

URBAN DESIGN PANEL MINUTES

DATE: July 5, 2023 Minutes
TIME: 3:00 pm
PLACE: Townhall Room, City Hall
PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:
Craig Taylor
Heidi Nesbitt
John Stovell
Peeroj Thakre
Scott Romses
Margot Long
Brittany Coughlin Excused item 2
Bob Lilly

ITEMS REVIEWED AT THIS MEETING	
1.	Jericho Lands (non-voting session)
2.	800-876 Granville Street

1. Address: Jericho Lands (non-voting session)
Permit No.: n/a
Description: The City is developing a Policy Statement for the Jericho Lands that will inform a future Official Development Plan and rezoning applications for the site. The Policy Statement will set principles, objectives and policies for Reconciliation; mix of land uses and housing; density, building types and heights; community amenities; mobility; sustainability and infrastructure; ecology, parks and open space; and development phasing. The purpose of the workshop is to get feedback on the landowners' revised site concept plan, which will inform the development of a preferred concept plan and emerging policies this fall.

Application Status: Policy Statement
Architect: Urban Strategies
Staff: Matt Shillito, Scott Bell, Grace Jiang

EVALUATION: Non-Voting

Planner's Introduction:

Matt Shillito, Director of the Special Projects Office, provided introductory remarks related to the Jericho Lands project and highlighted the collaborative nature of working with the Host Nations in developing the plan for the Panel's consideration.

Scott Bell, Policy Planner, introduced the project with a brief description of the existing urban context. Scott then provided additional background on relevant City policy and presented an overview of the planning process to-date.

Grace Jiang, Development Planner, gave an overview of Staff's questions for the Panel before introducing the proponent team, who presented the contents of their revised site concept.

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

1. Character, configuration and connectivity of public parks and open space.
2. Mobility network including priority on walking, rolling and cycling, as well as vehicular connections.
3. Approach of built form including typology of blocks and buildings, building heights and massing, and the relationship to the surrounding open space.
4. Proposed land uses including location of non-residential uses (retail/office/community centre) in relation to nearby uses (West 4th Ave, West Point Grey Village, Jericho Beach Park).

Applicant's Introductory Comments:

The proponent team, including Cultural Liaisons from each of the three Nations, shared a presentation highlighting key organizational elements and their approach to incorporating MST cultural values into the development of their revised site concept. They introduced the presentation by providing additional context to the cultural Importance of the Jericho Lands to the MST Nations.

The proponent team then introduced their revised site concept, which was organized into the following MST Cultural Site Planning Elements:

- Living with Nature.
 - Approximately 20 acres of the 90-acre site is proposed as park space, with an additional approximately 10 acres of open space including sports fields, playgrounds, and natural and forested areas
 - Spaces would be designed to enable people to be immersed in the natural world and the seasons, including seeing, hearing, smelling and touching water
 - Water, forest, wetland, and meadow would be embedded throughout the neighbourhood
 - Walking and bike paths through ʔəy'alməxw/ly' álməxw would include places to pause and enjoy nature along the way
- Water as a life giver.
 - Care has been taken to identify and revitalize the historic seasonal flow of water through the site from the high points of the Ridge, down to the edge of the site along West 4th Avenue
 - The MST Nations' relationship to water would be honoured through sights and sounds, seasonal ponds and streams
 - Water would provide places of tranquility and celebrate MST's maritime history, its traditions of canoe races, journeys, and kinship relationships through boat launches
- Stewards of the Tree and Canopy.
 - 45–60% of the buildings would be made from wood
 - Cedar and other trees would be used for building, carving, weaving, and other traditional practices that introduce and restore the relationship to MST culture
 - About 75% of an existing four-acre forest in the middle of the site would be retained, enhanced and managed with native species
 - Generous and connected soil volumes would allow for healthy and large trees on the site
 - Knowledge about traditional foods and medicines, including plants to feed and heal people, would be shared
 - Access to traditional foods and medicines would be provided through shared gardens
- Honouring the Ridge.
 - The top of the ridge would feature a gathering place called Watchmen's Hill, honouring the history of the ridge as a lookout
 - Important views of the mountains would be preserved, including towards the Sisters and the Sleeping Princess
 - The oval gathering space would take advantage of the slope to create a natural amphitheatre and provide views across the Salish Sea
 - With a change in elevation of about 60 metres from the top of the ridge down to the bottom of ʔəy'alməxw/ly' álməxw/Jericho Lands, pathways throughout the site would be designed with switchbacks of no more than 5% grade
 - People of all ages and abilities would be able to access all parts of the site, whether they arrive by foot, bicycle, transit or mobility aid
- Spirit of the Longhouse.
 - A diversity of welcoming spaces for storytelling, sharing, and cultural and language exchange would be found throughout ʔəy'alməxw/ly' álməxw/ Jericho Lands
 - Over 13 kilometres of foot and bike paths, carefully aligned with the natural topography of the site, would provide access for people of all abilities
 - Parks, public spaces, and buildings would be designed and placed to be respectful of the broader neighbourhood and natural context, and to maximize the enjoyment and use of green and public spaces
 - Natural materials, such as wood, would be prioritized
- A Place of Arrival
 - xʷməθkʷəy̓əm (Musqueam), Sḵw̓x̓ wú7mesh (Squamish), and səliłwətał (Tseil-Waututh) symbols, patterns, artwork, and language would be embedded throughout all aspects of the

