

## URBAN DESIGN PANEL MINUTES

**DATE:** Wednesday Nov 25, 2020

**TIME:** 4:00 pm

**PLACE:** WebX

**PRESENT:** MEMBERS OF THE URBAN DESIGN PANEL:

Alan Davies  
Angela Enman  
Michael Henderson  
Adrien Rahbar  
Sydney Schwartz  
Walter Francl            Excused Item 3  
Jennifer Stamp        Excused Item 3  
Karenn Krangle  
Marie-Odile Marceau   Excused Item 3  
Margot Long            Excused Item 3

**REGRETS:** Matt Younger  
Brittany Coughlin

**RECORDING SECRETARY:** K. Cermeno

### ITEMS REVIEWED AT THIS MEETING

1. 427-477 W 49<sup>th</sup> Avenue
2. 1116 Pendrell Street
3. 2103 W Broadway & 2106 W 8<sup>th</sup> Avenue

1. Address:	427-477 W 49th Avenue
Permit No.	RZ-2020-00037
Description:	To develop a mixed-use building with a 14-storey market residential tower with 128 strata units on top of a 4-storey podium with childcare on level 5 and commercial retail spaces at grade, all over three levels of underground parking consisting of 130 vehicle spaces and 220 bicycle spaces. The proposed building height is 48.49 m (159.1 ft.), the site area is 2,695.95 sq. m (29,019 sq. ft.), and the floor space ratio (FSR) is 3.99. This application is being considered under the Cambie Corridor Plan.
Application Status:	Rezoning Application
Review:	First
Architect:	GBL Architects
Staff:	Joseph Tohill & Omar Aljebouri

## **EVALUATION: Support with Recommendations (10/0)**

- **Introduction:**

Rezoning Planner, Joseph Tohill, began by noting this application is to rezone a site at 427-477 W 49th Avenue under the Cambie Corridor Plan. The site is a four-lot assembly located on West 49th Avenue and is mid-block between Cambie and Alberta streets. It is located directly adjacent to the Langara-49th Canada Line Station. Currently surrounded by single-family homes to the north and east. Across the street to the south are low-rise strata residential buildings and townhouses.

The site is currently zoned RS-1, and is currently developed with four single-family dwellings built in the 1940s. Properties to the north and east are zoned RS-1. The site to the northwest is a recently approved rezoning to a new CD-1.

The area has seen several rezonings in recent years. Most importantly for this site, there was a rezoning directly to the North for 478-496 W 48<sup>th</sup> Avenue, which approved a ten-storey mixed-use building, with commercial at-grade and secured market rental on top. There have been several other rezoning applications either under review or recently approved including a four-storey mixed use development to the east and 10-storey mixed-use building on the northwest corner of Cambie and W 49<sup>th</sup> Avenue which is currently under review.

The site is located within the Langara Neighbourhood of the Cambie Corridor Plan, which is an area that is envisioned to become a walkable, mixed-use environment. The plan anticipates mixed-use development that introduce at-grade commercial and institutional uses that complement Langara College. Higher density uses are located along Cambie and West 49th, with the introduction of townhouses in areas adjacent to taller building forms. Around the site specifically, building forms up to four stories are anticipated directly to the east, and townhouses to the northeast, while a tower form up to 10-storeys is anticipated to the northwest.

49th Avenue: Cambie-Active Link provides direction for mixed-use building up to 10-storeys allowed immediately adjacent Langara Station with at-grade active commercial. A second mid-rise building of up to 8 storeys will be allowed on the east portion of the site adjacent to the

active link. The active link is directly to the east of the site and is intended to facilitate a mid-block pedestrian connection from Yukon Street to the North to West 49th Avenue to the south. The FSR range for this site is provided based on consolidation with the adjacent Translink site to the west. This means that the achievable FSR on this site is slightly higher when considering a proposal that does not include consolidation with the Translink site.

The proposal is for a mixed-use development which includes:

- A four storey mixed-use podium with at-grade commercial.
- One tower at a height of 14-storeys
- Childcare and associated outdoor space on level 5
- 128 strata residential units
- FSR of 3.99
- Below grade are 3 levels of underground parking, including 130 vehicular parking stalls and 220 bicycle parking stalls.

