

URBAN DESIGN PANEL MINUTES

DATE: July 7, 2021

TIME: 4:00 pm

PLACE: WebEx

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:

Angela Enman (Chair)
Brittany Coughlin (excused from item # 2)
Sydney Schwartz
Walter Francl
Adrien Rahbar
Alan Davies
Marie-Odile Marceau

REGRETS:

Jennifer Stamp
Margot Long

RECORDING SECRETARY: M.Sem

ITEMS REVIEWED AT THIS MEETING	
1.	809 W 41st Avenue
2.	1250 Granville Street
3.	460 E Hastings Street

BUSINESS MEETING Chair, MS. ENMAN, called the meeting to order at 4:30 p.m. and noted the presence of a quorum.

1. Address:	809 W 41st Avenue
Permit No.	RZ-2021-00016
	To develop an 18-storey mixed-use building, with ground-floor commercial-retail space, and 131 rental units above (20% of floor area as MIR); all over three levels of underground parking consisting of 85 vehicle parking spaces and 254 bicycle parking spaces. The building height is 59.1 m (194 ft.), the floor area is 11,137.8 sq.m. (119,887 sq.f.) and the floor space ratio (FSR) is 7.14. This application is being considered under the Oakridge Transit Centre and Adjacent Sites Policy Statement.
Zoning:	CD-1 (34)
Application Status	Rezoning Application
Review:	First
Architect:	Arno Matis Architecture
Delegation:	Arno Matis, Architect
Staff:	Scott Erdman, Rezoning Planner & Omar Aljebouri, Development Planner

EVALUATION: Support with recommendations (5/1)

Rezoning Planner, Scott Erdman began by noting the rezoning application for the proposal for 809 W. 41st. Ave.

The site is located at the northwest corner of West 41st Avenue and Willow Street and is immediately adjacent to the Oakridge Transit Centre. Across the street is the Jewish Community Centre. Oakridge Centre and the Canada Line Station are located a few blocks away to the east. The site is currently zoned CD-1 (34), and is developed with a two-storey office building known as the Oakmont Medical Centre

The site is located within the Oakridge Transit Centre and Adjacent Sites Policy Statement . This site is one of three adjacent sites covered in this Policy, and is labelled as #2 on the map. At this location, height up to 6 storeys was anticipated for residential or mixed-use developments, with a density range between 2.0 - 2.5 FSR. New developments should activate and enhance the rear lane through active use.

In July 2019 Council approved an Issues Report which affected the OTC site, adjacent sites, and a number of other sites in the city. This allowed staff to accept and evaluate rezoning applications at these locations for proposals with density beyond what was envisaged in the original Policy Statement, for the provision of moderate income rental housing. Specific built form directions and a final density would be refined and analyzed through the rezoning process.

The proposal is for a mixed-use development, and includes:

- A height of 18 storeys, with a common indoor and outdoor rooftop amenity.
- A density of 7.14 FSR
- Ground floor commercial retail space, which fronts 41st Ave, Willow St, and the rear lane
- And residential for the remainder of the building, with 131 secured market rental units

- 20% of the residential floor area would be secured for moderate income rental housing

Development Planner, Omar Aljebouri, presented the expectations of the built-form guidelines. He then gave a brief description of the proposed project before concluding with staff questions for the Panel.

The Neighbourhood:

The Oakridge Transit Centre (also known as the OTC) and adjacent sites are envisioned as a mid- to high-rise district around a new public park, with local-serving shops along W 41st Ave.

A network of public spaces will invite residents and visitors into and through the district.

Context:

- West: 6 storey continuous podium with a 26 storey tower.
- North: 2.5 to 3.5 storey existing townhouses
- East: existing 6 storey
- South: future 180 ft. / 8 storey

Urban Design Principles and Built Form Guidance:

- This location is a key corner site along the Cambie Corridor.
- A strong five-storey street wall will define the street enclosure.
- Mixed-use buildings are expected to offer:
 - Appropriate transitions to their surroundings, in particular to the rear.
 - Slim, vertically-expressed towers with compact floor plates.
- An additional partial storey may be considered for an indoor amenity that is contiguous with outdoor amenities and significantly stepped back for minimal appearance from the ground.

