

URBAN DESIGN PANEL MINUTES

DATE: Wednesday Dec 9, 2020

TIME: 4:00 pm

PLACE: WebX

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:

Adrien Rahbar
Sydney Schwartz Excused Item 3
Walter Francl
Jennifer Stamp Excused Item 2
Marie-Odile Marceau
Margot Long
Brittany Coughlin Excused Item 3
Alan Davies
Angela Enman Excused Item 3
Michael Henderson
Karenn Krangle. Excused item 1 & 2

REGRETS: Matt Younger
Muneesh Sharma

RECORDING SECRETARY: K. Cermeno

ITEMS REVIEWED AT THIS MEETING

1. 3449-3479 W 41st Avenue & 5664 Collingwood Street
2. 320 East Hastings
3. 650 W 41st Avenue - Oakridge DP-5

1. Address: 3449-3479 W 41st Avenue & 5664 Collingwood Street
Permit No. RZ-2020-00015
Description: To develop a 6 storey residential building with 114 secured market rental units over two levels of underground parking consisting of 90 vehicle spaces and 216 bicycle spaces. The proposed building height is 22 m (72.18 ft.), the total floor area is 7,138 sq. m (76,840 sq. ft.), and the floor space ratio (FSR) is 2.71. This application is being considered under the Affordable Housing Choices Interim Rezoning Policy
Application Status: Rezoning Application
Review: First
Architect: Ciccozzi Architecture – Shannon Seefedt
Landscape Arch: Enns Gauthier – Mike Enns
Owner: Sightline Properties – Jamie Vaughan
Staff: Chee Chan & Patrick Chan

EVALUATION: Support with Recommendations (7/3)

- **Introduction:**

Rezoning Planner, Chee Chan, began by noting this is a rezoning application to rezone 3449-3479 W41st Avenue and 5664 Collingwood Street from RS-5 to CD-1 under the Affordable Housing Choices Interim Rezoning Policy.

The site made up of four lots at the northeast corner of W41st Avenue and Collingwood Street. It is located within the Dunbar neighbourhood. The dedication for lane and road is required of the parcel on the right. The site is currently occupied with detached residential houses and includes some tenanted units. There are two tenants who qualify for TRP.

This regular shaped site will have a frontage of 58.6m (192 ft.) along W41st Avenue and 40.2 m (131.8 ft.) along Collingwood Street. There is a rear lane to the north of the site. It has a total **site area** after dedication is approximately 2,408 sq.m. (25,923 sq.ft.). It is also located on TransLink's R4 rapid bus line between Joyce Station and UBC, with the closest bus stop station located approximately 100 m to the west at Dunbar and W41st, or a 2 minute walk. **North, east and south** of the site are detached houses zoned RS-5 and RT-2. Across the street to the **West** is a C-2 node, currently developed with a Save-on-Foods with parking lot, as well as 2-4-storey C-2 mixed-use buildings.

The site's location is next to a C-2 local shopping area. The site's RS-5 permits single detached and duplex housing. The C-2 areas can develop up to 4-storey mixed-use strata buildings, or be rezoned for up to 6-storey mixed-use secured market rental buildings. Currently, there is no rezoning policy for the RS zones, though a policy proposal for 5-6 storey apartment buildings along arterials has been put forward to Council, but put on hold pending further work through the Vancouver Plan.

This rezoning is being considered under the *Affordable Housing Choices Interim Rezoning Policy*. Note that this interim policy is no longer accepting new applications, but in-stream applications are still allowed to proceed. Applications under this policy must meet a number of criteria such as providing 100% of the residential floor area as secured rental housing and

meeting specific location requirements. For the subject site's location along an arterial street and within 500 m of a Local Shopping Area, a height of up to 6 storeys may be considered.

This proposal is to rezone from RS-5 to CD-1 to permit:

- A 6-storey building, with a height of approximately 22 m (72.2 ft.)
- 114 secured rental units of which a minimum of 35% of the units are family oriented;
- The unit mix breakdown is 58 studios (51%), 17 one-bedroom units (15%), 28 two-bedroom units (25%), and 11 three-bedroom units (10%)
- Density of 2.71 FSR (net floor area 77,004.8 sq. ft.)
- Gross Floor area of 81,158 sq. ft.; and

There are 90 vehicle parking spaces and 216 bicycle parking spaces in underground parking accessed from the rear lane. The application is required to satisfy the *Green Buildings Policy for Rezoning*s and is pursuing the low emissions green building standards.

