

URBAN DESIGN PANEL MINUTES

DATE: February 6, 2019

TIME: 3:00 pm

PLACE: Town Hall Meeting Room, City Hall

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:
Helen Avini Besharat
Amela Brudar
Derek Neale
Jim Huffman (Chair)
Jennifer Marshall
Susan Ockwell
Jennifer Stamp
Muneesh Sharma
Matt Younger
Yijin Wen

REGRETS: Colette Parsons
Grant Newfield

**RECORDING
SECRETARY:** D. Fung

ITEMS REVIEWED AT THIS MEETING	
1.	5299 Main St. (Little Mountain Building BC)
2.	835-837 E. Hastings St.
3.	1166 W. Pender St.
4.	4464 Dunbar St.

BUSINESS MEETING

Chair Mr. Huffman called the meeting to order at 3:10 p.m. and noted the presence of a quorum. There being no New Business the meeting considered applications as scheduled for presentation.

1. Address: 5299 Main Street (Little Mountain Building BC)
 DE: DP-2018-01029
 Description: To develop an 8-storey mixed-use building consisting of commercial at grade and 126 market dwelling units above; all over two levels of parking accessed off the lane. The proposed total floor area is 11,766 sq.m (126,648 sq. ft.), the building height is 27 m (88.6 ft.) and the floor space ratio (FSR) is 3.33.
 Zoning: CD-1
 Application Status: Complete Development Application
 Review: Third
 Architect: Holborn Holdings
 Owner: Philip Jiang, Holborn Holdings
 Delegation: Graham Barron, B & H Architects
 Patrick Fejer, B & H Architects
 Chris Phillips, PFS Studio
 Staff: Miguel Castillo Urena

EVALUATION: SUPPORT with recommendations (9 - 0)

- **Introduction:**

Development Planner, Miguel Castro Urena, introduced the project, located on Main St. and East 37th Ave., as a Development Permit Application under the *Little Mountain Master Plan*.

The form of development has changed from the Rezoning stage to the Development Permit stage with some of the massing shifting to the northwest corner.

There is an existing 4-storey building to the East. The area is currently zoned CD-1, with RT-2 to the south and RM-3A to the east.

Towards the Northwest corner is the Community plaza and an extended public realm for the entire Little Mountain area

There are three trees that need to be retained.

The public bike share station will be located on the South interface. The parking entry ramp into the building is towards the Northwest corner.

Commercial retail space is comprised of grocery stores with a patio and a proposed fitness center.

In the residential portion of the building, there is collocated indoor and outdoor amenity space on the second floor and extra outdoor amenity space on top of the building.

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

- 1) Does the Panel support the updated form of development?

- Please consider: Increased height, bulk and shadow impacts on the Little Mountain Community Plaza;
- 2) Overall landscape design and public realm interface at full perimeter; and
 - 3) Architectural expression, materiality and sustainable design proposed.
- **Applicant's Introductory Comments:**

This project will be the fifth building on site. It will have a non-market first floor. It will be the first market condo building and a very prominent building on Main St. together with the building to the north, this will form a gateway to the community.

The building is one floor of retail at grade and seven floors of residential above. The retail floor is 5m and each residential floor to floor is 3m. There is an extra meter due to the slope of site down to the ramp, totaling 27m for the height of the building. This is in line with the rezoning guidelines.

The design tries to balance between using the massing and the existing trees to create and frame a gateway and to connect to the community plaza across the street.

The form of the building is in response to the conditions around the site.

One condition was protecting three mature Norway Maples lining Main St. using tree protection circles which carved out the massing of the building and created the curvilinearity of the form.

There is a stepping that occurs on Main St. and on East 37th Ave. to reduce the sense of the massing of the building.

The northeast corner of the building was brought back so that the morning sunlight can reach the plaza as part of the request to reduce the amount of shadowing.

This is a major cycling hub with a major north-south bike route on Ontario St. and a bike share station south of the building. The project added to that by providing a cycling mezzanine reachable by a dedicated ramp next to the vehicle ramp.

Landscaping:

This is the social moment in a great residential neighborhood and the importance of the history of the site memory and the street alignment is part of that.

