

URBAN DESIGN PANEL MINUTES

DATE: November 26, 2025

TIME: 3:00 pm

PLACE: Teams (Online Meeting)

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:

Catherine Lemieux (Chair)
Michele Cloghesy
Helen Besharat
Aya Abdelfatah
Maryam Tashakor
Tony Osborn
Allyse Li
Khushali Kagrana

RECORDING SECRETARY: K. Cermeno

ITEMS REVIEWED AT THIS MEETING

1. 4911-5255 Heather St, 637-657 W 37th Ave, & 620-689 W 35th Ave
2. 8530-8550 Cambie St
3. 2808-2888 E Broadway, 2813-2881 E 10th Ave, 2528-2580 Kaslo St

1.Address:	4911-5255 Heather St, 637-657 W 37th Ave, & 620-689 W 35th Ave
Permit No.:	RZ-2025-00088
Description:	Proposed development at 4911-5255 Heather St, 637-657 W 37th Ave, & 620-689 W 35th Ave (Heather lands), xʷməθkʷəy̓ə m (Musqueam), Skwx wú7mesh (Squamish), səliwətał (Tsleil-Waututh) (MST), in partnership with Aquilini Development, seek to rezone the site from previous CD-1 (80) and (881) to a new CD-1. The application is being considered under the Heather Lands Policy Statement . The previous rezoning was approved by Council in May 2022. The current rezoning proposal is for the redevelopment of the 21-acre master plan site. The application is for 16 buildings between 4 and 46 storeys, a childcare facility, school, park and public open space, retail space, a cultural centre, and attainable leasehold ownership housing units under the provincial Attainable Housing Initiative (AHI). The application includes: 317,861 sq. m (3,421,428 sq. ft.) of gross floor area; 210,707 sq. m (2,268,029 sq. ft.) of AHI housing, equal to approximately 2,937 units; 47,535 sq. m (511,660 sq. ft.) of market leasehold strata, equal to approximately 701 units; 44,349 sq. m (477,370 sq. ft.) of social housing, equal to approximately 612 units; 5,825 sq. m (62,696 sq. ft.) of retail space; a 929 sq. m (10,000 sq. ft.) Musqueam, Squamish, and Tsleil-Waututh (MST) Cultural Centre; a 125-space childcare facility; one acre parcel for a school, to be leased to the Conseil Scolaire Francophone (CSF); four acres of park and open space; and a maximum building height of 141 m (463 ft.).
Application Status:	Rezoning Application
Architect:	GBL Architects
Delegation:	Achim Charisius, Architect, GBL Architects, Margot Long, Landscape Architect, PWL Partnership Members of the MSTA Partnership
Staff:	Grace Jiang & Lauren Whitney

EVALUATION: Support with Recommendations (7/0)

Planner's Introduction:

Lauren Whitney, Rezoning Planner, introduced the project with a brief description of the existing site context, followed by an overview of the anticipated context as per the Heather Lands Policy Statement. Lauren concluded the presentation with a description of the site and a summary of the rezoning proposal.

Grace Jiang, Development Planner gave an overview of the neighborhood context in relation to the proposal, followed by the expectations of the built-form guidelines for this project. Grace, 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. Please comment on the proposed additional height and massing, considering the relationship to the context and the surroundings.
2. Please comment on the success of the changes to the public realm, including the commercial public realm, the meeting point, and courtyard performance.

Applicant's Introductory Comments:

Applicant Achim Charisius, Architect for GBL Architects, noted the objectives and gave a general overview of the project followed by Margot Long, Landscape Architect presenting on the landscape design.

Applicant and staff took questions from Panel.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project, it was moved by **MS. BESHARAT** and seconded by **MR. 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:

1. Further studies of the shadowing impact on the childcare and long-term care home, especially in context with regulations of childcare and healthcare;
2. Further study the public realm in terms of traffic flow and access points and how they connect with the pedestrian experience.

Summary of Panel Commentary:

There was general support for the project.

There was general support for the additional height, density and massing.

Support changes to the public realm.

It's a successful project for the rezoning stage. It will be an incredible contribution to the urban realm once it is done.

Some panel members were not convinced with the rationale of the extra density.

A panelist noted does not quite make sense with the additional height and the open space patterns have not changed.

A panelist noted the success of the housing units depends on the delivery of the details and nuances. Consider research with the interior spatial economics of the units and more thoughts on how to better use semi-private and private open space, as well as the balance between common open spaces and small unit sizes.

There have been improvements with the connectivity.

A panelist noted that defining quality signature buildings is important at later design stages.

Encourage to consider potential of townhomes.