- neighbourhood
 - ʔəy'alməxw/ly'álməxw/Jericho Lands is being designed to facilitate direct walking, rolling and cycling access to a future Jericho Lands SkyTrain station, and another future station near Alma Street
 - Walking, rolling and cycling, would be prioritized in everyday life at ʔəy'alməxw/ly'álməxw/Jericho Lands with pedestrians and bikes kept separate from cars as much as possible
 - There would be a limited number of streets on the site to enable people and deliveries using vehicles to access homes and businesses, and over 13 kilometres of foot and bike paths
 - Greenways would connect both east-west and north-south, following the natural topography of the steep site and providing pathways from West 10th (Point Grey Village), down to West 4th and Jericho Beach Park
- Celebrating the MST partnership
 - MST will own and steward these lands in perpetuity, never letting them go
 - The development of the lands would provide long-term economic and cultural sustainability for the Nations, including 30 years of employment, contracting, education and skills training as the Nations build out the new neighbourhood
 - hənq'əmiñ əm and Skw̓x wú7mesh languages would be featured alongside English in place naming and signage
 - The Three Sentinels—representing each of the xʷməθkʷəy̓əm (Musqueam), Skw̓x wú7mesh (Squamish), and səliwətaʔ (Tsleil-Waututh) Nations—would be the tallest and most iconic buildings on ʔəy'alməxw/ly'álməxw/Jericho Lands
 - At 49 storeys tall, the Sentinels would evoke the traditional watchmen and runners of the Ridge, and would be visible from important sites across the region, including from the Salish Sea and downtown Vancouver
 - Commercial cultural spaces would provide opportunities for traditional practices such as carving
 - There would be shared spaces where the three Nations and others can come together to play, trade, sell, feast and celebrate
- The proponent team and staff took questions from Panel.

Summary of Panel Commentary:

The panel expressed general support for the revised site concept, with members providing feedback on the following points.

- Support for the road network and other movement networks being “off the grid”
- Opportunities to improve alignment with new roads and pedestrian/cyclist connections to existing off-site roads (specifically along 8th avenue)
- Suggestions to look into adding an off-site greenway from Broadway to Discovery Street, which included a common landscape theme
- Support for the rationale for locating taller buildings more centrally in the plan
- Support for the minimized shadow impacts from new buildings on existing/new parks
- Suggestions to incorporate sustainability metrics into the Policy Statement rather than later phases of the planning process
- Look for opportunities to maximize sociability and wellness in the residential buildings (through appropriate unit sizes and unit mix, gathering spaces, etc.)
- Suggestions to provide additional rationale/exploration of how people will navigate the fine grained open space connections between buildings to ensure people don't “get lost”
- Look for opportunities to work with MST and express/educate people about food/native vegetation on-site

- Presently the connection with water seems fragmented. Rather than fragments of elements, further explore how and where references of water across the site appear. Consider the water and soil volume
- Explore opportunities to better visualize landmarks through way finding
- Concern over “cluster of buildings” located east of the forest stand. There is an opportunity to redistribute density and redesign this block
- Suggestions to retain as much native soil as possible by reducing extents of underground structures
- A more holistic approach to cultural sustainability and resilience, related to water, energy and soil volumes should be taken into consideration. This should be a site wide approach, not parcel by parcel
- Support for the materiality of the low & mid-rise buildings
- The landscape is carrying a heavy load - a lot happening programmatically requires a lot of space and the landscape is constricted and constrained on site.

Consensus Items:

- Modify and reconsider the 12 storey cluster of buildings east of the forest stand (along 4th Avenue);
- Greater alignment with adjacent street network surrounding the site for vehicles, pedestrians and cyclists (specifically along 8th avenue);
- Create guidelines and metrics to improve livability/social gathering in taller buildings;
- Create sustainability, resiliency and energy metrics at the policy stage; and
- Further develop the approach to managing water on the site and understand it’s potential effects on adjacent wetlands

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

2. Address: 800-876 Granville Street
 Permit No.: RZ-2022-00014
 Description: To rezone 800-876 Granville Street from DD to CD-1 to develop a 17-storey mixed-use commercial building over four-partial levels of underground parking accessed from the lane. This rezoning application is policy non-compliant with respect to the existing policy framework including the *Downtown Official Development Plan (DODP)* and *Heritage Policies*. The proposal includes a building height of 79.3 m (260 ft.); a floor space ratio (FSR) of 13.58; a floor area of 60,527 sq. m (651,503 sq. ft.); the retention of the Commodore Ballroom and Lanes (VHR category 'A'); the retention of the façades of the State Hotel at 876 Granville Street (VHR Category 'C') and three other heritage properties on site; approximately 100,000 sq. ft. of retail-in the first three storeys; 50,000 sq. ft. of restaurant and cultural space at level 4 including a performance venue to be dedicated to the City; approximately 470,000 sq. ft. of office space; and 98 vehicle parking spaces and 363 bicycle parking spaces. The site is located in sub-area 'K1' of the DODP which allows for a maximum height of 27.4 m (90 ft.) and a maximum density of 3.5 FSR. The application requests consideration of height and density in excess of the existing policy and amendments to the DODP would be required to enable this project. The rezoning site includes heritage properties and the City's *Heritage Policies* apply. The application proposes primarily façade-only retention for four heritage properties on site, along with the complete retention of the Commodore Ballroom. The site also includes the State Hotel at 876 Granville Street, a registered SRA building containing approximately 73 vacant units which is subject to the City's *Single Room Accommodation By-law*.