The proposal, in response to the existing and anticipated context, the podium is recessed to align with the future OTC and extend the anticipated commercial mews to Willow Street and maintain a continuous podium. The tower is located close to the southeast corner to limit shadowing to the northern townhouses; anchor the key corner site; and provide greater separation to the OTC. A five-storey street wall fronting all three public sides. Tower rooftop indoor and outdoor amenities. A landscaped podium roof, however inaccessible.

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

1. The height, density and massing.
2. The quality of amenities.
3. Any preliminary advice for consideration at the Development Permit stage (e.g. architectural expression; sustainability approach).

Applicant's Introductory Comments:

Highlights for the project include:

- 100% secured purpose build market rental housing
- 20% moderate income rental units
- Over 35% family oriented (2-3 bedroom) homes
- Activated retail street edge with generous landscape on W 41st and a new pedestrian walkway to the north.

- Sustainability built low emissions green building
- Architecturally ambitious design featuring a sustainable façade
- The retention of six trees
- Residential indoor and outdoor amenity space.

Setbacks:

- There is direct relationship to the lane at the OTC site which marries up with west of the lane for site, they are significant setbacks which are not typical but in case made sense to continue the retail mews that runs along the lane edge and the north edge of the site.
- There is also a shoulder line setback along Willow St. Proposing the tower west may allow for more clean and continuous tower massing come down to the corner.
- There will be retention and addition to the trees on the site.

Materials and sustainability:

- Materials emphasize the expression of lightness and the penetration of light through the structure and perforated building skin;
- In addition to meeting Vancouver's green building standards for rezoning, the building is proposed to operate carbon-free; hydro electricity is used for heating, lighting, HVAC and appliances;
- Project features a more sustainable façade system; Punched window expression with metal rain-screen cladding reduces thermal bridging;
- Champagne-coloured cladding brings a warmth and more natural colouring to the project.

Landscape:

- Introducing a tree feature that is close the main entrance off of Willow St./ Arbutus.
- Some feature areas in the landscape could have bolder slabs and loose textures as the building setbacks.
- The paving pattern anticipated as a random textured pattern which works with the flow of the generous setbacks,
- There is also proposal for continuous bike paths on W. 41st.
- Rooftop amenity proposing setback area tight to the core with 2 indoor spaces one with lounge and another activity lounge, washrooms and
- some surrounding outdoor programming areas
- The outdoor lounge facing west, bbq to north, children play to east, urban area facing south, shoulder line step is a passive landscape.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project, it was moved by **MR. DAVIES** and seconded by **MR. FRANCL** 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. Design development of the canopies.
2. Design development to make the level seven outdoor an accessible amenity and consider adding amenity at level six.
3. Consider providing cooling and further consideration of passive design and resiliency strategies.

Panel Commentary

- General support from Panel on the architectural design. Panel noted it was an expressive and evocative design.
- General support from Panel of design and massing.
- General support from Panel of height and density. One panel member expressed concerns over proposed height and density.
- Panel supports the roof top amenity.
- Panel suggests enlarging level seven rooftop and make it accessible to residents and opportunity for level six amenity.
- Panel appreciates the retention of existing trees.
- Panel suggests the development of the canopies to be more generous and provide continuous weather protection at public realm.
- Panel suggests further refinement to interior units.
- Panel encourages use of cooling, triple glazing, and consideration of thermal bridge mitigation at balconies for improved comfort, livability and resiliency.
- Some panelists suggest incorporating glazing along west wall of CRU2
- Some panelists suggest reviewing proposed materials at-grade with regard to durability