Development Planner, Omar Aljebouri, began by talking about the Neighbourhood and Public Realm. The area adjacent to the Langara - 49th Avenue Station and Langara College will become a walkable, mixed-use urban environment, with mid-rise buildings that offer quality public realm features, wide sidewalks, landscaped setbacks and active uses.

W 49th Avenue is designated a Complete Street. Complete Streets fully take into account all travel modes while contributing to healthy and livable neighbourhoods through memorable experiences and vibrant public spaces.

At the east edge of the site, the Plan identifies a mid-block secondary active link for pedestrian connection and breaking up the block's length. Secondary active links are to accommodate pedestrian passage, with elements that support this informal space for movement and respite such as low-maintenance planting; informal seating arrangements; bike parking.

Highlights of the Built Form Guidelines:

- A four-storey podium with a three-storey street wall.
- A building massing that accounts for neighbourliness to adjacent residential sites.
- Buildings should activate and enhance the lane through active uses.
- Towers that are slim and vertically expressed.
- An additional partial storey may be permitted for common rooftop amenity spaces if contiguous with common outdoor amenity space.
- Retail frontages that reinforce the scale of a walking, shopping street.

Context and site constraints:

This is an exceptionally shallow site at 110 ft. before dedications. Currently surrounded by RS-1 single-family houses to the east and north; SkyTrain station to the west and townhouses to the south across W 49th Ave.

Anticipated context:

- East: 4-storey mixed-use
- North: 3-storey townhouses
- West: 9-storey mixed-use
- Northwest: 10-storey mixed-use

Proposal's Height and Massing:

Policy objectives that were identified concerning the site and context peculiarities include:

- Ensuring an appropriate tower separation to the northwest Council-approved ten-storey rental building, as well as between the project's initial two buildings.
- Ensuring an appropriate transition from tower form to podium, lane, existing houses and future townhouses.

The above has informed the location of the first, and subsequently the only tower on site, farther southeast from what was initially anticipated. This has reduced the potential for a second tower with sufficient separation and an outdoor childcare area. The smaller tower has been recuperated through a higher single tower. It should be noted that the Plan intended for a development that integrates the existing Skytrain station and harmonizes the public realm surrounding it.

The tower has been brought south to align with the podium to maintain a reasonably practical tower floor plate that maintains a compact slender form and facilitates a stepped transition to the rear. A continuous vertical expression is evident along the arterial, high transit W 49th Avenue.

#### Ground Floor Plan:

- Commercial space that wraps around the corner with a continuous store frontage.
- Inset residential and childcare lobbies.
- The lane side is predominantly used for back-of-house.

#### Podium Roof:

- Childcare with contiguous outdoor space.
- Co-located indoor and outdoor residential amenities.

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

1. Height, density and massing in particular the approach of the application with a single tower.
2. Public realm and pedestrian experience. Please consider factors such as the project's transition to the SkyTrain Station; lane interface; the secondary active link.
3. Any preliminary advice for consideration at the Development Permit stage. Please consider factors such as building elevations, especially the prominent Cambie Street-facing tower and podium; the residential amenities; sustainability strategy.

#### **Applicant's Introductory Comments:**

The applicant noted while coming up with design options they went with the 14 storey tower option. The project moved away from the development to the northwest and exchanged for height a reduced the floorplate. There is a now generous open space for the childcare facility.

Planning was not comfortable with the width of the tower so broke up the massing into two contrasting components, which created the parti.

The connection of the tower and podium is intentional and is meant to emphasize the verticality of the tower and the horizontality of the podium. The intent is to create a clear hierarchy amongst the components.

The architecture expression took from the array of trees surrounding Langara Properties which allowed for an additional layer of privacy for units behind.

On the west patio there is a good residential outdoor amenity which associated with an indoor amenity.

Along the base ground floor of 49th Ave there is retail that is broken up by residential entrances.

Future developments will mirror the setback of this project making the size of the link connection to about 30 ft.