Development planner Patrick Chan first reviewed the site context: The base-zone is RS-5 which emphasizes lush landscapes and generous yards, and RS-5 makes up much of its vicinity. Across Collingwood is a C-2 lot which typically allows up to four storeys. Larger C-2 developments have to provide substantial breaks to the massing and composition to mitigate bulk and overt horizontality. C-2 buildings are also terraced at the rear to transition down to the lower scaled neighbours. The site's topography has lane-side higher than the 41st Avenue, which poses challenges to the parking ramp location subsequently the ground floor slab level.

Chan reminded the panel that the base-zone (RS-5) and nearby zones are not meant to cap the project's density and height, but provide urban design objectives that a project can respond to. Chan then followed with a review of how the project responded to these objectives.

Siting-wise, the building has a L-shaped footprint which leaves a large rear yard at the northeast quadrant of the site. This large rear yard aims to be more consistent with the lush rear yard of the neighbours. Furthermore, this rear yard also helps with retention of trees at the northeast area, and trees can act as natural privacy screens. In terms of transitioning to the lower scale, the building terraces down to four storeys at its east and north portions. The terracing at the north portion of the building allows the shadowing to generally not exceed the rearmost 25 ft. of the RS lots across the lane at the equinox. The rearmost 25 ft. is usually where the garages are. Compositionally, its 41st Avenue elevation is broken into two halves to mitigate the appearance of excessive width: the west half has a vertical expression; the east half a more horizontal expression.

Chan concluded his presentation with a general question on how the project may be improved at the development stage.

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

Height and Massing

- The height and massing's appropriateness to the surrounding context.
- The transition to the lower-scale fabric.
- The composition of the façade composition to mitigate scale

Public Realm Interface

- Connection of the entries to the sidewalk, both in terms of entry-expression and landscape treatment.

General Livability

- Usability of the at-grade and above-grade amenity spaces, both indoors and outdoors.

Applicant's Introductory Comments:

The location of site is 41st and Dunbar; it is a consolidation of 4 sites.

The project consists of 114 units, mix of studio and 1, 2 and 3 bedroom units.

Site plan slopes down to 2.9 meters from the highest point.

Building creates a strong urban edge along both street frontages; this created the L shaped plan.

Level one there are building setbacks of 10ft and 12 ft.

From the lane, there is an 8ft and 7ft setback.

Right hand side at level two has same footprint as level 1.

Level 3 is identical to level 2.

Level 4 is also identical with a 5 ft. setback on the east property line.

Level 5 and 6 there is a 20ft and 30 ft. setback.

Level 6 there is a 42 and 65 ft. setback.

The roof plan shows different levels of stepping of floorplates.

There is a 6 storey form on the corner which steps down to single family home form.

The east elevation is a four storey facing the adjacent single family residential.

Due to the frontage sloping, the lobby floor elevation has been lowered to allowed for a distinct entry space.

Accessibility is maintained with integrated ramps.

The main floor has two amenity rooms one off the front lobby and the second located adjacent to the outdoor amenity space. The outdoor space has a kids and dining area.

The colour and material palette has not been chosen yet.

The underground parkade is accessed from the rear lane, along with loading and passenger loading. There are two levels of parking, which include visitor, bike parking and recycling garbage facilities,

Due to the busy nature of the frontage along west 41st the applicant went with a layered buffer treatment including double row trees with seating for activation along the sidewalk and some low landscaping along the wall, taking advantage of wide buffer.

The entrance is marked with featured paving to allow some wayfinding and a water feature to drown out noise.

Along Collingwood there is mainly privacy planting and stepped wall and wrapping around the amenity area with planted buffer. There is substantial amount of planting on the ground level.

At level 5 there is a series of private patios looking down at green roofs.

At the rooftop, three are private patios facing the perimeter streets and there is a communal rooftop area for social gathering and some urban agriculture.

The project is looking at the low emissions performance pack.