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

2. Address:	1250 Granville Street
Permit No.	DP-2019-01014
	To develop a 9 storey mixed use building with 62 secured market rental units and commercial uses at grade; all over 1.5 levels of underground parking. This application is under DD zoning within the K3 area of Granville Street with proposed density of 4.88 FSR. Alternative form of development for discussion is same as above but with 12 storeys and a density of 6.00 FSR.
Zoning:	DD
Application Status	Complete Development Application
Review:	First
Architect:	LWPAC
Delegation:	Oliver Lang, Architect, LWPAC Bryce Gauthier, Gauthier & Associates Landscape Architecture
Staff:	Kevin Spaans, Senior Development Planner

EVALUATION: Support with recommendations (6/0)

Senior Development Planner, **Kevin Spaans**, reminded the Panel of the existing urban character and context, noting that the site falls on the east side of Granville St between Davie St and Drake St. Mr. Spaans then provided a brief description of the relevant policy context as follows:

- the site is governed by provisions in the *Downtown Official Development Plan (DD ODP)* for subarea 'K3';
- a density of 3.50 FSR is anticipated, 3.00 FSR of which may be designated for residential use;
- a maximum discretionary height of 90ft is permitted;
- select conditionally supportable permitted uses include Dwelling, Institutional, Office, and Retail;

Mr. Spaans then briefly outlined the proposed development statistics as follows:

- the proposal has a density of 3.68 FSR, being 3.50 FSR with a CoV ZEB allowance;
- the proposed height is compliant with regulations at 90ft and nine storeys;
- the proposed uses are: Retail on the main level, and Dwelling uses on Levels 2 to 9.

Though the project has been determined to comply overall with provisions for height, density, and use, Mr. Spaans noted that developments in 'K3' are expected to be formally shaped by a form of development containment envelope which defines a 70ft street wall, and levels above stepping back in line with a 45° horizontal plane. As demonstrated by graphics in the staff presentation, the building extends beyond this containment envelope at the uppermost level, but maintains a defined datum at the 70ft mark. This containment angle extends to the rear of the site where, again, the uppermost levels extend past the 45° horizontal plane.

A perspective image showing the proposed interface with the public realm at Granville St was provided by the architect and was presented by Mr. Spaans, who reminded the Panel of the importance of a strong relationship between the interior program and the streetscape on this important central thoroughfare.

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

1. Giving consideration to the intent of the 'K3' subarea of Granville St as a mixed use district complementary to the predominantly entertainment and retail nature of subarea 'K1' to the north, the 'K3' containment envelope, and the predominant urban culture of downtown Vancouver, please comment on the following:
 - a. the performance of the proposed architectural expression and materiality;
 - b. the performance of the proposed interface of the building with the public realm.

Applicant's Introductory Comments:

The **project architect, Oliver Lang**, presented on behalf of the proponent team as follows:

Activation of the public realm is a key objective of the project. The building emphasizes the predominant scale of Granville St, with a high quality materiality. The height of the retail space improves the visibility

of the interior program and provides visibility of the timber construction of the building. This form of construction is also reflected in the exterior expression of the building at grade.

The proposal is aiming to achieve a “triple win” for sustainability: it is targeting Passive House certification with mass timber construction and offsite prefabrication; it is targeting enhanced affordability of housing downtown by providing efficient market rental homes; and the building is design with social resiliency in mind.

The homes are designed to a high level of efficiency with no wasted space and rigorous functionality. As each unit is accessed off of exterior corridors, residents have access to cross-ventilation. This dual-exposure model also provides for inset bedrooms compliant with City policies for windows for occupiable rooms, while maximizing quiet for residents: an important consideration on a busy arterial. The dwelling units are all prefabricated offsite with integrated services and a fully prefabricated passive house envelope component to create an overall better performance paradigm. Prefabrication also provides for speedier construction and installation, minimizing impacts to adjacent residents and businesses.