Retaining the big trees since it is the last of the big trees.
 - **Panel's Consensus on Key Aspects Needing Improvement:**

Having reviewed the project it was moved by Ms. Besharat and seconded by Ms. Marshall and was the decision of the Urban Design Panel:

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

 - Further design development of the residential lobby

- Revisiting the pedestrian experience on all four sides of the building
- Further design development for the roof top element

- **Related Commentary:**

There was strong support of the project from the panel members.

All members supported the changes to the massing and the height, with the massing manipulated in a way that has enhanced the building and created less shadowing.

The landscape design was well received. There was a lot of discussion about the public realm and suggestion to revisit the pedestrian experience.

The materiality was well received.

Several panel members mentioned the plaza. While engineering has dictated the location of the parking ramp, there is the suggestion to bring the paving across the street.

Some panel members mentioned the step of the balconies and whether solar exposure can be mitigated using canopies.

It was felt that the east elevation was most successful and the south elevation needed some improvement.

There were some comments about the residential lobby needing more attention.

Some panel members stressed the importance of continuing the use of curved metal rather than segmented metal panels.

There were some comments for consideration to improve the top of the building (mechanical equipment enclosure).

A Panel member noted to Staff that the engineering changes have had a negative effect on the plaza more so than any shadowing from the building.

The bike share is located in a space where it should be for pedestrians to access the plaza and that the bike share will not be used as much.

It is a very successful design of architectural expression of a building formed by characteristic of the site. It is a contrasting building to the one across the street in forming this gateway but it works.

The seating outside of the grocery store is commended and it is suggested that an additional treatment around the top of the commercial space be for future use as there seems to be a bit of a dead-end in this area.

The Applicant's information on energy management is appreciated although it is not a requirement.

It is noted that these are condos with large balconies and it is suggested to look at a way to separate the balconies on level 2 and 5 a bit more so as to increase privacy.

The design of the bike mezzanine and the use of the space is commended.

The roof play area looks quite windy especially with open guard rails and some sort of wind break is suggested. The east elevation is most successful because there are breaks in the balconies and not continuous guard rails.

The east elevation is successful with the improvements to shadowing but that the west side may benefit from continued detailing.

It is cautioned about the bike mezzanine and to have careful development of ground plane to help with bikes coming out of parking and into pedestrians.

It is suggested to work closely with the arborist on a comfortable construction distance from the root protection zone.

A Panel member noted that the curvilinear forms are quite evocative. The east façade is beautiful to look at while the west façade is less successful and does not have the same undulation.

It is noted that while the Main St. commercial retail space is beautifully done and is sinuous, the commercial elevator lobby is truncated and applying the wrapping sinuous form to that area is suggested.

The ramp screen is well handled but it is suggested to calm down the undulation to match the smoothness of the other radiuses around the building.

An extensive green roof could be introduced since it will be a well-used amenity and it will increase the beauty of the building.

Extending the pathway across the street is very important. A stair connection could be made between the Café plaza on E. 36th Ave. and the public plaza across the street.

There is a well-balanced package of material. The project is like a freeform in the middle of rigidity and would be a welcome addition to the neighborhood. The looseness with its minimalistic materiality makes it more attractive. The parti carving around the existing trees and the old street grid makes it more appealing. This loose, beautiful massing is very successful.

The Applicant and the design team are commended on the diverse unit plans and balcony sizes.

It is suggested to revisit the pedestrian weather protection. There is this beautiful vertical metal element that may be repeated and could be a most elegant entry to the parking. It can act as sun shading and privacy screens. In addition, increasing weather protection and sun shading on south side would be beneficial.

The entry to the lobby needs an elevation of design and needs more attention.

The east, west, and south are the more successful elevations than the north elevation.

A comment is that the segmented metal is going to be detrimental to the design and a curved metal is suggested.

A Panel member directed attention to the lighting noting that it cannot be an afterthought and suggests design development with sensitive lighting in mind from the beginning.

While the rest of the design is such an interesting building, the top of the building is somewhat abandoned. This top area with the landscaping elements appears as a foreign language to the beautiful language already established in the rest of the building. Further design development is needed to elevate it to the level of the rest of the building.

The work around the trees is appreciated as it brings character to the buildings.

A Panel member questioned the gateway gesture, noting that there is not a gate there. Perhaps find a relationship between the two buildings.

The main plaza is supposed to be the heart of the project but it has become diminished instead as the project moves further along. Look at how the ground floor opens to the plaza and the creation of this gateway because it will be a focal point to the character of the project. There could be some traffic calming techniques to slow traffic through the plaza and a change in the pavement material.