There is additional stepping to better relate to the future 3 storey townhouse developments to the north. Translink may build a 4 storey building (adjacent to the SkyTrain station) that will become an extension of this project's podium. In the meantime, there is an exposed wall in which the applicant is proposing some form of public art.

The protruding west facade wall allows for additional protection from the sunlight. Heating and cooling will be provided. Daycare spaces will be conditioned. Overall window to wall ratio is about 40 percent.

Regarding landscaping the ground floor treatment continues to the mid-block connection at the east side of the building; the outdoor amenity includes urban agriculture.

On the west side is the child facility with a large play space.

The rooftop has an extensive green roof.

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. SHARMA** and seconded by **MS. LONG** 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 active link to further animate and make into a destination;
- Provide more activation at the ground floor; to enhance the pedestrian experience at the lane consider consolidation of loading or relocating underground, and explore opportunity of glazing and/or townhouses
- Design development to the Cambie elevation to the tower in particular.
- Consider increasing the amenity for residents and explore common use of the rooftop.

#### **Related Commentary:**

The panel noted support to the approach of the height, density, and massing.

The panel noted support for the single tower over the two towers.

The panel supported the daycare.

#### Massing, Height and Density:

The single tower approach is more refreshing and makes more sense for the site's context. It would reduce construction costs given the housing crisis, and two buildings would be an irresponsible approach. The single tower is much more responsive and logical. Strength is in breaking away from the prescribed Plan.

#### Public Realm:

Regarding the public realm, there were concerns over the lane, lack of activation as it is all solid wall broken up only by the grills of the loading bay parking.

The panel suggested seeing if there is a way to further animate that area. Consider adding glazing.

There were many comments noted the project doesn't feel like a destination yet, there are things that can be included in the design development to further animate the space of the lane.

The back-of-house could be made more compact to help activate the lane and create more pedestrian engagement. The loading at the lane is aggressive and out of scale. Consolidate some of the servicing to consume less frontage or locate below grade, to avoid the blank wall facing the townhouses etc. there is a potential to locate some townhouses to the rear to help activate the lane.

There is a need for additional landscaping at the ground plane.

The mid-block connection should be improved and made into a destination; needs more planting.

#### Architectural Expression:

There were many Comments for DP expression of the level 4 podium glazing, and the Cambie elevation in particular the elevation of the tower. The west façade should be more enhanced.

There's an undifferentiated quality of the podium level with the continuous expression; it should be more pedestrian-scaled.

The character of the building is very successful and the solid void expression on the elevations, especially the south and east. The east is more successful than the west.

The separation and distinguishing between black and white could be exaggerated even more.

#### Amenities:

There was concern regarding the size of the outdoor amenity.

Amenity could be bigger, both indoor and outdoor.

Outdoor amenity especially child play is too small for the number of family units.

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

2. Address:	1116 Pendrell Street
Permit No.	RZ-2020-00054
Description:	To develop on this site two 3-storey buildings with 16 dwelling units under the Secured Market Rental Policy and one 18-storey Multiple Dwelling building with 109 dwelling units, all over 4 levels of underground parking having vehicular access from the lane. The average building height is 53.3 m (175 ft.), the total net area is 8503.9 sq. m (91,539.5 sq. ft.), the floor space ratio (FSR) is 3.025.
Application Status:	Complete Development Application
Review:	First
Architect:	W.T. Leung Architects
Staff:	Kevin Spaans

### **EVALUATION: Resubmission Recommended with comments addressed 7/3**

#### **Introduction:**

Development Planner, Kevin Spaans, provided an introduction and overview of the proposal and its urban context, as follows:

The subject site is zoned RM-5B and is situated mid-block, fronting Pendrell St and abutting See-em-ia Ln to the south. Davie Village (C-5) is directly to the south, and the Mole Hill community (RM-5B) is to the north, both of which carry cultural significance for the residents of the West End. Sharing the east property line is a recently-constructed 23-storey mixed-use institutional / residential tower (CD-1), and to the west is a 12-storey market rental building (RM-5B). The two assembled development properties are currently occupied by a sixteen-unit market rental residential building constructed in 1937 and a larger strata residential building.