A clean, simple, contemporary, architectural language that visually connects to, but transitions from, the historic patterns of Granville St is sought with this development. The setback at 70ft is intended to marry the new proposal with the existing context, while section from 70ft to 90ft establishes a more pronounced presence. At the rear, the lack of stepping back at the upper levels allows for more rental units without negatively impacting the strata residential building across the lane, which has a large rear yard setback with townhouse units fronting a green area.

Materials are simple, durable, elegant and animating. Window boxes in matte black provide opportunities for plantings.

Bryce Gauthier, the project Landscape Architect, then presented the approach to landscape and outdoor amenity design as follows:

No dramatic changes are proposed to Granville St. because of the lack of substantial setback aside from changes in paving pattern in entrance alcoves to delineate public and semi-public spaces. The back lane is functionally driven as necessary, but planting has been added on different levels at the rear façade to present a softer interface with the neighbouring buildings. Opportunities for enhanced paving within the pedestrian realm are being sought, wherever possible.

There is a common courtyard between the two sides of the building at Level 3 which will get some solar access but is intended to have a darker, forest feel to it. Each residence at Level 3 is supplied with large planters intended to provide for enhanced privacy off of the shared courtyard, which will also be the base for green façade systems. There will be a landscaped entry on every level.

A main objective with the landscape design is to provide a welcoming, communal environment which selectively uses greenery to make for a comfortable, quiet environment. Additional planters are specified at subsequent levels to support the growth of vines up the courtyard facades.

Other outdoor amenities include an outdoor kitchen, viewing deck, play area, urban agriculture, and unconditioned covered spaces to extend the usability of amenities later in the season. A native and localized plant palette is proposed.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project, it was moved by **MS. SCHWARTZ** and seconded by **MS. MARCEAU** 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. Consideration adding washroom at rooftop amenity.
2. Design development of the rear elevation to improve lane activation.
3. Design development to mitigate privacy concerns and enhance livability of bedrooms in residential units.

Panel Commentary

- Panel commend applicant's commitment to energy and sustainable strategies.
- Panel note concerns with the privacy of bedroom windows and units off of the outdoor circulation corridors.
- Panel suggests having a washroom on the upper rooftop deck amenity space for residents of the building.
- Panel suggests further consideration of metal cladding oriented to the public realm to ensure ~~that~~ a high level of durability.
- Mixed commentary on articulation of setback. Some panelists note that the setback at the uppermost levels is not as pronounced as it could be, and that the upper two levels of the Granville St façade could be a bit darker to distinguish the uppermost levels from the 70ft tall street wall.
- Some panelists appreciate that the patterning of the fenestration and materials at the Granville St façade steps back and forth as it goes up the building, and adds visual interest.
- Panel notes that the units feel very compact, and while they appear efficiently-designed, some panelists expressed concerned about livability.
- Panel would like to see more activation and visual interest at the lane, rather than the blank façade proposed, in consideration of the neighbouring residents.
- Panel notes main elevation at grade level needs a bit more to enhance the public realm but expressed support for the retail program proposed.
- Panel encouraged more flexibility of programming in the courtyard and at the amenity roof.

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

3. **Address:** 460 E Hastings Street
Permit No. DP-2021-00481

To develop an 18-storey mixed-use building with ground floor commercial retail space, and 131 secured residential rental units (20% of floor area assigned to moderate income housing) above, all over one level of underground parking consisting of 85 vehicle parking spaces and 254 bicycle parking spaces. The building height is 59.1 m (194 ft.) with additional height for a rooftop amenity space. The total floor area is 11,137.8 sq. m (119,887 sq. ft.), and the floor space ratio (FSR) is 7.14.