There is the risky intersection where the bikes come out of the ramp area, along with the exit of parkade, and no pedestrian crosswalk.

A Panel commended the sustainable design and it was great to see the detail about the insulation over the slab edges.

Pay attention to the acoustical separation of where the mechanical equipment is located and the rooftop amenity areas.

Look at the location of the parking and how it relates to the pedestrian realm and the bikeway. While the project is done in a masterful way, this aspect needs review.

It is important to fully explore solar gain in particular on the west side with the upper level units needing some attention to avoid residents overheating.

The Applicant is commended on a very well balanced package, with just enough information for the panel members to assess the building.

The building very well considered, with the Applicant embracing the challenge of the trees and making it to their advantage, creating a free flowing form that will be very refreshing in this neighborhood.

The design team is commended for coming in with a very strong concept enhanced by the simple materiality. As well, they have managed to create a very successful pedestrian experience even though there are many site challenges.

It is a great rooftop amenity and it is suggested to attach an indoor space to the elevator core.

Perhaps take the freeform design of the building and apply it to the mechanical equipment to create artistic screens.

- **Applicant's Response:**

The Applicant thanked the panel members for their comments.

2. Address:	835-837 E. Hastings St
DE:	RZ-2018-00023
Description:	To develop a 6-storey mixed-use building consisting of commercial space at grade and 39 social housing units for seniors above. The proposed total floor area is 2,696.60 sq. m (29,026 sq. ft.) and the floor space ratio (FSR) is 4.33. The application is considered under the Downtown Eastside Area Plan.
Zoning:	M-1 to CD-1
Application Status:	RZ
Review:	First
Architect:	Patrick R. Stewart Architects
Owner:	Albert Huang, Terra Housing Andrew Jones, Terra Housing
Delegation:	Patrick Stewart, Patrick R. Stewart Architects
Staff:	Thien Phan & Miguel Castillo Urena

EVALUATION: SUPPORT (8-1)

- **Introduction:**

Thien Phan, Rezoning Planner, introduced the project as a rezoning application proposing to rezone 835 and 837 E. Hastings St. from M-1 (light industrial) to CD-1 to allow for a six-storey mixed use building.

This site is located mid-block on the north side of E. Hastings St. between Hawks Ave. and Campbell Ave. in the “Hastings East” area of the Downtown Eastside. The site area is 6,104 sq. ft. with a frontage of 50 ft. and a depth of 122.4 ft. It is currently developed with two one-storey commercial buildings.

Along Hastings St., there are one and two-storey commercial buildings except for the Rice Block at 4-storeys. North of the site are industrial warehouses, which are zoned M-2.

The “Hastings East” sub-area is an industrial let-go area and the Downtown Eastside Plan and Rezoning Policy anticipates a mix of housing types, 20-30% of total floor area as social housing, along with local-serving retail and service areas. There is no minimum family housing unit requirements for seniors’ social housing and as such, this project proposes 100% studio units.

Built Form Guidelines for Hastings East, with specific priorities for Heatley and Campbell:

- *Height* – 45-75 ft. to respect views of MacLean Park.
- *Density* – Density ranges between 2.5-4.5 FSR.
 - Maximum site frontage up to 150 ft.
 - Commercial uses should have a floor-to-floor height of 18 ft.
- All rezonings to have a 20 to 30 per cent of units as social housing.
- 1/3 at HILS, 1/3 at income assistance, 1/3 low end of market.
- The Plan also encourages establishing pedestrian-oriented, local-serving retail and service areas to serve the existing Strathcona community, as well as new residents.

The proposal is a mixed-use building with commercial on the ground floor, a small office space, and 39 units of seniors’ social housing above, all of which are studio units. It has an

FSR of 4.33, a gross floor area of 29,026 sq. ft. and a building height of 69 ft. There will be 2,193 sq. ft. of commercial space on the ground floor with ceiling heights of 16 ft. There is 80 sq. ft. of office space for Lee's Benevolent Society and the 39 seniors social housing units will be 26,753 sq. ft. There will be a common outdoor area on level 2 to the rear of the site.

Miguel Castillo Urena, Development Planner, commented on the project. The entry to the residential building is located on the east side of the development. The indoor amenity and the outdoor space are located at the rear. The building typology is looks like a double loaded scheme.