In terms of podium height, consider one that will reflect and respect the future and present edges across the street. Consider in some area allowing towers meet the ground with no podium interruption.

Consider the development of cultural center in an earlier phase.

Consider childcare in the earlier phases of the project. Consider two childcares as there is great need.

Explore further the shadow impact on the childcare open spaces and the building to the north.

One panelist noted that the building C is kept low to minimize shadow impact on the park, and the 6-storey podiums transition well to neighboring sites considering denser developments in the future. The concerns to the shadow impact on the childcare open space may jeopardize the overall affordability.

The landscape pieces are generally successful. A panelist noted there tends to be an "old-school" lens with the development of the green spaces versus the commercial retail spaces.

A panelist noted the end of commercial street at Heather St seems not very satisfactory while the design at building F makes a better termination of the sightlines.

The connection between the commercial street into the major public park space is a bit of a lost opportunity. Suggest making the car court between the G buildings a more inviting space to improve this connection.

A panelist noted the commercial area and the parks seem separated. Consider a kiosk in the park to invite more activity, which would improve CPTED and support mixed use throughout the day

The overall pedestrian experience of the commercial street, specifically between buildings I and J needs improvement due to vehicle and commercial loading constraints. These buildings are the gateway into the site. There is a jumble of uses that will affect the pedestrian experience.

A panelist noted concern with the access point from the ramp to the underground parkade.

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

2.Address:	8530-8550 Cambie Street
Permit No.:	RZ-2025-00062
Description:	To rezone the subject site from I-2 (Industrial) District to CD-1 (Comprehensive Development) District. The proposal is to allow for the development of two 43-storey towers, one 10-storey tower, and one seven-storey tower over a shared three-storey podium and includes: 1,000 rental units, with 20% of the floor area for below-market units; industrial space on the first and second level; commercial space and a rooftop park on level three; a private childcare facility; a private senior's centre; a floor space ratio (FSR) of 5.33; and a range in building heights from 44.1 m (144.7 ft.) to 137.7 m (451 ft.). This application is being considered under the Metro 2050 clause to consider residential uses in Employment Lands within 200 metres of a rapid transit station and within a Frequent Transit Development Area.
Application Status:	Rezoning Application
Architect:	Perkins & Will
Delegation:	Ryan Bragg, Architect, Perkins & Will Grant Brumpton, Landscape Architect, PWL
Staff:	Mehdi Einfar & Bryan Wong

EVALUATION: Support with Recommendations (7/0)

Planner's Introduction:

Bryan Wong, Rezoning Planner, introduced the project with a brief description of the existing site context, followed by an overview of the anticipated context as per the Metro 2050 clause. Bryan concluded the presentation with a description of the site and a summary of the rezoning proposal.

Mehdi Einfar, Development Planner gave an overview of the neighborhood context in relation to the proposal, followed by the expectations of the built-form guidelines for this project. Mehdi 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. The additional height and density requested and the impact on the skyline;
2. Considering the large site and complex program, comments on the site organization the realm interface along the streets.
3. In particular the quality, visibility, and access of the public realm components:
 - The central covered mews:
 - The covered Plaza:
 - The elevated public open green space.

Applicant's Introductory Comments:

Applicant Ryan Bragg, Architect for Perkins & Will noted the objectives and gave a general overview of the project followed by Grant Brumpton, Landscape Architect presenting on the landscape design and sustainability strategies.

Applicant and staff took questions from Panel.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project, it was moved by **MS. MARYAM TASHAKOR** and seconded by **MR. 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:

1. Consideration of the relationship of senior and childcare spaces as the size and spaces provided by the childcare;
2. Look at opportunities for joy, improvements of interest generally all around by further design development.

Summary of Panel Commentary:

There was general support from the panel for the additional height and density.

The panel noted this is a complex project that generally is successful in its integration.

A panelist noted with the skyline impacted by the tall towers the project is not earning the additional density.

The impact of the shadows from one tower to the others and the impacts of the view to the rivers needs to be handled in a sensitive creative way.

Panel members noted the nature of the towers are relentless and almost identical. Suggest further articulation a play-off of each other, this would help with marketability.

Consider some elevator or stairs for the vertical expression. The stairs in the southwest corner are very generic.

Consider how to arrive back at grade in a beautiful way.

Panel noted the senior and childcare areas need further development.

Recommend increasing the number of childcare.

A panelist noted to look into which potential CRU units could be allocated to the elevated platform to allow for a greater number of childcare.

A panelist noted having both the senior and childcare at the same level is a positive.

Some panel members noted to reconsider the location of the childcare and senior, should not be viewed as a ground floor commercial unit, programming would do better on 2 or 3

floor.

A panelist noted giving the seniors view access of the children playing would be a positive.