Zoning: CD-1

Application Status	Complete Development Application (SHORT)
Review:	First
Architect:	Urban Arts Architecture
Delegation:	Jennifer Marshall, Architect Urban Arts Architecture Steven Mancer , TERRA Social Purpose Developer Chief Ian Campbell, Knowledge Keeper Jordan Edmonds, Technical Director Sustainability Kristin Defer , Landscape Architect
Staff:	Patrick Chan, Development Planner

EVALUATION: Support with recommendations (6/0)

Development Planner, Patrick Chan began by informing the Urban Design Panel the reason for this UDP Session is because the project is seeking relaxations for height and density-distribution, and this UDP Session is an opportunity for peers to dialogue new ways to interpret the by-laws in order to better align the project with notions of social and spatial equity.

Following this, Mr. Chan notes it is important to “ground” a project – to critically examine the physical and non-physical contexts a project is situated within. Through critical examination, find ways to ‘use’ the existing by-laws differently in order to produce a building-form that is kinder to its residents and the neighbours/neighbourhood. Mr. Chan then begins to look at the ground / site itself – particularly how the site constraints that can hinder livability. He notes the unconsolidated two-storey lot/building at the SE Corner makes it difficult for the proposed building to take on a more typical “L-Shape” footprint with a double-loaded corridor wing extending the span of the site’s Jackson frontage. There is also a lightwell at the existing SRO to the site’s immediate west, which means comparable negative volume must be provided to ensure some degree of livability for the SRO residents. With these constraints, the resultant building footprint takes an Enclosed Courtyard Form with a North-Block facing Hastings, and South-Block facing the lane. However, if the building is to not exceed the DEOD’s 120 ft. height, the South-Block itself will need to be built to Nine-Storeys. This limits the amount of sunlight into the courtyard and the neighbouring SRO’s lightwell, and presents a high wall against the lower scale Strathcona Neighbourhood across the lane.

To mitigate the abovementioned impacts of livability and neighbourly transitions of scale, the applicant proposes to transfer two floors from the South-Block to the North-Block, thereby making the North-Block two storeys more than the permitted 120 ft. height. This relocation of floor-area allows more light into the courtyard and the SRO’s lightwell. Furthermore, relaxing the height means the applicant does not have to choose between ‘losing’ units on the South-Block to allow more light in, versus keeping the units (thus making it economically viable) but reducing light. Additionally, the extra height allows the long-house amenity-room to be placed at the highest roof-level where there is direct visual access to the Northshore Twin Peak Mountains. This visual connection is important because the Twin Peaks represent sisters, which in turn is a symbol of peace and reconciliation.

Mr. Chan points out three sections of By-Laws can enable this floor-area relocation, thus height relaxation:

- DEOD Section 1.3: The DEOD By-Law itself allows height to be differently interpreted. Relaxations may be given if literal enforcement of the by-law (height in this case) results in unnecessary hardship. As discussed, without the consolidation of the SE-Corner, the courtyard-scheme that

can pose livability issues for residents and neighbours. Negative impacts on livability can be considered as a form hardship. Relocating the floor-area from the South-Block to the North-Block may help relieve some of the livability-impacts, thus reducing the associated hardship.

- ZDBL Section 5.1.1: The Zoning and Development By-Law's section on relaxation has similar wording to the DEOD, in terms of relieving undue hardship.
- ZDBL Section 2: The definition of hardship in the ZDBL is "hardship that results from a site's peculiar circumstance". And the unconsolidated SE-Corner is a peculiar site condition that can generate hardship.

One can suggest using relaxations to advance this project as addressing some objectives within the rubric of reconciliation. Particularly through how staff can shift the manner they administer the by-laws to make it more amenable to addressing homelessness and affordability.

Mr. Chan then emphasized that despite the height-increase, the DEOD and DTES' Urban Design Objectives (e.g., Sawtooth Roof Profile and attentiveness to context) are still well-expressed. Mr. Chan then passed the presentation over to the applicant to elaborate more on the innovative housing model proposed, the cultural inspirations for the cultural responses that addresses Indigenous place-making.