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

1. Overall massing, height and contextual response.
2. Does the Panel support the architectural expression and character, particularly the streetscape proposed?
3. Livability. Please consider: Private and semi-private amenity space, layout efficiency and circulation.

- **Applicant's Introductory Comments:**

Lee's Benevolent Association of Canada is a national organization with a 24-person board of directors and 1,100 members nationally. The board mandated that they pursue affordable housing for elderly Chinese in the Chinatown/OTES area. As part of those efforts, 835-837 E. Hastings St. was purchased. In order to meet their organization's goal, Lee's Benevolent created a plan to develop 39 units intended to house seniors. The project includes 1,295 sq. ft. of commercial retail space on the ground floor. The organization will own, operate, and manage the completed building and has extensive experience and resources amongst its membership in operating and managing real estate. Lee's Benevolent Society believes this project is a great opportunity for aging Chinese seniors in the neighborhood to remain close to the Chinatown community with its associated sense of community, social opportunities, shopping, groceries, produce, and other support.

The proposed building at 835-837 E. Hastings St. includes 5 levels of residential development over a ground level of commercial retail space. The ground level commercial space frontage is configured to allow for small frontage retail uses as part of the street animation sought after by the DTES plan. Floors 2 through 6 provide for 39 studio residential units, and over 1,000 sq. ft. of indoor and outdoor amenity space on the 2nd floor to take advantage of views of the mountains. The architectural language of the building seeks to create a visual identity consistent with HA-1A Chinatown design guidelines at this time of submission.

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

Having reviewed the project it was moved by Ms. Marshall and seconded by Mr. Wen and was the decision of the Urban Design Panel:

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

- Design development of all four facades consistent with the existing character;
- Design development of the typical floorplans to increase livability of units and community life;
- Design development of the basement inefficiency (access and use) to improve
- Design development of second floor (outdoor) amenity space to reduce overlook;

- Design development to minimize logistic and improve CPTED at the rear;
 - Design development of the public realm to enhance senior use
 - Consideration of using the rooftop as an outdoor amenity space.
- **Related Commentary:**

Panel members supported the overall massing and height of the project, given the nature of project and the need it fills in the neighborhood.

Several Panel members encouraged the Applicant to provide a more comprehensive package and further design development of the facades.

Several Panel members encouraged the Applicant to use more of the Chinatown influence in the design since it is a stand out building on the block and would set precedence.

One Panel member commented that the red bands might not be required noting that they don't quite fit into the context and the simplicity of the massing would be stronger.

Several Panel members commented on the exposed sidewall noting that the east and west walls would need some attention especially since it will stand out on the block.

A couple of Panel members recommended further design development to the streetscape and the arch.

A Panel member commented that the south façade would need solar shading.

A few Panel members commented on privacy concerns from the common terrace running across several units and recommended looking at alternative options. There was a suggestion to organize the internal depth of the floorplan and utilize the space in the corridors. One Panel member suggested using one of the units as the amenity space to alleviate the privacy concern.

Several Panel members suggested using the rooftop as an amenity space which would provide amazing views for the seniors.

There were a number of comments related to refining the floor plate. Several Panel members commented on the inefficiencies of the floor space and recommended reorganizing the space to provide extra amenity space and social gathering areas

One Panel member commented that the corridors could be simplified to help navigation and increase circulation given that this project is for senior living.

Several Panel members commented on the lane and loading bay, suggesting looking at ways to reduce CPTED issues and reorganizing the space to create niches.

A Panel member suggested combining the statutory right of way for the Hydro access to the PMT with the back pathway to give more space.

Several Panel members recommended giving attention to the organization of the space in the basement to provide more storage space and scooter parking and charging and consideration of additional amenity space.

One Panel member suggested having a small ramp down to the bike storage for more direct access.

There was a suggestion to have the entry lead to the main street and not to the lane.

One Panel member noted that many of the plants shown require a clear amount of sun and room to shade. As well, the soil volume shown does not appear to be adequate.

Several Panel members suggested putting a bench or recess on the streetscape for the residents to gather.

While some Panel members had no concerns about not providing parking in the design, a few expressed concern since this building will set precedence and there will be commercial and retail space on the block as well.

One Panel member suggested having the CRU area adjacent to the circulation area be transparent or open to sharing with the residents to create a more active entry. As well, reduction of the height of the 9 ft. 2 in. to each of the floors and adding the height to the CRU would make it more successful.