Application Status: Rezoning Application
 Architect: Perkins+Will Canada Architects
 Delegation: Ryan Bragg, Architect, Perkins+Will, Aik Ablimit, Architect, Perkins+Will, Chris Phillips, Landscape Architect, PFS Studio
 Staff: Hiroko Kobayashi, Development Planner
 Kent MacDougall, Rezoning Planner

EVALUATION: Resubmission Recommended (5/2)

Planner's Introduction:

Kent MacDougall, Rezoning Planner, introduced the project with a brief description of the existing urban context, followed by an overview of the anticipated policy context noting there are no overarching rezoning enabling policies and limited redevelopment opportunities are enabled under the *Downtown Official Development plan (DODP)*. This proposal requests consideration of greater heights and density than permitted under the DODP and is a policy non-compliant application. Kent MacDougall, concluded the presentation with a summary of the rezoning proposal.

Hiroko Kobayashi, Development Planner gave an overview of the summary of the existing heritage buildings and proposed conservation strategies sought by the *Heritage Policies*. Hiroko Kobayashi, then gave a brief description of the proposed form of development including urban design principals before concluding with Staff questions for the Panel.

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

Please comment on the following:

1. **The proposed overall form, scale and massing articulation** with particular consideration given to the overall performance, compatibility and proportional relationship of the new addition to the heritage buildings and adjacent urban context.
2. **The interface with the public realm** particularly where the building faces along Granville Street and the laneway.
3. **The preliminary material palettes, architectural expression**, and details to assist staff review of the future application.

Applicant's Introductory Comments:

Applicant, Ryan Bragg and Aik Ablimit, Architects for Perkins+Will noted the objectives and gave a general overview of the project followed by Chris Phillips, Landscape Architect presenting on the landscape design.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project, it was moved by **Jon Stovell** and seconded by **Margot Long** and was the decision of the Urban Design Panel:

THAT the Panel Recommend **Resubmission** of the project with the following consensus items to be reviewed by City Staff and applicant:

1. The applicant to work with the City on the impact on the adjacent tower;
2. Recommend reconsideration from the City of the SRA fee to allow greater contribution to the amenity to the side of project;
3. Reconsider the upper massing to reduce its massive nature and negative impact on the heritage buildings through the reduction and density;
4. Applicant to review qualities of original scheme to improve the bulk and proportions massing of the building;
5. Applicant to consider increasing the height of the 4th floor promenade;
6. Design development to the materiality and articulation of the quality and detailing curtain wall of all the glass and including the curtain ribbon.

Summary of Panel Commentary:

There were mixed opinions from the panel; however, the majority recommended resubmission.

Panel members expressed general support for the proposed height; however, concern with the proposed density, massing and scale. It was noted that Granville Street could accommodate additional massing and density.

The height can work with the heritage buildings. Concern that the density does not work as well.

The internal and external program distribution along with the retail, office and cultural uses generally

works within the proposal.

The shadowing on Robson Street is a negative effect to the public realm conditions; however agree with the applicant of the overwhelming benefits of bringing more people to the street and area outweigh shadow on the street.

The panel noted the original concept (slightly longer and less dense) put forward a more elegant heritage architectural statement is almost subsidiary compare with the proposed more dense new addition.

There are some subtle moves that could have enhanced the project and can be utilized more.

Some panelists noted support for the idea of projecting translucent façade materiality and like the soffit concept; however, consider improving the materiality to respond to the heritage buildings.

Concern for the proximity of the proposal to the adjacent residential tower across the lane. There is room for the applicant to work with City staff to refine the impact to the adjacent tower to improve the interface as well as privacy and livability aspects.

The panel does not support the projection of the building beyond the property line.

Panel applauded the proposed heritage retention strategy; however, the contemporary design of new addition on top of the heritage buildings need to be reconsidered. The massing scale of the new addition, strong horizontality and the relationship to the heritage building is overwhelming.

There is a gap and flexibility where the heritage ends and an opportunity to contribute to the streetscape of Granville. Like the soffit concept, but appears to be pushing down on the lower floors. Calm and cool that use some warmth and light. The details need to be impeccable, negative space can have some of that language.

The fourth level terrace is not very big and the rest is very narrow. Consider pulling building back at the lane and open more space at the Granville side.

Considering modulating the public realm and not making it one plain. The interface of the public realm at Robson consider the paving and animation of the streets.

Regarding sustainability, encourage the perpetuation as the applicant team moves forward.

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