The proposal is governed overall by *West End Plan*, falling within the Nelson Plateau neighbourhood subarea. The *Plan* identifies quiet, tree-lined streets, a diverse population, and affordable but aging housing stock as being defining characteristics of the Nelson Plateau neighbourhood, among others. Furthermore, the *Plan* outlines select objectives for developments in the neighbourhood, including: incremental change; primarily six storey height limit; landscaped setbacks; and, punched window façades. Most critically, it identifies maintenance of existing RM zoning regulations, and mid-rise and high-rise tower separation guidelines as being key objectives for the neighbourhood.

Further to the *West End Plan*, the proposal is governed by the *RM-5, RM-5A, RM-5B, RM-5C and RM-5D District Schedule*, which anticipates a discretionary density of up to 2.75 FSR and a discretionary height of up to 58m (190ft). The *West End RM-5, RM-5A, RM-5B, RM-5C and RM-5D Design Guidelines* provides the parameters for support for discretionary increases in height and density, with the following select objectives, supplemental to those in the *Plan*: balance objectives; maintain the West End as a pedestrian neighbourhood; and, emphasize simple building massing and express. For high buildings (33.6m+ [110ft+]), such as that proposed, the *Guidelines* dictate that they contribute to a skyline with an evident pattern, and that they be separated from other high-rise building within the same block by a minimum distance of 121.9m (400ft). This proposal solicits a relaxation to this requirement on the ground of better contextual fit and urban design performance.

Proposed are three buildings generally arranged as a tower-in-the-park typology; two 3-storey low-rise market rental residential buildings flank a central 18-storey strata residential tower with an overall prospective density of 3.025 FSR (2.75 FSR + 10% heritage bonus). The tower is approximately 53m (175ft) tall. Approximately 26m (85.5ft) of separation is achieved between the tower and the adjacent building to the west, and 35m (115ft) separates the tower from the high-rise to the east.

Mr. Spaans then explained that the *Plan* generally anticipates a lower building with a broader expression at the streetscape, as demonstrated diagrammatically in the design package. As illustrated in the supplemental shadow analyses, a lower, broader building would have marginally increased shadowing of Mole Hill at select times of the year. Mr. Spaans explained that the shadow study provided is as required for applications in the West End, and no enhanced study was requested or provided.

Mr. Spaans presented a number of images from the design package, including views of the proposed landscape design which includes both private and public north-south connections between Pendrell St and See-em-ia Ln.

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

**Tower Separation**

1. Please provide feedback on the applicants' rationale for a relaxation to the minimum same-block high-rise separation anticipated in the RM-5B Guidelines, with consideration given to the following:
  - a. the impacts to the Mole Hill community;
  - b. the contribution of the building to the skyline of the West End;
  - c. the overall urban design performance of a taller building when compared to that anticipated by zoning.

**Public Realm**

2. Please provide feedback on the treatment of the at-grade public and semi-public realms as they relate to the character of the Nelson Plateau neighborhood.

**Applicant's Introductory Comments:**

The project architect, W.T. Leung, began by addressing the design logic behind the taller high-rise tower form building, and the subsequent permeability of the site. This permeability, the applicant proposed, provides for a more contextually-sensitive design solution that relates better to Mole Hill than what would be provided for in the *West End Plan*. The applicant proposed that it also provides for a more pedestrian-friendly relationship with Davie Village.

Mr. Leung noted the close adjacency of the towers on Burrard St, and that the tower proposed on the subject site provides an incremental scaling down of building form from east to west. Further, they suggested that the tower-in-the-park context is seen a lot in the West End. The uses, when divided into three separate buildings, rather than one wider building, allows for the aforementioned site permeability.



Mr. Leung addressed the benefit of a slimmer tower form and smaller floor plate, suggesting that this is a more modern volumetric than older examples in the neighbourhood. Architectural expression is defined by a series of shifting planes, punched windows mixed with larger, more modern-style glazing units, and balconies providing shading on the west and south frontages, which Mr Leung suggested to be a modern interpretation of a West End building.