There was a suggestion for small sitting areas on each floor to allow for sociability and to pay attention to the hallways for space if there is a wheelchair or scooter.

One Panel member expressed concern that all the units were the same noting that each resident would use the spaces differently.

One Panel member commented it would be useful to understand elevator overrun, kitchen exhaust, and kitchen CRU.

- **Applicant's Response:**

The Applicant thanked the Panel members for their comments.

3. Address:	1166 W. Pender St
DE:	RZ-2018-00037
Description:	To develop a 32-storey commercial building consisting of commercial at grade, thirty levels of office space and one level of amenity above, all over six levels of underground parking. The proposed total floor area is 33,523.88 sq.m (360,848 sq.ft.), the building height is 121.6 m (399 ft.) and the total floor space ratio (FSR) is 19.37.
Zoning:	DD to CD-1
Application Status:	RZ
Review:	First
Architect:	IBI Group
Owner:	Jon Stovell/Joanna Kwan, Reliance Properties
Delegation:	David Pontarini, Harry Pontarini Architects Gwyn Vose, IBI Group Rob Barnes, P & A Landscape Kevin Welsh, Integral
Staff:	Thien Phan & Paul Cheng

EVALUATION: SUPPORT (9-0)

- **Introduction:**

Rezoning Planner, Thien Phan, introduced the project to the Panel members.

This proposal is currently located on West Pender, mid-block between Bute and Thurlow Streets, with a lane to the rear of the site. The site is currently occupied by a 1974 14-storey office building.

This site is wedge-shaped with a skew along the west and east property line with a site size of 18,630 sq. ft.

The frontage along Pender St. is 132 ft., with a site depth of 115 ft. at its longest point.

The site is currently zoned DD and currently in Area F, located in the CBD of the Downtown District Sub Area F (Golden Triangle).

This site is situated between two owned buildings:

- 1198 W. Pender St., the Sapphire, a residential and retail 34-storey building to the west
- 1140 W. Pender St., an 18-storey office and retail building to the east

These two adjacent buildings each contain a childcare space with outdoor play space located at the podium and ground floor. Also noting that directly to the rear is 1133 Melville St., currently under construction for 33-storeys of office situated next to the public open space at the lane which has been identified as an area for increased public space and public realm opportunities.

The existing surrounding blocks contain a mix of office, commercial, hotel and residential buildings ranging from some older office buildings to buildings with heights of about 10 to 63-storeys:

Important element is the Harbour Green Park north of the site. This valued green space has been considered through the design and height of the building, specifically to eliminate shadowing on parks.

This is being considered under the Rezoning Policy for the Central Business District (CBD) and CBD Shoulder that supports non-residential to increase office and commercial space to support job growth. This policy allows non-residential projects to reach heights and densities up to the view cones, thereby improving the economic climate for new office development to meet the 5.8 million sq. ft. gap in the job space target.

Currently, Area F is within the CBD core, a policy that removed residential as a permitted land use as of 2009. This application helps to achieve the City's economic policies through the creation of new office and job space in the CBD.

This rezoning application is seeking to redevelop the existing site for:

- 32-storey office building consisting of commercial at grade, 31 levels of office space & one level of amenity above.
- Total floor area is 360,848 sq. ft.
- Building height is 121.6m (399 ft.).
- FSR is 19.37.
- There are six levels of underground parking with 199 vehicle spaces and 198 parking spaces accessed from the lane and small courtyard at grade.
- There is outdoor office space located on levels 24-32.

The building height has been limited in order to respect shadowing on public parks and spaces. The North face of the building cascades to respect shadowing on parks with outdoor amenity space along with two walkways that hug the side of the building.

This application for an office building within the City's CBD addresses the intent of this policy.

Development Planner, Paul Cheng, addressed the Panel members.

This is a rezoning for an office tower in an area where we don't allow residential uses anymore part of in the CBD to ensure that we have enough job spaces in the largest city in the Western Canada.

Historically, Vancouver is a model for slender residential towers that are well-spaced from each other. In previous zoning, existing residential towers do require the 80 ft. spacing. In this office area instance, that's not the situation. The City also specified that there would be no shadowing of harbour green park from 10am to 4pm during the equinoxes. This also directed the form of this building in order to achieve floor area while adhering to the sunlight guideline.