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 **MS. SCHWARTZ** and seconded by **MS. ENMAN** 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:

- Design development to the building elevations;
 - a) looking for more articulation or expression on the north elevation especially on the west side;
 - b) south elevation, reviewing unit mix that is driving the expression;
 - c) Design development to strengthen the corner expression at 41st and Collingwood.
- Explore further stepping and increased setback along the east and north property lines; and increase amount of outdoor common outdoor spaces on these terraces;
- Improve ground level activation by providing direct access from the street to the patio, and consider lowering the building;
- Improve all amenity spaces by providing:
 - a) provide operable window and access to natural light;
 - b) Consider providing a upper level amenity room to connect to the larger outdoor terrace and consider relocating the children's play area here for better sunlight access.

Related Commentary:

There was general support by the panel for the height and massing, although the panel was concerned with the lack of stepping on the north and the east – as a means to provide a better transition to the adjacent single-family homes. It was suggested to shift the density to the west. There was a lot of commentary concerning the application of materials, articulation of building, and how it relates to the massing.

The western end of th north elevation needs to have the glazing increased to be a more friendly expression – consider punched windows.

Consider ways to mitigate the massing through change of materials and window expression. Also the unit layout of the studios along the 41st elevtion drive the architectural expression. The panel suggests reconsidering the unit mix along here. Also the overlook between the balconies needs to be reviewed.

The building its quite large and doesn't go far enough to transition to the adjacent single family homes especially on the north west side where there is a lot of mass at the 4 storeys.

Dunbar is a neighbourhood of gardens. If more stepping and terracing were to occur with the green space this would help in softening the project, consider more of a garden feature at the single family residential.

There is more stepping at the rear lane so its gives it more breathing space to the residences at the north.

The building, how it reads at 41st Ave. is sticking up quite a bit especially at the corner of Collingwood and 41st. The size and configurations of the wall do not allow it to relate to the public realm, feel disconnected. Considering lowering the whole building to have a better relationship to grade. The overall relationship to grade towers over the public realm. Consider street access to the ground floor suite patios to animate the public realm

In terms of livability there were concerns with the usability of the ground floor amenity, it is shaded and the functionality of the patio space is poor.

The panel noted if the play area could be relocated too the rooftop for better sun access. Consider more rooftop space for the amenity and locate an interior amenity room adjacent to it.

The study rooms need a window for ventilation and sunlight.

Make better use of the rooftops for amenity rather than large private decks.

The parking ramp seems to be at a higher side of the site which drives the main floor elevation. Consider locating the parking ramp at the low end of the lane.

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

2. Address:	320 E Hastings Street
Permit No.	RZ-2020-00054
Description:	To develop an 11 storey mixed-use building containing a Social Services Centre and Social Housing, containing a total of 105 dwelling units; all over one level of underground parking consisting of 15 vehicle spaces and 105 bicycle spaces. The maximum building height is 36.6 m (120 ft.), the total floor area is 12,341 sq. m (132,837.4 sq. ft.), and the floor space ratio (FSR) is 6.59.
Application Status:	Complete Development Application (SHORT)
Review:	First
Architect:	NSDA Architects
Staff:	Patrick Chan

EVALUATION: Support with Recommendations (9/0)

- **Introduction:**

Development Planner, Patrick Chan, began by noting that this project is a Development Permit Application within the Downtown Eastside Oppenheimer Official Development Plan (DEOD) which allows corner-sites to have a discretionary density increase from 5.0 to 7.0 FSR and height of 120 ft. if social housing and secured market rentals are pursued, and if the corner-site is no wider than 100 ft. on its Hastings frontage. A 1964-built church in a mid-century Modernist language currently sits on site. The church is not listed as a heritage structure. And, following deliberation at the Heritage Commission, this church is to be demolished and replaced with a building which program can add to the area's living an evolving heritage. Site context wise, the site sits amongst other DEOD and CD-1 lots, including a 11-storey BC Housing rental building at 288 East Hastings, and a six-storey rental at 303 East Pender (corner of Gore). At 301 East Hastings is the Salvation Army Temple, a heritage building in the Modern style. A seniors' home and church with attached housing are some of the developments across rear lane.

