. At a minimum it was felt it should be a green roof due to the overlook issues of adjacent future buildings. Additionally the rooftop units require screening.

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