The project landscape architect then presented the proposed landscape and public realm design, as follows:

The overall concept of the landscape design is to pull the park-like setting of the West End into the development site. There is a physical connection to Nelson Park, with access across the street that is continued through the site to link with Davie Village. The planting plan is exuberant and both sides of the tower have arbors of various sizes. The at-home daycare rental unit is afforded easy access to the outdoor play area on the site, and amenity rooms. An urban agriculture area is provided on the south side of the site, trees are provided with significant soil depth to become healthy, mature specimens, and there are numerous opportunities for stormwater management. Resting areas are provided throughout the semi-private area of the site. Activation of See-em-ia Ln was an important consideration of the landscape design.

Mr. Leung then noted that the proposal has always been approached with consideration given to high energy efficient standards, and that these will be well-performing building exceeding current and future *Vancouver Building By-law* green building requirement.

Staff and the 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 **MS. SCHWARTZ** and was the decision of the Urban Design Panel:

THAT the Panel **Recommends Resubmission of** the project with the following recommendations to be reviewed by City Staff:

- Design development to top the tower for further sculpt on the north to mitigate shadow impact on the adjacent neighbourhood;
- Design development to the lower rise rental form expression materiality and scale to better relate to the neighbourhood and tower.

#### **Related Commentary:**

The Panel was divided on the proposed building design. Some panelists felt the tower-in-the-park typology, and comprehensive landscaping on the ground plain is supportable. Others felt that due to the high proportion of building-to-open space, the proposal does not feel like a true tower-in-the-park concept, and is not appropriate for this site.

There was concern from the Panel with the deviation from the *Design Guidelines*, particularly regarding the height and relaxation of provisions for tower separation requirements for high rises. The majority of the panel did not support the applicant's rationale for the relaxations proposed. A panelist expressed concern about overlook.

A panelist noted that they did not feel that the provision of low-rise buildings flanking a taller, slender tower represented an improvement over the base form of development generally anticipated by zoning and guidelines.

In regards to the low-rise rental buildings, some panelists felt they were well-proportioned, while others felt they were too out of scale when related to the tower and the context. The Panel generally concurred that the material and expression of the rental buildings should reflect the materiality of the rest of the building.

Some panelists expressed support for the idea of ground-oriented rental units, but felt that a character, orientation, and expression similar to the heritage houses in the Mole Hill community do a better job of engaging with the public realm. Furthermore, some panelists expressed concern about the high stairs proposed to access the upper town houses, as these are not in keeping with the character of the community.

A panelist noted concern about wayfinding in the site, particularly as regards the entrances to the rental units.

There was general support amongst the Panel for the approach to the landscape design but felt that there needed to be more done to engage with the public realm at street level.

A number of panelists expressed concern that, despite the increase in height, no enhanced shadow studies were elicited by staff nor provided by the applicant to demonstrate potential shadow impacts on nearby Nelson Park. These panelists noted that such a study should be provided before the project is reviewed further, as maintenance of maximal daylighting of Nelson Park is critical to the park's success as a public amenity. Some panelists suggested design improvements that may assist in mitigating undue overshadowing include stepping back the upper levels of the building. These moves would also serve to improve the expression of the crown of the building.

**Applicant's Response:** The applicant expressed concern that the Panel was basing their decision on an inaccurate assumption that Nelson Park was closer to the subject site than it is, further noting that the shadow studies provided sufficiently demonstrated the overall shadow impacts of the proposal on the neighbourhood. The team then thanked the Panel for their comments.

3. Address: 2103 W Broadway & 2106 W 8<sup>th</sup> Avenue  
 Permit No. DP-2018-00488 & DP-2018-00490  
 Description: To develop an 11-storey mixed-use residential building with 79 dwelling units and commercial retail at grade, all over two levels of underground parking consisting of 120 vehicle spaces with access from the lane and 99 bicycle spaces. The proposed building height is 36.6 m (120 ft.), the total floor area is 7,051.3 sq. m (75,900 sq. ft.), and the floor space ratio (FSR) is 3.30.
- Application Status: Complete Development Application  
 Review: First  
 Architect: Francl Architecture  
 Staff: Kevin Spaans

## EVALUATION: SUPPORT 7-0

- **Introduction:**

Development Planner, Kevin Spaans, provided an introduction and general overview of the regulatory framework, urban context, and the proposed development, as follows:

The subject site is at the junction of a number of different zones: sites directly fronting W Broadway, including the subject site, are zoned C-3A, with the area directly north zoned RM-4; properties south of W Broadway are zoned C-7, C-8, and CD-1; and, a strip M-1 designates the Arbutus Greenway. Those properties zoned C-3A are subclassified from other locations further east along the corridor as 'Broadway-Arbutus C-3A' sites. A gas station has occupied the property since the mid-1960s.