Chan then then pointed the relevant documents informing this project as The Downtown Eastside Oppenheimer Official Development Plan and the Downtown Eastside Plan. Their key objectives are:

- Community-wellness: This is achieved particularly through Indigenous place-making and recognizing the historical and contemporary connections Indigenous peoples have to the area
- Fine-Grain Fabric: Wide building-faces can be expressed as a series of narrower vertical volumes, and ground-level façades broken into smaller shopfronts. Sawtooth roof-profiles are seen on the existing block-faces are often used as well. Additional care should be given to articulation of buildings at corner sites to better define the street junction.
- Improved Public Realm: Maintaining clear interior-exterior porosity

Chan then reviewed how the proposed 11-storeys L-Shaped Building responded these objectives:

- Massing + Height: Although its Hastings frontage is 125 ft., a 17 to 20 ft. setback is provided along the Gore property-line; thus, the portion of the building-face along Hastings that goes to 120 ft. height is 108 ft., which is close to the 100 ft. frontage recommendation per the DEOD By-Law. Section 1.3 of the DEOD By-Law may be used to different interpret and relax this height parameter, should literal enforcement result in

unnecessary hardship; in this case the hardship would be a reduction in units for a vulnerable population.

- **Indigenous Place-Making:** The first four floors of the Gore elevation are expressed as a tilted copper-wall, which is a reference to plank-house construction common to many West Coast Indigenous communities. This copper-wall along with the patterned four-storey tall glass-walls on the Hastings front speak to Indigenous identity.
- **Relation to Adjacent Buildings:** An 18 ft. x 5.5 ft. lightwell is provided in response to a similarly-sized lightwell at 326 East Hastings to ensure the neighbours received some light and air
- **Improved Public Realm:** In lieu of typical commercial retail units, a sanctuary and multipurpose room are proposed. These spaces have a great degree of visual porosity to the sidewalks that may animate the pedestrian realm

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

Massing + Character:

- The project's interpretation of the DEOD and DTES Plan's height and massing parameters;
- The project's expression of a finer-grain fabric through articulation, materials and composition;
- The project's anchoring of the Hastings-Gore corner; and,
- The project's interface with neighbouring buildings

Livability + Usability

- The project's overall livability and privacy afforded to its residents and workers.

Public Realm:

- The project's ground-level's public realm interface on all sides including the lane.

Applicant's Introductory Comments:

The applicant began by acknowledging this project is on the unceded homelands of the Musqueam, Squamish, and Tsleil- Waututh Nations. The root of this project is centered around a human design that is to meet the people it serves, construct a shared social enterprise, and the intent of the project is to ensure it inspires future relationships.

During the development of this site there has been extensive communication with the community it serves, the project has collaborated with LU'MA. The applicant noted this project is going to heritage commission on Jan 11, 2021.

This is a unique site; it is a meeting of two grids. There are some site constraints; it slopes 5-6 ft. from the east to the west, which causes issues with parking ramp being at the highest point of the site. There was a strong desire to have the entrance of First United Church on the corner of Hastings and Gore so that it is reaching out to the community.

The applicant noted they pulled the vertical circulation out to the edges of the site so it clears up and makes the most continuous space possible for the larger components of the First United Church.

The most active spaces are placed on the ground floor so that it is better relating to the public realm. There is drop in center on the northeast side, there is reception at the entrance, and two story entrance hall and dining space. There is the residential entry to the lu'ma native housing down towards the south part of the site.

The building essentially forms an L shape as it goes up to maximize the frontage, units and uses of the building.

The design response to the site is a modern building that is responsive to its context to the downtown eastside and its unceded homelands of the Musqueam, Squamish, and Tsleil-Waututh Nations.

At the Hastings and Gore main entrance on the corner, the applicant is proposing two welcome figures designed by Corey Douglas who is an indigenous artist, a master carver will do them. As there is a glass wall and window behind them, the applicant noted they would be working with an artist(s) on developing this wall. It is meant to be transparent and opens to a two storey entry hall and sanctuary space. This connection with the First united church services and spaces expresses people moving forward and reconciliation.

Outdoor spaces on the second floor is only for participants of the first united programs. This includes a day drop in center and sleeping area, legal and spiritual programs, kitchen and sanctuary spaces. This was a very important space in the project when in consultation with the community.