The City also directed minimum setbacks for the rear and side yards, 15 ft. and 10 ft. and 10 ft. on the rear yard. There is a dedication that is required on the front property line and so the building is setback 10 ft. there as well.

The 15 ft. does allow for a midblock crossing to allow pedestrians to access through.

For comparison, the neighbour, 1133 Melville St. is a higher building and underwent a stringent review process to ensure the building would add to the architectural beauty of the Queen Elizabeth view cone. This site is significantly lower yet adds to the skyline.

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

1. Please provide commentary on the proposal's architectural character;
2. Please provide commentary on the tower proposal's overall strategy with respect to proportion, modulation, and variability of texture; and
3. Please provide commentary on the proposal's response to the public realm, with respect to the outdoor patios, pedestrian linkages and the interface of these spaces with neighbouring properties.

- **Applicant's Introductory Comments:**

This building design was an interesting opportunity to create something sculptural stemming from the influence of the described constraints.

The key driver of this design is the piece that is shaved off due to shadow requirements. On the south side, there is an arc on the furthest point which creates a concave surface. This idea of folding surfaces and cuts are brought around to the north side to create balance and symmetry.

There are nuance details to draw attention from the terrace zone to the entry area. The building follows the unique shape of the site as well. The edges were eased and folded the glass in to create a glass sculptural form with soft edges. Most office buildings use a faceted glass. This building has a curved glass surface with a fritted texture. The spandrel is darker and denser and softens up with the vision panels and at the bottom sill and the top of the window.

This building will not read as a flat surface but rather very sculptural with all kinds of arcs carved into the floor plate and rounded corners. There is a double curve in one corner which creates a layering of curves and a softening of the massing in particular from the view as a pedestrian.

On the public realm, there is a midblock connection which goes through the site and all the animation of café, lobby, function spaces put along Pender St. and the loading is on the west side of the site.

Within the building at the base, the curved architecture connects to a spiral stair in the lobby. The glass walls at the ground floor break away as a rolling curve on the west side. This is a building of details and nuances with the intent to be a calm massing sitting in the block.

The building is located in such a way that solar gain has been reduced on the south side by the stack building. On the west side, it is the narrowest façade, and solar gain is blocked by the adjacent residential building. On the north face, it is a narrow face so it is not an issue. On the east face, that is where the core is located and the glass is 70 % glazing, 30% spandrel, with triple glazing to help meet our energy requirements.

Landscape

On the Pender St. face, we will be repairing and reinstalling City standard public realm treatment. On private property, richer materials and larger format tiles will be used while keeping the material simple and elegant given the tight spaces.

We are suggesting some planters and a grand set of stairs shaped to reference the curves and form of the building. The stairs will be designed to minimize the impact on the existing daycare on site.

On the back, we are going to green the lane and a piece of sidewalk that will be completing across the back of the building where there is an option for some loading. There is the idea of permeability and connectivity. There are some really nice options to connect midblock.

There are some courtyards as well and there seems to be some life in the lane on its own and we hope to contribute to that. There is a small court in the corner a few storeys up and we will be working with the architects to incorporate landscaping on the shaved piece of the building.

We are following the conditions outlined in the Path B Policy in addition to being certified under LEED criteria.

Given the amount of glass on the project, energy is a significant focus. Given the office use and intended performance of the glazing, we are significantly under our TEDI targets.

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

Having reviewed the project it was moved by Ms. Besharat and seconded by Ms. Brudar and was the decision of the Urban Design Panel:

THAT the Panel **SUPPORT** the project.

- **Related Commentary:**

All panel members were very supportive of this project.

Most panel members felt it was unfortunate that the building could not be taller.

A few panel members suggested further highlighting of the midblock link.

The architectural character is successful and that this will be an elegant background building with lots of detailing.

It is suggested to consider experimenting with the amount and coloring and reflection of the fritted glass in the areas where there is limited shadowing in order to further add to an elegant design in a very important block in the city.

It would be better if the building was taller and narrower and had more FSR but it is understood that the height and massing is limited by the shadowing on the neighboring park.

The entry area appears to be more transparent with the removal of fritted glass which would expose the clutter behind the glass and it is suggested to give consideration to that exposure.

The project has simple yet powerful design elements and the large scale of the façade with the finer details is very well handled.

This building is sculpted by the adjacent context and constraints and provides a very evocative form.