Much of the immediate C-3A context was built out to a mid-scale between the late-1960s and the late-1980s, with the exception of 2080 W Broadway to the southeast which, at eight storeys and constructed in 2012, is both the tallest and the newest building in the vicinity. With the addition of the Arbutus Broadway subway station and transit interchange directly across Arbutus St. there stands to be significant development pressure that may see the context evolve in the near future. Staff have reviewed this proposal through the lens of both existing contextuality and potential for future growth, and with the understanding that the application would provide an enhanced corner plaza and public realm in exchange for a discretionary increase in height.

The application is governed by the *C-3A District Schedule* which anticipates a building with a discretionary density of 3.0 FSR and an unlimited but highly conditional height increase. As with all sites zoned C-3A, the primary limit to the form of development is the maximum achievable density. The *Broadway-Arbutus C-3A and 200 Block W 10<sup>th</sup> Avenue (North Side) Guidelines* provides the urban design framework against which applications are reviewed and discretion is provided. The *Guidelines* outline a series of objectives for development in the area, including: contributing to an attractive, vibrant area which unifies Broadway and Arbutus Street; ensuring compatibility of city-serving retail, office and service uses with the surrounding neighbourhood; encouraging a strong residential component above the street level; ensuring form and design that enhances the public and private realms, including consideration of sunlight access and views; and, provision of an enhanced pedestrian-friendly streetscape. The *Guidelines* also set out a framework for the provision of discretionary height relaxations, paramount of which being the quality of on-site street level public open space. Buildings within the area are generally anticipated to be approximately 21.5m (70ft) in height.

Proposed is an 11-storey strata residential building with a density of 3.0 FSR (proposed 3.0 FSR + 10% heritage bonus). The overall height of the building is approximately 36.8m (120ft) as put forward in the application. The main level is comprised of commercial retail units, a public plaza at the southeast corner, and a residential entrance facing Arubuts St and the lane. An application has also been submitted by the developer for a townhouse development directly to the north of the site, fronting Arbutus St, which relates formally to tower building. While this application is not under review by the Panel, information pertaining to that proposed building is provided for reference, and the Panel is asked to consider the relationship between the two sites when providing their analysis.

The proposal falls within the boundaries of the ongoing Broadway Community Plan but, being that it is being reviewed as a Development Permit application and not a Rezoning application, staff are permitted to process it under the provisions of adopted zoning.

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

**4.3 Height and Massing**

(a) A minimum 9.1 m height should occur on Broadway as continuous development and matching existing buildings where appropriate;

(b) On sites with less than 38 m frontage, the criteria for height are based primarily on maximizing sun penetration onto the street and adjacent residential properties. Heights above 9.1 m, up to a maximum of 16.8 m will only be achieved where a minimum of 33% of the site allows a 17 degree sun angle penetration;

**Figure 11: Sun Angle and Building Form**

(c) For sites on Broadway with more than 38 m of frontage, height increases up to 21.3 m for up to 30% of site frontage and heights up to 16.8 m up to 67% of the frontage could be achievable where it can be shown that:

- (i) overshadowing or overlook impacts to adjacent residential areas is minimized through locating massing closer to Broadway and away from the adjacent existing or future residential;
- (ii) a better scale relationship to adjacent buildings is created;
- (iii) intrusion on private views from upper storeys of adjacent buildings is minimized through locating and shaping upper massing;
- (iv) on-site street level public open space is achieved where appropriate;
- (v) slimmer building form results; and
- (vi) overall livability of the residential units is improved.