There is a multipurpose space on second floor that can be used for various programming such as ceremonies. Proposing a rooftop amenity space as well.

Regarding Landscaping native plants will be incorporated in the planting scheme on various roof decks. Second floor roof deck is a strong social space there are lots of planting and a planting scheme to keep plants alive to make it an enjoyable space.

The applicant noted this is a very sustainable building, will be complying with BC housing and City of Vancouver requirements.

There are energy efficient glazing systems and curtain wall systems.

The applicant noted there would be cooling systems and heat and water saving systems.

The applicant is trying to go as much electrical as possible to reduce green houses gas emissions.

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 **MS. MARCEAU** and seconded by **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:

- Design development of the Hastings façade and massing to reflect the community services provided by the project and mitigate perceived height;

- Design development of the public realm on Hastings.

Related Commentary:

There was lots of support from the panel for the application.

The panel supported the design elements and the strong energy strategy.

There were many positive comments regarding the public realm on Gore and the well-proportioned nature of the building.

The panel noted the strong selection of materials and colors.

The panel commended the applicant team for how they managed to daylight the interior spaces of the building.

The entry spaces to the project are successful.

The panel appreciated the strategies to mitigate privacy concerns with the positioning of the interior units.

Overall, the panel felt a lot of attention was given to the project.

The panel noted a desire to see the shadow impact studies especially for the taller portion of the building.

The expression of Hastings is a little problematic especially the mass to the east, the expression of Hastings elevation could be better reflective of the uses. Consider using more historic façade proportions.

Due to the absences of canopies, the panel recommended the implementation of strategies to offer a more pedestrian scale from the street level.

The panel noted the corner expression could be improved.

Some panelists noted some privacy concern with interior units and courtyards.

There was a comment that the floating office comes across a little overbearing and to therefore consider a different location for it.

Suggestion to integrate the entry better with the welcome figures.

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

3. Address: 650 W 41st Avenue - Oakridge DP-5
Permit No. DP-2020-00759
Description: To develop a 4 storey retail (Food Hall) building over three levels of underground parking. The application also includes a portion of the future 9-acre park, Meadow Gardens. The proposed building height is 114.60 m (376 ft.) and the total floor area is 32,595.18 sq. m (350,851.64 sq. ft.).
Application Status: Complete Development Application
Review: Eight
Architect: Henriquez Partners Architects
Gregory Henriquez,
Rui Nunes
Landscape Arch: PFS Studio, Chris Phillips
Staff: Carl Stanford
Jordan McAuley, Vancouver Park Board
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EVALUATION: Support with Recommendations (7/0)

- **Introduction:**

Development planner Carl Stanford noted that this proposal seeks to develop four storeys of commercial use, including retail / restaurants, over three storeys of underground parking all covered with a fully landscaped rooftop. The proposal includes a community learning garden amenity, with associated interior support spaces, and a public park space.

This development permit is a portion of a larger site wide development and is the fifth of ten (or more) development permits for phase one of a multi phase, multi-building large development at the Oakridge Mall site. It (DP-5) forms the central portion of the proposed Oakridge scheme with a Food Hall/ Civic Centre and Meadow Gardens comprising that development.

Site & Context

The site is located at the crossing of West 41st Avenue / Cambie Street and is situated in the Oakridge neighbourhood, which is predominantly comprised of single family residences. There are however, significant commercial and office buildings surrounding the site along Cambie Street and West 41st Avenue and the surrounding neighbourhood zoning has recently been updated in the Cambie Corridor Plan, which increases the density at this major transit node. A number of strata multi-residential units are located on both the west and south perimeters. The site is 11.4 ha (28.3 acres) and currently has approximately 57,500 m² (619,000 ft²) of retail, service, and office use. The existing structure is surrounded by uncovered parking. The main entrance to Oakridge Centre shares the northeast corner with the Canada Line Station which connects the downtown core to the airport. It is flanked by two towers that accommodate office and residential units.

