

URBAN DESIGN PANEL MINUTES

DATE: Wednesday, July 15, 2020

TIME: 4:00 pm

PLACE: WebX

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:

Angela Enman

Michael Henderson

Walter Francl

Margot Long

Adrien Rahbar

Sydney Schwartz

Jennifer Stamp

Karenn Krangle

Marie-Odile Marceau

REGRETS: Matt Younger
Brittany Coughlin
Alan Davies
Muneesh Sharma

RECORDING SECRETARY: K. Cermeno

ITEMS REVIEWED AT THIS MEETING

1. 2246-2268 Broadway

1. Address:	2246-2268 E Broadway
Permit No.	RZ-2020-00005
Description:	To develop a 6-storey residential building with 57 market strata units over two levels of underground parking consisting of 47 vehicle spaces and 114 bicycle spaces. The maximum building height is 19.35 m (63.48 ft.), the proposed floor area is 4,216 sq. m (45,382 sq. ft.), and the floor space ratio (FSR) is 2.65. This application is being considered under the Grandview-Woodland Community Plan.
Application Status:	Rezoning Application
Review:	First
Architect:	Omicron, Kevin Harvey
Landscape Architect:	Van der Zalm & Associates, D. Jerke
Staff:	Tess Munro & Ryan Dinh

EVALUATION: Resubmission Recommended (8/0)

- **Introduction:**

Rezoning Planner, Tess Munro, provided a general background on the Grandview-Woodland Community Plan and the vision for the immediate neighbourhood. She also spoke to the specifics of the Plan's expectations for the subject site, as well as current and anticipated contexts, including the intention for 6-storey residential buildings along Broadway. Tess concluded her presentation with a description of the site and a summary of the rezoning proposal.

Development Planner, Ryan Dinh, started by giving an overview of the vision of the Grandview-Woodland Community Plan for the neighborhood, followed by 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.

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

1. Does the Panel support the proposed form and massing relative to building setbacks and contextual fit as per Grandview Woodland Community Plan?
2. Comments on the quality of public realm along Broadway and the lane in relation to the residential areas.
3. Comments on architectural expression to inform future development permit application.

Applicant's Introductory Comments:

The applicant noted that the building massing and form of development generally aligns with Grandview-Woodland Community Plan principles, with one variation to the design guidelines, which require setbacks above the third level to allow maximum light penetration down east Broadway. Instead of having the setbacks according to the Plan, the entire building is set back further at 6 metres of the north property line so there is a single step to the building; achieving the same intent of light penetration. The building step back is located at the 6th storey, 3 metres from the building face.

The applicant noted patio space and landscaping as a green buffer along Broadway. On the south side of the building there is outdoor amenity space that focuses on urban agriculture.

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 **MR. HENDERSON** and seconded by **MS. MARCEAU** and was the decision of the Urban Design Panel:

THAT the Panel **Recommend Resubmission** of the project.

Related Commentary

- General support for height, density and massing.
- The Panel acknowledged the site challenge for it is adjacent to single family houses and is the first site to be developed and the neighbourhood goes through a transitional stage in terms of future development. Because it is the first in the neighbourhood it needs to set the bar (for future developemnts).
- The Panel noted the project massing is boxy/blocky. The location of the step back at the 5th floor contributes to the bulk and the panel felt that stepping the building back at the 3rd floor would work better for reducing the bulk, especially from the perspective of a pedestrian. The panel felt that the use of colour should be explored as a means to reduce the bulk. The proposed patterned panels make the building feel bigger.
- The panel felt that design developimten to the building form, stepping were required to reduce the appearance of bulk along Broadway. The massing also needs more articulation.
- An improved pedestrian experience along Broadway should be provided in exchange for providing a setback greater than the guideline. The parking slab should be lowered to allow for planters that are level with Broadway (and not in a raised condition).
- The character of the lanes in important in Grandview Woodlands. There were concerns regarding the visitor parking at the lane, and the Panel suggested moving it to underground parkade to allow for more greenery along the lane.
- There were comments regarding the front entry and its lack of legibility from the street.
- The panel noted concerns with the roof overhang at the 5th and 6th storeys.
- There was concern about the size of some of the corner 3-bedroom units at the lower floors.
- The panel suggested a more consistent use of how materials are applied on the facades and give further attention to the transition between the materials
- The panel felt that the (neutral) colour palette needed more punch
- The propoertions of the windows and the verticals need further refinement.

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