Public realm needs improvement at all sides especially at the DP stage.

A panel member noted the quality of design and clarity of access of the public realm needs improvement.

Consider rain protection there is only protection at the elevated entrance lobbies.

A panel member noted concern with the muse, further work is needed to make them interesting spaces.

A panel member noted not enough detail provided with the facades but hope it does not become a bland continuous front with one major retail.

A panelist noted the Cambie street interface, doesn't need to be a high street it's a pedestrian street, feels quite closed off, visibility of the muse from Cambie would have been beneficial.

Consider more green barriers to assist with acoustics.

The panel noted to look for opportunities for joy at the DP stage. Presently, a lot of the project has been treated with restraint and the materials are rationale.

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

3.Address:	2808-2888 E Broadway, 2813-2881 E 10th Ave, 2528-2580 Kaslo St
Permit No.:	RZ-2025-00072
Description:	To rezone the subject site from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District. The proposal is to allow for the development of four 39-45-storey mixed-use buildings, and includes: 1,959 residential units; with 1,386 strata units; 573 rental units with 20% of the floor area for below-market units; Commercial space, a 73-space private child care, and amenities on the ground floor; a floor space ratio (FSR) of 10.5; and building heights ranging from 163.8 m (537 ft.) to 187.4 m (618 ft.). This application is being considered under the Rupert Renfrew Station Area Plan as a new Unique Site. Proposals for Unique Sites are expected to undertake a more comprehensive development review and consultation process, given their larger scale and complexity
Application Status:	Rezoning Application
Architect:	Arcadis Architects
Delegation:	Martin Bruckner, Architect, Arcadis Haena Choi, Architect, Arcadis Mike Enns, Landscape Architect, LOCI-landscape Anu John (Edge Consultants – sustainability)
Staff:	Karen Kallweit-Graham & Susanne Ruhle

EVALUATION: Support with Recommendations (5/0)

Planner's Introduction:

Susanne Ruhle, Rezoning Planner, introduced the project with a brief description of the existing site context, followed by an overview of the anticipated context as per the Rupert Renfrew Station Area Plan. Susanne concluded the presentation with a description of the site and a summary of the rezoning proposal.

Karen Kallaweit-Graham, Development Planner gave an overview of the neighborhood context in relation to the proposal, followed by the expectations of the built-form guidelines for this project. Karen 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:

- i. Height, density and overall form for this Unique Site within the Rupert + Renfrew Station Area Plan
- ii. Quality of public realm interface at site edges
- iii. Quality of internal mews and pathways as it relates to pedestrian interest, ground floor uses, accessibility and site porosity

Applicant's Introductory Comments:

Applicant Martin Bruckner, Architect for Arcadis noted the objectives and gave a general overview of the project followed by Mike Enns, Landscape Architect presenting on the landscape design and Anu John, sustainability consultant presenting on the project's sustainability strategies.

Applicant and staff took questions from Panel.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project, it was moved by **MS. HELEN BESHARAT** and seconded by **MS. ALLYSE LI** 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:

1. Consider enhancing the experience especially the ground floor with indoor and outdoor spaces, overhead protection and more inviting public access;
2. Consider residential lobbies access, visibility and articulation;
3. Tower studies moving forward solar orientation and its impacts on articulation and overall expression.

Summary of Panel Commentary:

There was general support from the panel.

The panel recommended flexibility in the height of the tower.

The site offers a lot in terms of residential which is a positive.

Suggest improvement with the Northeast tower to improve the lobby experience.

The lobby entry along east Broadway has very few steps making it less visible.

The residential entries are on the side with no protection and appear more as retail entries.

A panelist noted currently the towers feel it is only for residents, could be so much more.

Panelists noted extra large floor plates would mean more amenity right now amenity is minimal.

A panelist noted the consider converting (without losing FSR) units 01 and 02 to amenity or bike storage, something that will contribute to the north south public side.

Recommend further development to the public realm at all street fronts especially at the corner at the transition between indoor and outdoor.

Create with design to blur the boundaries between indoor and outdoor.

A panelist noted not ideal to have the project like other projects streetscape.

Overall, the street treatment could be more welcoming and engaging.

Consider accessibility on the Kaslo side. The ramp on Kaslo down to the amenities needs a lot more work.

Consider further study of solar orientation and shading, presently the faces, tower connectors and landscape are getting a lot of shade.

Panel noted moving forward tower studies of solar orientation and its impacts on articulation and expression overall is needed.

Many members echoed comments regarding cycling amenities and access. This area is well connected to the central valley greenway, work on making the transition to this active transportation corridor as easy as possible.

A panelist noted further details of the sustainability strategies is needed.

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