

## URBAN DESIGN PANEL MINUTES

**DATE:** October 25, 2023

**TIME:** 3:00 pm

**PLACE:** Webex

**PRESENT:** MEMBERS OF THE URBAN DESIGN PANEL:  
Alasdair Butcher  
Geoff Lister  
Jane Vorbrodtt (Chair)  
Kai Hotson  
Margot Long  
Meeta Lele  
Reza Mousakhani

**REGRETS:** Brittany Coughlin  
Federica Piccone  
R. Stefan Aepli

**RECORDING SECRETARY:** M. Sem

### ITEMS REVIEWED AT THIS MEETING

1. **749 W 33rd Ave**
2. **7051 Ash Crescent (Langara Gardens)**

Chair Jane Vorbrodt called the meeting to order at 3:00pm and noted the presence of a quorum. The panel then considered applications as scheduled for presentation.

**1. Address:** 749 W 33rd Ave  
**Permit No.:** RZ-2023-00028  
**Description:** Text amendment application for 749 West 33rd Avenue. The proposal is to amend the CD-1 (82) (Comprehensive Development) District By-law. The proposed amendment includes: The development of a 13-storey, 240 bed Long Term Care Facility; The addition of Multiple Dwelling Uses to allow for six and 13-storey rental residential buildings; and an increase in the allowable geodetic heights to allow for the above mentioned developments to 131.5 m for the long term care facility building and 123.8 m for the rental residential buildings. Note: the 1.4 FSR density allowed in CD-1(82) is not proposed to increase. This application is being considered under the Rezoning Policy for the Cambie Corridor  
**Zoning:** CD-1  
**Application:** Rezoning Application  
**Review:** First  
**Architect:** Dys Architecture  
**Applicant:** Dys Architecture  
**Staff:** Nicholas Danford, Rezoning Planner,  
Omar Aljebouri, Development Planner

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**EVALUATION: Support with Recommendations (7/0)**

**Planner's Introduction:**

Nicholas Danford, Rezoning Planner, introduced the project with a brief description of the existing site context, followed by an overview of the anticipated context as considered under the Cambie Corridor Plan. Nicholas concluded the presentation with a description of the site and a summary of the rezoning proposal.

Omar Aljebouri, Development Planner then gave an overview of the neighbourhood context in relation to the proposal, followed by the expectations of the built form

guidelines for this project. Omar 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 proposed height increase.
2. The proposed minor plaza's location and overall design (e.g. proximity to the active link, flexibility, stepping, surface treatment).
3. Any advice for the Development Permit Stage.

**Applicant's Introductory Comments:**

The applicant Dys Architecture noted the objectives and gave a general overview of the project.

The planning team then took questions from the panel.

**Panel's Consensus on Key Aspects Needing Improvement:**

Having reviewed the project, it was moved by MARGOT LONG and seconded by GEOFF LISTER and was the decision of the Urban Design Panel:

THAT the Panel Recommend Support with recommendations with the following recommendations:

- The Chair summarized the consensus items as their design development recommendations.

**Summary of Panel Consensus Comments:**

1. Encourage increasing density allowed on this site.
2. Further design development to review accessibility throughout the site and through development of accessibility strategy.
3. Further develop the landscape to be reflective of the campus nature of adjacent properties, with clarity given to how user groups can use and interact with the spaces.
4. Review shadowing and impact on Ronald MacDonald House.
5. Review signification existing trees and integrate them clearly into the proposal.

**Panel Commentary:**

Panel in general was supportive of the height and density.

A Panelist noted the height and density of the two towers to the north and the lot, east of the grove trees could use further design development.

Panel in general encouraged further maximizing of density and design for parking lot.

A Panelist noted wheel chair may get trapped at the interblock connection and Panelist suggested to connect it with a ramp.

A Panelist noted preservation of trees is missing from this application.

Panel in general was supportive of the plaza at grade.

A Panelist encouraged looking at sustainability strategies such as having a green roof.

A Panelist noted concerns with fencing around the entire project, in particular the childcare entrance and no engagement with the plaza. Panelist suggested further design solutions to make childcare entrance more clear and welcoming and plaza more engaging.

A Panelist noted the multipurpose space could be more public facing and engaging with the plaza.