The open space on the public realm is commended and it is suggested to provide a sculptural and evocative bridge to the childcare facility.

Look at the mass on the west side of the grand stair for further design development.

The Applicant is commended on the design with the curves and folds of the curved glass.

A Panel member liked the proportion of the building and the consistency of glass and the potential of green strategies with glass.

A Panel member would like to see further design development to planting on the higher levels and to the public realm where the building meets grade at the next stage.

This is a sensitive architectural composition, expertly pulled off in the detailing.

The treatment of the lane with drop off and vehicle ramp with minimal exposure at the lane is commended.

The transparency of the project on Pender St. is very good from a pedestrian viewpoint.

A Panel member commended the character of the design, commenting that was very sculptural and liked the cuts. It's unfortunate that the building cannot go higher.

A Panel member commented on the public realm noting that there is good ground scale and openness and commended the viewing patios and roof gardens. It is asked if there was a possible accessible link to the site.

A Panel member commended the Applicant on the investment in the building envelope through the use of glazing. It is suggested to test different patterns and different faces to see if there are any additional subtle changes to the energy.

The architect's efforts in the project are appreciated and it will stand out even though it is not the tallest. The overall strategy is good and convincing.

The midblock link has room for improvement to create a better pedestrian experience. The lane could be developed to be more pedestrian friendly with a bigger curb and clear marking of the vehicle entrance. The lobby opening up to the lane is a fantastic idea. There should be more highlighting the midblock link so that pedestrians will access it.

A Panel member found this to be a very sophisticated project with subdued and simple but strong statement moves. It is extremely clear and well-presented and well handled. The sophistication of the details will make this building stand out.

The Applicant is commended on the activation of the lower and upper lobbies especially with the beautifully done communicating stairs, noting that the art of stair design is almost lost in recent years due to code impediments.

It is noted that the amenity spaces and access from indoor to outdoor will be very usable for the workers.

It is commented that at the lane in the public realm, the building feels slightly compressed with only 11 ft. ceilings and an upper level floor restaurant. By opening it up a bit and giving it a bit more height and prominence and raising the curtain wall, it would enhance the pedestrian experience and help the restaurant as well.

It is noted that the entrance to the midblock link is almost too subtle for people to notice, and would be a good site to provide some drama.

Ms. Phan reiterated that Rezoning is looking at this project through a lens of increasing job space, while showing respect to shadowing, public space, view cones, and this does achieve some of these objectives.

- **Applicant's Response:**

The Applicant thanked the panel members for their comments.

4. Address:	4464 Dunbar St
DP:	DP-2017-01342
Description:	To develop a 5-storey mixed-use building consisting of retail at grade, and residential on levels one to five; all over two levels of underground parking with access from the lane.
Zoning:	C-2
Application Status:	Complete Development Application
Review:	Second
Architect:	IBI Group
Owner:	Mohammed Esfahani
Delegation:	M Brinckman, IBI Tony Wai, IBI Chris Phillips, PFS Studio Jason Packer, Recollection
Staff:	Grace Jiang

EVALUATION: SUPPORT (9-0)

- **Introduction:**

Development Planner, Grace Jiang, presented the project to the panel members. This is a DP application under C-2 bylaw. It is referred to DPB for approval. The first UDP was in October 2018, when the Panel suggested resubmission with recommendations. This is the second UDP review.

The site is situated on the east side of Dunbar St. between West 28th and West 29th Avenues. It takes a full block in the Dunbar local shopping area. The site is currently occupied by 11 small scale shops. The area to the north, west, and south are also zoned C-2. Nearby buildings include older low-scale commercial as well as the Dunbar Community Library and Dunbar Theatre. The block to the south is redeveloped as a 5-storey mixed use development. The land to the east is zoned RS-5 for low-density residential use in the form of single family houses.

The site is 280 ft. long on Dunbar St. and 103 ft. deep excluding a 7 ft. building line dedication. There is a 14.5 ft. cross fall from northeast corner to the southwest corner.

The development proposes a 5-storey mixed use building. It sought a few discretionary heights and setbacks, which were supported in the first UDP. The major concerns from the first UDP focused on the design development to the following aspects:

- Location and size of amenity room;
- Finer grain expression of retail to better relate to pedestrian scale and interest, such as the size, height, and details;
- Lane interface in terms of the noise, visual, and privacy impacts; and
- Sustainability such as window to wall ratio.