**Architectural Expression, Mass, and Height**

1. Please provide feedback on the overall form, massing, and architectural expression of the proposal with due consideration given to the following:
  - a. the intents of the *Design Guidelines*;
  - b. the relationship between the tower, the townhouse development, and the adjacent RM-4 neighbourhood.
2. To inform the provision of a discretionary height relaxation beyond that anticipated by the *District Schedule* and the *Design Guidelines*, please comment on the following:
  - a. the level of compliance with the provisions for discretionary height relaxations in the design guidelines (provided);
  - b. the quality of the public realm, with particular consideration given to the corner public plaza.

**Applicant's Introductory Comments:**

The project development consultant, Brent Toderian, noted that throughout the design process the applicant team has embarked on serious engagement with the adjacent neighbours to the north who have the most potential to be impacted by the development. These neighbours have expressed a desire for a slimmer and taller building, and with their feedback, the applicant team has conceptualized the 11-storey building proposed.

Project architect, Walter Francl, reiterated that the site is across from the future Arbutus Broadway subway station. As a result, there are substantial enhanced setbacks required: 10ft off of Arbutus St, and 13ft off of W Broadway, plus an additional 5ft from the rear of the site.

Mr. Francl noted that the massing is located as far east as possible to minimize overlook issues and shadowing of the adjacent properties. Shadow studies were completed to demonstrate the impacts to daylighting of the existing residential units, and are provided in the review documents.

Balconies and screening devices contribute to the performance of the building as a sustainable development, with balconies providing enhanced solar shading. To mitigate thermal bridging as much as possible, the balconies are thermally broken from their adjacent slabs. Vertical screens provide for additional privacy at balconies and windows, as well as solar shading.

Material include limestone and slate for the exterior of the building with some other wood accent features on the soffits. This expression is carried consistently across all façades, so that the whole building reads as a cohesive expression.

The landscape architect, Joseph Fry, then presented the design logic for public and semi-public areas. For residents, there is large outdoor amenity deck above the podium, and a smaller one further up. At grade, there is a public plaza at the southeast corner with weather protection provided by the overhanging building. The applicant noted that this area is anticipated to be animated with well-used retail spaces such as a café. The plaza is supplemented with a larger sidewalk to accommodate increased pedestrian activity.

Along Arbutus St, there are proposed to be street trees, seating, and planting to create a sense of publicness the continuous through the lobby entrance. Mr. Fry noted that there is intended to be

a strong a transparent indoor and outdoor relationship between the plazas and the residential lobby and amenity room.

Overall, there is a desire to see a significant increase in the number of trees on the site, with a potential for approximately 40 additional trees on and off the site.

Mr. Toderian noted that the applicant team is aiming for passive house targets for the building, and are looking to do so with a compact design approach. The window to wall ratio is 46 percent, as currently presented.

Staff and the 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. DAVIES** and seconded by **MS. ENMAN** and was the decision of the Urban Design Panel:

THAT the Panel **SUPPORTS** the project.

### **Related Commentary:**

The Panel expressed general support for the approach to massing and the discretionary increase in height. Panelists felt that the proposal demonstrated a strong public realm design, and was confident that issues of shadowing were sufficiently responded to enough to support the relaxations sought. Panelists felt that the location of the café was well-selected and will contribute to the activation of the plaza, however some felt that more could be done to open the commercial retail unit up to the plaza.

Panelists noted that more activation of the public plaza would be welcomed, as well as attempting to link together all the public spaces provided

A panelist commented that given the proximity to the Arbutus Greenway, providing some bike parking closer to the retail units would be beneficial

Panelists recognized that the applicant is meeting the intent of the *Guidelines* well, and that the design response is well done. The Panel further commended the applicant for their strong public engagement strategy.

The panelists felt that the relationship with the townhouses to the north was successful, and that the partial lane was well designed.

The Panel noted that the transparency of the amenity room at grade, and the detailing of the soffits and street seating are all very strong features.

Some panelists believed that some further design development could be explored to simplify the articulation of the tower, and strengthen the overall approach to the building massing. A panelist felt that the building design may be moderately improved if it was a slimmer, taller form.

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