

URBAN DESIGN PANEL MINUTES

DATE: Nov 23, 2022

TIME: 3:00 pm

PLACE: Webex

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:

Natalie Telewiak
Clinton Cuddington
Peeraj Thakre
Margot Long
Reza Mousakhani
Jennifer Stamp
Alyssa Koehn

REGRETS:

Amina Yasin
Geoff Lister

ITEMS REVIEWED AT THIS MEETING

1. 1065 Harwood St, 1332 Thurlow St
1066-1078 Harwood St

Chair Ms. Natalie Telewiak called the meeting to order at 3:05pm. The panel then considered applications as scheduled for presentation.

1. **Address:** **1065 Harwood St, 1332 Thurlow St,**
Permit No. DP-2022-00654

1066-1078 Harwood St
 DP-2022-00655

Description: To develop two 33-storey multiple dwelling buildings in two separate properties.
 1065 Harwood Street site comprising of 56 secured below market rental units and 219 secured market rental units for a total of 275 dwelling units, all over 5 levels of underground parking having vehicular access from Maxine Lane. A proposed FSR of 12.50. A maximum building height of 300 ft.
 1066 Harwood Street site comprising of 56 secured below market rental units and 218 secured market rental units for a total of 274 dwelling units, all over 5 levels of underground parking having vehicular access from Harwood Street. A proposed FSR of 12.46. A maximum building height of 300 ft.

Zoning: CD-1
Application Status: Complete Development Application
Review: Third
Architect: Henriquez Partners Architects
Delegation: Shawn Lapointe
 Kyle Wright
 Rebecca Chaster
 Chris Phillips
Staff: Hiroko Kobayashi

EVALUATION: Support with Recommendations (7/0)

Planner's Introduction: Development Planner, Hiroko Kobayashi began by noting that, while two applications are under review, they are substantially the same in massing, form, height, and density, presenting two develop applications for 1065 Harwood Street, 1332 Thurlow Street and 1066-1078 Harwood Street together. Also provided an overview of the key principal policy of the West End Community Plan as follows:

- Maximize sunlight on the sidewalks which no shadowing onto Davie Street sidewalks at the equinoxes
- There is a height limitation based on the view corridors
- The residential lobby areas should allocate the setbacks to maximize commercial or public uses.

And subject sites fall into the Burrard Corridor which limits the height up to 91.4 m or 300ft. And tower in the park typology is anticipated to maximize the landscaping space at grade.

The proposal consists of a north and south site on either side of Harwood Street with Thurlow Street at the west side of each site. Both towers are proposed to be 33 storeys, 300 ft. in height with 20% of the below-market rental, The towers each have density of 12.50 and 12.46 and proposals reflects design development in response to the rezoning Conditions of Approval prepared by staff in part with consideration of the consensus recommendation of the UDP on May 26th 2021. In terms of use, height and densities comply with approved CD-1 by-law and proposals do not cast the shadows onto David Street sidewalks at the equinoxes.

Miss Kobayashi then presented comparative perspective images showing the evolution of the design changes between the rezoning application and the DP stage, noting that an expression of the towers, colour and materiality are deviated from the original schemes as follows;

- Two towers are proposing gradient expression, from dark grey to light colour pallet
- Originally proposed balcony planters are reduced to lower balconies only
- The curved window details are revised to horizontal ribbon windows

A series of perspective views from Harwood & Thurlow Street and the ground level public realm design were provided by the architect and were presented by Miss Kobayashi.

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

1. Overall Design Development and Materiality:

- Please comment on the overall evolution of the proposed building design, architectural expression, articulation of massing, material pallet and its contribution to the unique character of the West End between rezoning and this development permit with particular consideration of the following;
 - Reduction of the greenery along the vertical facades;
 - Prominent of the horizontality;
 - Visual quality of precast concrete vs brick cladding from the multiple viewpoints.

2. Public Realm Conditions:

- Please comment on the overall evolution of public realm design.

Applicant's Introductory Comments:

Applicant gave a general overview and objectives of the project, followed by presentation on the landscape strategy.

The planning team then took questions from the panel.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project, it was moved by **MS. STAMP** and seconded by **MS. LONG** and was the decision of the Urban Design Panel:

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

- 1) Consider refinement of façade gradient expression, texture and detailing. Further study how the colour change can be simplified and used as a tool to lighten the expression and visual mass of the towers.
- 2) Enhance expression of landscape walls at grade, considering height porosity and materiality.
- 3) Further enhance the expression of the solid façades at grade.

Panel Commentary:

The Panel was in consensus that the shift in architectural expression from the previous submission is relatively significant. The story, logic and connection to place are clearly described and successful within the new proposal.

There were mixed comments regarding the change from reduction of the amount of expressed greenery on the façade but general understanding for the shift given the practical requirements for access.

There were suggestions to bring some of the greenery to the top levels of the building to assist with softening of the building with how it meets the sky.

There were suggestions for a greater placement of planting to come down the façade from above.

There was general support for the horizontality of the façade and connection to the West End vernacular.

Some Panelists noted in the previous iteration there were further elements of double height expression of the façade which offered some breaks in how the building expression shifted up the building. In general, Panel was supportive of the shift including materiality change from brick to concrete although mixed comments regarding the proposed colour change.

Some Panelists noted the darker tones added more visual weight at the top of the tower. It was noted that the use of detailing and texture to distinguish the tower and provide visual quality within the context could be enhanced.

Some Panelists noted the colour shift is a calm back drop palette that benefits from interconnectivity to a historic place of the West End.

A Panelist encouraged the colour shift as it helps with the scale and the texture of the concrete up close and when further away there is a variation of colour shifting from a distance; Panelist

noted by being really thoughtful in how the colour is shifted it will add a dynamic quality to that façade.

A Panelist noted how the balconies can add rhythm and depth to the façade and create a beautiful casting of shadows.

There were concerns with the height of the landscape wall. A Panelist suggested lowering the wall and building height in the greenery closer to the more private parts of the shared common areas that are raised above the lane.

A Panelist noted further consideration to continuous soil that supports the green space particularly in the West End where there is not a lot of private green space.

There were suggestions from the panel in regards to the use of texture. A Panelist suggest bringing in rustication of materiality as a palette over the changing of the colouration of the panels.

Some Panelists noted the need for both the gradient and/or the way the gradient is used as a tool to be refined and studied further. Panel noted there is an opportunity for further study to add some variety with the porous edge or length of the tower.

Some panelists asked if the grading and shift need to be sandwiched or could the tool be used to offer an opportunity to slender up the tower by using it as an element that is denser in the centre and dissolves down to the edge.

There was general support from Panel on the landscape approach at grade and benches along Thurlow Street.

Some Panelists noted concerns about the quality of the expression of landscape walls around the perimeter of the site. Panelists suggested something more appropriate definition and design and shorter along the edge.

Some Panelists noted concerns with the solid walls at grade and how they are expressed and the potential to enhance the architectural expression to pair with the proposed landscape design. A Panelist noted the lobby wall that faces Thurlow creates visual transparency issues. Also, on the north building, to ensure there is sufficient soil volume for planting at south.

Some Panelists noted concerns with the concrete blocks of the perimeter walls on the street because of the height and not fitting with the landscape quality.

Panel commended the inclusiveness and accessibility of the shared amenities and outdoor space.

A Panelist noted requiring some considerations of existing landscaping particularly for the large trees and planting to be adapted to new development sites to reinforce the West End character.

A Panelist noted appreciation to the attention of the design to the bike room on level five, making it safe and inviting space.

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