The revised application made following changes to address the issues:

1. An additional amenity room is provided on the 4th floor contiguous with the outdoor amenity space on the 4th floor roof deck.
2. For the retail, the large retail unit on the north end is split into two small retail units with at-grade entries. More architectural details, relating to the façade, landscape, and signage, have been developed.

3. At the lane, the loading bay is reduced to one and located within an enclosure. The parking access ramp is revised to be perpendicular to the lane and allows more buffer rooms for landscape.
4. The window areas are reduced on all facades to achieve a 60% window-to-wall ratio.

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

Have the key concerns raised by the Panel at the 1st appearance been resolved?

- Location and size of amenity room;
 - Finer grain expression of retail to better relate to pedestrian scale and interest, such as the size, height, and details;
 - Lane interface in terms of the noise, visual, and privacy impacts; and
 - Sustainability such as window to wall ratio.
- **Applicant's Introductory Comments:**

The Applicant presented the changes made to the project based on the previous panel recommendations.

On the Dunbar frontage, the storefront was further articulated in order to show something different on the street. The retail base was accentuated. The columns were reshaped and the space between and broke down the rhythm of the glass with two types of glass and a pair of doors in the middle allowing for customization of the entrance by the retail tenant.

Because of the slope, attention was given to the base of the storefronts in addition to articulating the detailing of the storefronts.

There are 12 ft. canopies which provide ventilation for the storefront spaces. They are a generous height but not so much to be out of scale. The canopies help break down the scale.

The glass will be at different planes, using a modern material but in a more traditional way.

The infill balconies have been lightened using a white façade.

We have introduced glazed canopies to provide weather protection and to articulate the box.

On the top floor roof deck, the guard rail is set back.

One loading bay would be enough and rearranged the plan so that the loading and service will have less impact on the occupants.

It allows less prominent service areas facing the residential residents. It quietens down and makes the lane much nicer and more landscaped.

There is a smaller amenity space on the ground plane along with an adjacent outdoor space and a gym. There is a small indoor space to be used as a sauna.

The front plaza is the key contribution to the Dunbar streetscape. We have removed the stairs. We put the trees into the surface so that it is more open to the plaza.

The Applicant is working with the artist, Marie Corry, to add artistic furnishing.

The project meets all the sustainability requirements.

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

Having reviewed the project it was moved by Mr. Wen and seconded by Mr. Sharma and was the decision of the Urban Design Panel:

THAT the Panel **SUPPORT** the project.

- **Related Commentary:**

A Panel member commented that it makes sense to separate the amenity space from the gym but is unsure about the success of the sauna, noting that it would be the weakest link of the space.

A Panel member liked the dynamic activity in the corner but struggled with the heavy column used to break up the retail bays, noting that it competes with corner.

The Applicant has done lot for privacy and visual impact in the lane.

A Panel member noted that the enclosed balcony is a bit of an oddity.

It was noted that the Applicant addressed all the recommendations from the previous Urban Design Panel and improved the lane interface with the houses across the lane.

There was a comment that the location of the amenity room was placed in one of the best locations in the building and that the amenity room is good.

The sustainability showed more clarity on the strategy and is on the right track.

It is noted that for the articulation on retail, lowering it further would be preferential but breaking down the slab was probably the only choice.

The lane interface improvements are commended.

It is a better project now, noting the lane, the art wall, the front corner tree and planter, and the amenity room has been improved.

Another Panel member appreciated the enclosed balcony and curtain wall expression.

A couple of Panel member agreed on the heaviness of the corner and suggested considering cantilevering it like the white bit.

It is suggested to Staff to consider directing Applicants who are resubmitting to the panel to provide abbreviated packages rather than having them put forward a full package.

The Applicant is commended for taking it to the next level.

There is the suggestion for introducing extensive greenery from the back up parapet to the guard rail on the rooftop so that it is not just a hot bed of hot rocks. It is also suggested having a tree or a shade area for the children's play area. Reconsider using yew hedge which is toxic adjacent to the children's play area.

It was commented that since this project is going to the Development Permit Board, it was thought that a full submission to the UDP would be better. Staff can look into abbreviated submissions for future resubmissions.

- **Applicant's Response:**

The Applicant thanked the panel members for their comments.

Adjournment

There being no further business the meeting adjourned at 7:24 p.m.