In order for the mall to maintain operations during construction, the Oakridge project is proposed to be built in two phases. Phase 1 will consist of the northwest and southeast edges of the site and Phase 2 will consist of the centre and southwest portion of the site. Following PDP approval, four development permit applications have been submitted with the current application being the fifth submission within the first phase of the Oakridge development:

There is approximately 15 to 18 storeys projected future build context surrounding the Oakridge site. The project seeks to re-establish links to the surrounding areas with programming comprising mixed use, affordable / rental housing, and office space. There is a planned reinvigoration of the transit plaza to announce the main entrance to the proposal. The proposed high street is intended to be a re-birth of the open air mall of the 1960s. The park is intended to be a draped park

Applicable Policy

The Governing policy for the site includes the CD-1 (1) By-law (Oakridge), Oakridge Design Guidelines, Conditions of the Preliminary Development Permit, Cambie Corridor Plan (2011), and Cambie Corridor Phase 3 Public Realm Plan. The City of Vancouver has also prepared Oakridge Design Guidelines for the streetscape treatments of West 41st Avenue and Cambie Street (& Choy Yuan Crescent). These guidelines include the delineation of pedestrian /bicycle circulation, paving materials treatments, the location of street trees and general guidance on public realm.

Oakridge is designated as a Municipal Town Centre in the Metro Vancouver Regional Growth Strategy and a unique site in the Cambie Corridor Plan. It is the only one located within Vancouver outside of downtown core. Municipal Town Centres are intended to be among the region's primary focal points in terms of concentration of residential density, job space, civic/cultural facilities, and transit service. The project is broadly in lines with the requirements of all the above with no major issues related to height, density or guideline variance subject of course to a more detailed review during the development permit process.

Rezoning & PDP Process Summary

Oakridge went through the rezoning process in 2014, and after further design development, changes to the overall form of development were reviewed by the Urban design panel, and approved by the DPB through the preliminary development permit (PDP) process in 2018. The current design represents a natural evolution of the design approved by Council in 2014 resulting in stronger urban connections and more vibrant active public spaces. The improved proposal went through a comprehensive public consultation process consisting of two open houses, two UDPs, and intensive review with City staff. The rooftop park was also reviewed and approved by the Park Board. It is now the development permit stage of the process:

- The first development permit application DP-2018-00633, comprising Buildings 3 & 4 was reviewed by the panel and approved by the DP Board on October 29, 2018.
- The second development permit application DP-2018-01149, comprising Buildings 6, 7, & 8 was reviewed by the panel and approved by the DP Board on May 13, 2019.
- The third DP application DP-2019-00534 comprising Building 1 & 2, as well as the new street, public plaza, Civic Park, and the grand stair (one of the main entries into the upper level park) was approved by the DP board on November 25, 2019.
- The fourth development permit application DP-2019-00667, on the Oakridge site was approved by the DP board on December 09, 2019 and consisted of the northeast corner of the site, including a portion of the Transit Plaza, the existing Northeast Office, the existing Terraces Building, the Main Mall Entry and a small portion of the interior mall
- The scope of this fifth DP application DP-2020-00759 consists of four-storeys of retail (Food Hall) over three levels of underground parking, with a portion of the future 9-acre Park (Meadow Gardens). It is currently scheduled for DPB review on February 22, 2021.

Pedestrian circulation at grade into the site aligns with existing lanes and local pedestrian traffic patterns. A galleria will provide after-hours public access through the mall. This will create direct pedestrian links to the High Street and the surrounding community from the Canada Line station.

This galleria will connect with other mall access points to form the main circulation loop for the ground floor of the mall. Access points to the park above provide multiple circulation options including elevator access. Site entrances at the five plazas are extended towards the project centre creating exterior retail streets that transition into the mall interior.

Locations within the mall provide vertical access to the park and connect to the meandering paths through the Park. Secondary residential lobbies connect to the park pathway system to provide residents with direct access to the park, 1-km Running Loop and community gardens.

Oakridge features a nine-acre city park that is primarily located above the mall. This multilevel public park blankets the site, covering the roof of the mall and spilling down to grade surrounding the site. The park will provide spaces for contemplation, sport, play, performance, and urban agriculture and will be activated by the surrounding civic, retail, office, food, and residential uses surrounding it. The park will connect to the rest of the site with a pedestrian pathway network and will feature the characteristics of Pacific Northwest landscape. The Meadow and Community Gardens that cover the terraced topography establish a more contemplative natural setting in contrast to the more urban and active areas of the Commons. The two parts of the Gardens are sown with a complementary mix of planting that will change in character with each season. The rooms and support spaces for the Community Gardens are embedded into the contoured landscape to provide the necessary infrastructure while maintaining the natural setting.