A Panelist noted the project is inclusive to family and residents which can be further refined.

A Panelist encouraged further exploring accessibility solutions for families visiting, bike lanes, loading bays, residents, and access to transit stops.

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

**2. Address:** 7051 Ash Crescent (Langara Gardens)

**Permit No.:** XXXXX

To rezone the existing CD-1 (47) to allow for the phased master-plan of 7051 Ash Crescent (Langara Gardens). The proposal is for the redevelopment of the 20.8 acre site with buildings between three and 36 storeys. The existing four 18-storey towers would be retained.

**Description:** The proposal includes: Approximately 430 social housing units; Approximately 760 rental units

(including 85 below-market units); Approximately 1,430 strata units; A 69-space childcare facility; Public open spaces, Cambie Park upgrades, a new 1-acre park; and a gross floor area of 259,394 sq. m. (2,792,095 sq. ft.). This application is being considered under the Langara Gardens Policy Statement and the Issues Report: Direction for Intensification of Large Sites to include Moderate Income Rental Housing

**Zoning:** CD-1  
**Application:** Rezoning Application  
**Review:** First  
**Architect:** James K M Cheng Architects  
**Applicant:** James K M Cheng Architects  
Scott Erdman, Rezoning Planner, Omar Aljebouri,  
**Staff:** Development Planner

**EVALUATION: Support with Recommendations (7/0)**

**Planner's Introduction:**

Scott Erdman, Rezoning Planner, introduced the project with a brief description of the existing site context, followed by an overview of the anticipated context as considered under the Cambie Corridor Plan. Scott concluded the presentation with a description of the site and a summary of the rezoning proposal.

Omar Aljebouri, Development Planner then gave an overview of the neighbourhood context in relation to the proposal, followed by the expectations of the built form guidelines for this project. Omar 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 proposed heights and density.
2. The overall project's response to the Policy Statement's urban design objectives and spirit (Legacy; Permeability and Livability; Building Height and Form; Views and Solar Access; Animation and Variation in Design).
3. The proposed landscape and public realm strategy.
4. Any additional advice for consideration (e.g. Design Guidelines).

**Applicant's Introductory Comments:**

The applicant, James K M Cheng Architects, gave an overview of the project and noted the design objectives for the site.

The planning team then took questions from the Panel.

**Panel's Consensus on Key Aspects Needing Improvement:**

Having reviewed the project, it was moved by **MEETA LELE** and seconded by **REZA MOUSAKHANI** and was the decision of the Urban Design Panel:

THAT the Panel Recommends Support with the following recommendations summarized below:

- The Chair summarized the consensus items as their design development recommendations.

**Summary of Panel Consensus Comments:**

1. Develop more distinctive shared public amenity spaces that can serve as an anchor site, exploring inclusive mix of user groups, providing an equal experience for all residents.
2. Stronger focus on sustainability, climate change and resilience (For example: district energy) to be expressed in the architecture, landscape, and final site planning.
3. Consider exploring reduction in extent of parkade, in particular within north-south and east-west park connections, for climate change resilience and access to native soil.
4. Incorporate more neighbourhood scale commercial to help support local community.
5. Consider increasing daycare capacity to suit this scale of development.

**Panel Commentary:**

Panel in general was supportive of the height and density. Panelists noted the spacing of the towers feels like a good fit with the neighbourhood.

Some Panelists encouraged exploring embodied carbon for this site.

A Panelist noted this is a great opportunity for some small district type heating and cooling for the entire site.

Some Panelists noted appreciation for reinforcing the mix of equity – social and market for everyone to enjoy and feel welcomed.

A Panelist noted appreciation of tree retention strategy for this project however, when addressing resiliency the trees don't do well on the parkade. Panelist suggested the north-south connection from Dogwood up to Cambie Parks is an opportunity for more trees, same with east-west connection – not have parkade interrupting that space and have more trees.

A Panelist encouraged bringing back small retails back to the community.

Some Panelists encouraged increasing the number of childcare spaces on site.

Panel encouraged accessibility to be addressed at the DP stage.

A Panelist noted the rendering shows the water features having no barriers, this could be a safety issue and request applicant to further explore design.

A Panelist noted appreciation for running tracks on site, encourage applicant to think how to make it accessible and welcoming for everyone.

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