

URBAN DESIGN PANEL MINUTES

DATE: Wednesday, July 16, 2025

TIME: 3:00 pm

PLACE: WebEx (Teams)

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:

Aik Ablimit (Chair)
Bob Lily
Catherine Lemieux
Khushali Kagrana
Scott Mitchell
Tony Osborn

REGRETS:

RECORDING SECRETARY: M. Sem

ITEMS REVIEWED AT THIS MEETING
1. 1405 Main St and 1510 Quebec St

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

- 1. Address:** 1405 Main St and 1510 Quebec St
- Description:** To rezone the subject site from FC-1 (Commercial) District to CD-1 (Comprehensive Development) District. The proposal is to allow for the development of a 42-storey and 25-storey mixed-use rental building with a six-storey podium and includes: 780 units; commercial space on the ground floor; a floor space ratio (FSR) of 11.27; and a building height of 129.5 m (425 ft.) and 79.8 m (262 ft.) with additional height for rooftop amenity space. This application is being considered under the Rental Housing on City-Owned Land – Public Benefits Pilot Rezoning Policy.
- Zoning:** FC-1 to CD-1
- Application Status:** Rezoning Application
- Review:** First
- Architect:** ARCHEOLOGY, HCMA
- Delegates:** Brad Foster, Vancouver Housing Development Office (VHDO)
Gregory Henriquez, Henriquez Partners Architects
Keith Smith, Henriquez Partners Architects
Margo Long, PWL Partnership
- Staff:** Bryan Wong, Rezoning Planner
Ji-Taek Park, Development Planner

EVALUATION: Support with Recommendations (6/1)

Planner's Introduction:

Bryan Wong, Rezoning Planner, introduced the project with a description of the existing site context, followed by an overview of the existing policy framework as well as the anticipated policy context being considered under the Rental Housing on City-Owned Land – Public Benefits Pilot Rezoning Policy. Bryan 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 and public realm guidelines for this project. Ji-Taek then gave a description of the proposed project before concluding with Staff questions for the Panel.

Applicant's Introductory Comments:

Applicant Brad Foster, Director of Vancouver Housing Development Office and Keith Smith, Director of Architecture, Henriquez Partners Architects, noted the objectives and gave a general overview of the project. Margo Long, Landscape Architect, PWL Partnership presented the landscape strategy.

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

1. Does the panel support the proposed increase of height, massing, and density from the Southeast False Creek ODP?
2. How effective does the proposed form, massing, and architectural expression establish a landmark terminus to Terminal Ave.?
3. Does the design successfully support the intended urban design performance?
 - a. How does the proposed public realm contribute to the network of pedestrian connections?
 - b. How well does the proposal define and activate the street edges and contribute to the existing character of street?
 - c. Does it successfully compliment adjacent public open spaces?
4. Provide additional commentary on the proposed architectural expression and materiality to further guide in design development.

Applicant and staff took questions from Panel.**Panel's Consensus on Key Aspects Needing Improvement:**

Having reviewed the project, it was moved by **CATHERINE LEMIEUX** and seconded by **TONY OSBORN** and was the decision of the Urban Design Panel:

THAT the Panel Recommend **Support with recommendations** to the project with the following recommendations to be reviewed by City Staff:

Further expression of the mid - block connection as part of public realm enhancement.

Consider further exploration of the top of the towers in relation to its significance at the landmark terminus to Terminal Ave.

Consider moving the massing closer to the lane while respecting 80 feet separation to break down the visual coming from tower to the ground level.

Further integration of sustainability requirements, including large site requirements.

Consider reducing shadow impact on the park in relation to tower placement and plate size.

Summary of Panel Commentary:

Panel in general supports height, density and massing.

Panelists noted concerns with the encroachment to the view cone.

Panelists noted improvement to the top of the building, an example is Woodward's project in Gastown which has a nice articulation at the top.

Panelist suggested desire for further exploration of below-market rental units or other public benefits the application could provide.

Panelist suggested further exploration to break down the massing through balcony articulation.

Panelist noted the Lane throughfare adjacent to McDonald's site can be improved.

Panelist noted there may be problems with thermal bridging with respect to direct tower floor slab extensions.

Panel in general support the public realm activation and interface along the frontage and enhancement of character.

Panelists support the landscape strategy. A Panelist noted it is a gem to the proposal and brings the project to a human scale.

Panelists suggest improvements to the laneway expression particularly at the McDonald's site (i.e. parkade entries, loading stalls).

Panelist suggested further exploration in shifting the vast tower massing towards the lane to break up the visual heaviness while maintaining the tower separation.

Panel encouraged integration of architecture and sustainability to demonstrate a precedent as a city-building project.

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