Coming back to the building, the scope of this development permit encompasses the public and communal heart of Oakridge. It contains the 'Living Room' space (a primary intersection and interior gathering space), the 'Kitchen' space (a multi-level Food Hall), and the 'Garden' space (the Community Learning Garden & the Wildflower Meadows). The large interior communal spaces emerge below the draped landscape of the roof and connect to the exterior communal park spaces, with an operable glass facade. Skylights and clerestory glazing bring light into the interior and provide views out to the landscape. As stated, the interior spaces of the building are concealed beneath an organic terraced topography and this continuous landscape folds up and over the volumes of the spaces below in a unified expression of contoured hills and planted ridges.

The main public access from the Transit Plaza through the mall intersects with the internal "Living Room" public plaza, which in turns links to the "Kitchen" Food hall and Restaurant, the Commons public park, and the Meadow and Community Gardens on the roof. Considered through the metaphor of the home, the Living Room, Kitchen and Gardens are the places where people will come together, connect and interact through events, music and food. The primary pedestrian access into the site will be from the Transit Plaza, where visitors arriving from the Canada Line Station and bus routes along West 41st Avenue and Cambie Street will enter through the Main Mall Entry and into the Living Room mixing chamber. The internal path through the mall along this route is designated as a right-of-way that will be publicly accessible during the hours that transit is in operation

The Living Room serves as one of the primary "Mixing Chambers", a vertical circulation node topped by skylights that bring light into the interior. This continuous volume connects the mall level to the Food Hall and rooftop Park above and to the two public parking levels and Transit concourse below. It is the primary vertical circulation hub in the building. Terraced audience seating and second floor balconies encircle the space for viewing performances and events. A pop-up retail space below the main stage area will allow for temporary shops or community rental. The Kitchen is located on Levels 2 and 3 of the mall, overlooking the Living Room below opens out to the Commons which is the most active urban zone of the Park. The west façade will open up to the adjacent park with large overhead garage doors that can be fully opened in

warm weather with seating and tables alongside the edge of the Park. The Restaurant on Level 3 overlooks the Food Hall below and will also have an operable façade that opens up to a continuous balcony with views over the Commons.

The rooftop Park covering the site consists of a variety of spaces interconnected by a hierarchy of paths and the Running Loop. The park access from the Transit Plaza leads along the Main Mall Entry through an exterior stairway concourse and up a pair of elevators to the Park on Level 3. Arriving at the key intersection of the Running Loop, these paths to the Civic Park, the Upper Green, and the Meadows Walkway, leads up to the rooftop lookout. On the southside, the Community Garden patio is at the intersection of the Cambie Street staircase, the Running Loop and the pathway connecting to the Restaurant balcony. A Tea House at the top of the roof appears as a lantern within the garden space and acts as a site-wide beacon. The Tea House features a unique expression for the garden terraces, where layers of Miscanthus tall-grass step dramatically down into the Tea House garden space. Stepping stones and zig-zag bridges pass through the tall-grass and over the raked gravel linking the Tea House to a wooden deck. This provides a connection to the Wildflower Meadows beyond. The Tea House is intended to appear as a lantern within the garden space and act as a site-wide beacon.

Skylights have been located to provide natural light into the mall and to mark the primary mixing chamber vertical circulation nodes. Two large steel and glass skylights over the space will bring natural light into the main floor area of the Living Room on Level 1 as well as down to the drop-off lobbies on P1 and P2 through floor openings around the escalators. Long linear skylights over the length of the Food Hall on Level 2 will light both the double-height space and the mall run below through a series of large openings in the floor.

In terms of shadowing the surrounding PDP approved future context does shadow the commons/ park somewhat but the building itself within the scope of this DP has negligible shadowing impact.

The palette of exterior materials consists primarily of a terracing landscaped roof and glazed facades, and skylights that connect the interior spaces to the Park and bring light into the building. Precast concrete clad eyebrows and fascias define the edges of the floorplates and landscaping allowing a seamless transition into the concrete paving and planting, further blurring the traditional division between building and landscape.