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

Massing + Increased Height

- Proposed height increase / massing's efficacy in maintaining / improving the neighbourly relations.
- Proposed height increase / massing's capacity to address the DEOD Urban Design Objectives.
- Proposed height increase / massing's success in expanding the interpretation of the DEOD Design Objectives to advance social / spatial equity.

Livability + Usability

- Units' access to private outdoors space and shared amenity-spaces.
- Privacy measures provided within the subject-building and privacy for neighbours.

Interface with Public Realm

- Programming and design of the ground-level uses (both Hastings and Jackson frontages) in terms of their public realm interface.
- Wayfinding for both the Social Enterprise Space and Residential Entry, with a note on how wayfinding contributes to building identity and pedestrian realm.

Applicant's Introductory Comments:

Steven Mancer, TERRA Social Purpose Developer began by introducing the leasehold ownership model of this project.

- As per the DEOD bylaws, 1/3 of the units will be core shelter rate units. And those are so 56 of them will be studios, and they will be operated by a Terra Women's Resource society, and they will be provided to elder Indigenous women who currently reside in the Downtown Eastside.
- The remainder of the units are an innovative form of affordable leasehold homeownership. A resident purchases up to half of their home on a leasehold interest and then rents the other half from the Aboriginal land trust (ALT), which is a non-profit society. The combined amount of the

residents monthly rent and their mortgage payment for the half that they own combined will not exceed 30% of their household income, which is in line with the City of Vancouver's rent income policies. Of those units, want to ensure they are affordable and targeted to people who live in Vancouver and whose incomes are not sufficient to purchase.

- Because this project is leasehold and not strata, the affordability in those units will remain forever. The strata units turn over to whoever comes along and wants to buy them but with the leasehold, it avoids market speculation and have the ability to prioritize Indigenous buyers. This ownership model can act as a stepping stone to full homeownership: Somebody comes in; lives there for a while; pays out some of the mortgage; gain a little equity; and then are able to take that equity and buy into a more traditional home ownership model or do something else with it entirely. This renting and ownership model is something that has not existed in Vancouver before.

Chief Ian Campbell, Chief of the Squamish First Nation, shared the history of the land on which the project is situated and about the story of naming the project which refers to the Twin Sisters.

- The inspiration for this project is looking at the history of our matriarchs. This is an opportunity to showcase the beauty and strength of these matriarchs especially in an era of murdered and missing Indigenous women across this country.
- The visible presence of these twin sisters on the North Shore mountains from the project, as well as the reference to the twin sisters and celebration of women reflected in the building design, will really help us mature as a society and move forward together.
- Acknowledged the steps that the City of Vancouver has taken around reconciliation. Acknowledged all the partners in this project for reframing these relationships and looking at it through a new and exciting lens that's based on ancient traditions.
- It's really drawing from traditional knowledge and applying it in a modern context in a project like this that I (Chief Campbell) hope will continue to be the trajectory and the trend of us moving forward.
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Jennifer Marshall, Architect Urban Arts Architecture, shared the key inspirations for the design of the project:

- 1) A place to share and practice Indigenous culture, particularly MST.
- 2) Creating safe homes for Indigenous women and families.
- 3) Creating joyful non-institutional space that is important for many of the residents of this building- our survivors. Particularly core housing is often offered to people in economic situations that can be very triggering and stressful. We are making an effort to bring a sense of shelter, kindness and femininity to create a nurturing and non- institutional space.