The façade along the western edge of the civic centre/ food hall building is intended to maximize the visual connection between diners and the active public park spaces. The Food Hall, Restaurant and Tea House façades have overhead doors and operable glass walls that open up to the exterior facing the Commons. The dining area floor finishes and tables will extend outdoors, animating the surrounding park spaces. Slab projections and the Restaurant balcony deck provide fixed weather protection along the edge of the Commons.

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

- Please discuss whether the proposal satisfactorily addresses in the execution of its internal spaces a civic centre of high quality design excellence in particular in its execution of the 'living room' area and the transition of volumes:
 - a) consider the quality of the spaces, the depth of the plan, and access to light throughout;

- b) consider the success of the relationship between the transition from internal spaces to external space at grade; and,
 - c) consider the clarity of wayfinding in the interconnected volumes appropriate to a community centre leading to a public realm.
- As the heart of the public realm of the park does the proposal satisfy in its external design the flexibility and accessibility appropriate to a critical public centre with particular consideration of:
 - a) the balance of creating an effective pedestrian circulation hub with usable public community areas;
 - b) the adaptability / flexibility etc. of landscape spaces with the requirements of a high quality public realm usable for all ages and mobility;
 - c) the micro-climate generated at the centre of the park, the nature of this landscaping in response and the approach to inclement weather (extreme heat, rain, wind, cold etc.); and,
 - d) The Balance of integrating sky lighting interior space while providing usable park spaces.

To summarize we are looking for commentary on the success of the internal volumes created, the external spaces relationship and the civic interface between the two.

Applicant's Introductory Comments:

The applicant noted the staff team had covered all of the necessary form of development information in a satisfactory fashion and therefore recommended they proceed to present on the landscaping elements of the proposal. The proposed Meadow Gardens was highly supported by the community during the rezoning consultation process. The green roof is a complex design with landscaping consisting of different vegetated roofs types. A winding path will run through the garden for an engaging experience whether you are walking or running. There is a buffer forest with a berry garden towards the end.

The applicant noted it was important to them to provide an experience that incorporated nature and elements of urban agriculture. The 'garden' aspect of the proposal was critical in order to generate a sense of community and social engagement. It was a good opportunity for people in the area to work together and good for community building. The meadows have pollinator plants to create symbiotic relationships with the biosphere. The community gardens shown in the proposal will be a shared space that has a local farm approach and feel.

The landscaping topography has a series of terraces, which facilitate arrangements for gardening. There was considerable thought given into the expression of the terraces and how to morph from meadows into gardens and the transition of spaces. An open terrace is also provided in the landscaping, which is an outdoor area for utility, working with tools, and benches to work off. This area has washrooms and classroom meeting spaces to encourage activities and shared learning opportunities.

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. FRANCL** and seconded by **MR. DAVIES** that it was the decision of the Urban Design Panel:

THAT the Panel **SUPPORTS** the project with a recommendation to be reviewed by City Staff:

- Design development for increasing soil depth of landscaping for better design resilience.

Related Commentary:

The panel highly supported the project and noted the beauty of the diverse park spaces created.

The panel commended the applicant team for their engagement with the public and the City of Vancouver. The panel noted that considering the constraints of the project, it is very well-handled.

The panel commended the effort by the applicant to create longer sightlines throughout the site and encouraged additional work might be explored to make wayfinding more intuitive.

The panel appreciates the amount of natural light being brought deep into the building.

The vertical and horizontal circulation has been well considered.

The panel noted that given the wonderful organic morphology, it would be complemented by introducing radii or softening edges into the more rectilinear elements of the proposal. This could allow more fluidity along the restaurant food court edge.

The panel suggested further consideration of the adaptability of potential future uses.

Some panel members felt more of a destination was required at the top of the terraced landscaping.

The accessibility is well considered and successful.

The panel agreed that the proposal should provide more soil volume to allow for resilience and climate change as it appeared they were at a minimum depth. Some panel members suggestion consideration of beehives and bat boxes in the landscaping element of the proposal.

The panel members agreed that overall the issues had been well resolved with only minor areas of normal design development required for a project of exceptionally high quality design excellence.

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