- 4) Maximizing livability and opportunities to connect to nature and views and most important to create places for social connection and wellness.
 - 5) Location is at the top of the knoll where the land rises higher at the point between the rest of Vancouver and the downtown Peninsula. This is a wonderful opportunity to create a gateway. In addition, a priority for us is to be a good neighbor.
 - 6) Other things that have shaped the building is to create an engaging enlivened streetscape and to contribute to the Hastings Street wall. This can be realized by having the Aboriginal Land Trust develop a series of buildings, dedicated to supporting Indigenous people, throughout the Downtown Eastside. We have already picked up on things that we're doing at the project at Columbia and Hastings with ALT, but will also want to have this building be its own unique place as well.
 - 7) Of note is to bring awareness to the Urban Design Panel and for the City of Vancouver to think about the public realm opportunities on the Hastings corridor between Commercial Drive and Carroll St and Abbot. Especially on what the city can do around reconciliation and recognizing this historic part of the city for Indigenous people. The aspiration is to create a significant Indigenous presence at the same time as a very modern and lively building.
 - 8) The design responses to the inspirations that Chief Campbell has shared can be found on the pilasters that are wrapped with interpretive graphics and text about the MST matriarchs. This is to honour and celebrate them through directly communicating about Indigenous history with the city and its citizens.
 - 9) The facade presents as woven-pattern. This created by how the windows are positioned back and forth on the façade and using different colours to form a basket weave pattern. Additionally, the Juliet balconies project in and out of the facade.
 - 10) There are two exposed parti-walls on Jackson St. The plan is to incorporate Indigenous art onto those walls.
 - 11) To maximize livability for the project, all units are fully adaptable to accommodate residents of all abilities and all either have a deck or Juliet balcony with big sliders to enable light penetration and fresh air.
 - 12) From Pender looking back towards Hastings St on Jackson St, there are two large scale graphic walls with Coast Salish design to proclaim the building's indigeneity in an overt way. We will be working with MST artists on the design.
 - 13) The exterior stairs and bridges and walkways connect all residential levels and landscaped decks with continuous and meaningful outdoor routes. Supporting a healthy and active way to access building amenities and circulate through the building can better contribute to a sense of community and engage with neighbours.
 - 14) Enhancing the public realm experience at both Hastings and Jackson helps create a positive streetscape that is designed to meet the needs of both the downtown eastside residents and to establish a link with the history of this place prior to European settlement.
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- 15) Proposing a planter from the street corner along Jackson to the residential entry to give a buffer to the residential units.
- 16) Developing a signage plan that creates legible wayfinding for both the residential entry and the Hasting Street storefront.
- 17) The additional height has minimal impact on the shadow.

Kristin Defer , Landscape Architect presented the landscape on this project.

Some key points:

- Emphasizing the views outwards to the surrounding environment.
- Native plants of BC will be used for the project, important to the traditions of the people that have been here for many years
- Providing bird and insect habitats
- The goal is to create spaces for habitat within the city with a flat palette and contributing to the forest corridor of downtown Vancouver, extending the bio habitat of the area. So the plant palette and landscape is designed together as a whole, one chance to reconnect the city with the forest nature with the people and the people with each other.

Panel’s Consensus on Key Aspects Needing Improvement:

Having reviewed the project, it was moved by **MS. MARCEAU** and seconded by **MR. DAVIES** 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. Design development to mitigate privacy concerns along ground level residential units on Jackson St.
2. Design development to enhance expression of social services entry along Hastings St.

Panel Commentary

- Panel appreciates the transformative nature of the project and its benefit to the city and community
- Panel supports the height and density.
- Panel appreciates the natural lighting coming in through the corridor.
- Panel supports the murals and portraits of the matriarchs.
- Panel noted concerns over the ground level residential units on Jackson St. It was just suggested to have some substantial planting on the residential frontage on Jason St to allow for screening of the living spaces.
- Panel suggested design development to improve the privacy and livability of the streets both at the residential units at grade and at the court yard.
- Panel supports the sustainability measures and provision of cooling for this project.
- Panel suggests mitigating privacy between units in the court yard.

- Panel noted privacy concerns on the walkways, suggesting to provide some measure of screening from direct view across from the walkway into the units on the other side.
- Panel supports the landscaping on the rooftop.
- Panel suggested a stronger announcement and presence for social programs fronting onto Hastings St.
- Panel appreciates the unique home ownership model proposed.
- Panel appreciates the application of colour and modulation of the window patterning on the facades.
- Panel noted main residential entrance could benefit from additional visibility.

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