

URBAN DESIGN PANEL MINUTES

DATE: June 12, 2019

TIME: 3:00 pm

PLACE: Town Hall Meeting Room, City Hall

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:

Helen Avini Besharat	
Amela Brudar	Items 2 to 4
Jennifer Stamp	Items 1 and 3 to 4
Muneesh Sharma	Items 1 to 3
Yinjin Wen	Items 1 to 3
Colette Parsons	
Grant Newfield	
Karenn Krangle	
Matt Younger	
Derek Neale	Items 1 to 3
Susan Ockwell	
Adrien Rahbar	Items 1 to 3
Jennifer Marshall	Items 1 to 2
Ryan Bragg	Items 1 to 2

REGRETS: Jim Huffman

RECORDING

SECRETARY: K. Cen

ITEMS REVIEWED AT THIS MEETING

- | | |
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| 1. | 1059 - 1075 Nelson Street |
| 2. | 1450 W Georgia Street |
| 3. | 1608-1616 W Georgia Street & 1667 Alberni Street |
| 4. | 620 - 644 W King Edward Avenue & 4111 Ash Street |
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BUSINESS MEETING

Chair Colette Parsons called the meeting to order at 3:35 p.m. and noted the presence of a quorum. The panel then considered applications as scheduled for presentation.

1. Address: 1059 - 1075 Nelson Street
 Permit No. RZ-2019-00011
 Description: To develop a 60-storey Passive House residential building consisting of 485 units (113 social housing, 49 market rental and 323 market condo); all over eight levels of underground parking with 299 vehicle stalls and 1,026 spaces. The proposed floor area is 40,096 sq. m (431,594 sq. ft.), the building height is 169.3 m (555.5 ft.) and the floor space ratio (FSR) is 24.94. This application is being considered under the West End Community Plan, the Rezoning Policy for the West End, and the General Policy for Higher Buildings.
 Zoning: RM-5B to CD-1
 Application Status: Higher Building Rezoning Application
 Review: First
 Architect: IBI Group Architects and WKK Architects
 Delegation: Rick Gregory, Tom Wright, Martin Bruckner
 Owners: Henson Developments
 Staff: Nicholas Danford, Sailen Black, and Paul Cheng

EVALUATION: Support with Recommendations (12-1)

- **Introduction:**

Rezoning Planner, Nicholas Danford, introduced the rezoning application by noting that this application at 1059-1075 Nelson Street proposes to rezone the subject property under the enabling policy, the West End Community Plan, Rezoning Policy for the West End and the Higher Buildings Policy from RM-5B to CD-1 to allow for a 60-storey passive house residential building that includes social housing, rental units and strata condos.

The project proposes a 60-storey residential building has an absolute building height of 550 ft. with an additional 5 feet to consider the applicant's commitment to build to a passive house, sustainable building standard. The roof appurtenance extends an additional 30 feet and is excluded from the height.

The building would include 113 social housing units, 49 market rental and 323 strata units. Total floor area of 431,500 sf on top of 8 levels of underground parking accessed from the rear lane. The project has a FSR of 24.94.

Site Size & Context

- Site size – approx. 17,000 sq. ft.
- Located mid-block on Nelson between Thurlow and Burrard
- Frontage along Nelson 132 ft. and depth 132 ft.
- Currently the site houses one three storey walk up and one four storey walk up apartment containing 51 units.
- The site is surrounded by residential uses:

- To the west of the site is Washington Court which is a 5 storey apartment building.
- To the north across the lane is a rezoning application in process at 1040 – 1080 Barclay Street which are two 44-storey apartment buildings.
- Also across the lane at the corner of Barclay and Burrard is the existing Patina Building, a 41-storey residential building beside the YMCA.
- Directly to the east of the site is the location of the 59-storey residential building; along with an 8-storey building directly adjacent the site.
- To the south across Nelson at 1058 Nelson is an 8-storey Class B listed heritage apartment building and along with another 6-storey apartment building.
- The site is located in Area E of the Burrard Corridor in the West End Community Plan.
- In this area building height is limited to 550 ft. and a maximum floor plate size of 7,500 sq. ft.

Senior Green Building Planner, Sailen Black, reviewed the energy requirements of the Green Buildings Policy for Rezoning which requires buildings to achieve either a performance limit for Thermal Energy Demand Intensity of 30 kWh/m², or be designed to a Passive House certification. In addition, Mr. Black noted that the Higher Buildings Policy for 2019 requires a limit of 15 kWh/m², or Passive House certification. Mr. Black noted that the Passive House standard provides a dramatic reduction in energy use which helps respond to Council's declaration of a Climate Emergency. The standard is a rigorous 3rd party verification process with global expertise, and its application at this scale of building will help build the supply of both advanced building components and local consulting expertise. The voluntary selection of Passive House by the applicant demonstrates leadership in sustainable design and exceeds the requirements of both policies.

Development planner, Paul Cheng, noted that the rezoning application is supported by the Higher Buildings Policy and the Rezoning Policy for the West End. This particular site has been identified in this policy to attain a maximum overall building height of 550 ft., providing uniform design coordination, which penetrates through the Queen Elizabeth View Cone. The Site is kitty corner from Nelson Park, at the Thurlow and Nelson Street intersections. Smallest site dimensions for consideration of a tower under the West End are approximately 131' by 132'. The rezoning application is for a 60-storey residential tower, with a maximum height of approximately 550 ft. and a density of 24.94 FSR (approximately 431,594 square feet).

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

- 1) Does the proposed building make "a significant contribution to the beauty and visual power of the city's skyline" with respect to:
 - a) the building's effect on the Queen Elizabeth View Cone;
 - b) the building's effect on the skyline from various other viewpoints?
- 2) Taking into account the overall width and depth of the tower floorplate (approximately 97' depth x 109.5' width), does the proposal provide a sufficient amount of variability in texture, modulation or visual interest to the elevations of the building?

3) Please provide any further commentary on the proposed architecture.

In addition to achieving a significant community benefit such as 25% social housing, the rezoning policy states the following: “Higher Buildings should be considered with careful effort to provide a lasting and meaningful public legacy to Vancouver and should include careful consideration of the following:

- (i) The building should include activities and uses of community significance and/or public amenity;*
- (ii) The development should provide on-site open space that represents a significant contribution to the downtown network of green and plaza space;*
- (iii) The building should not contribute to adverse microclimate effects;*
- (iv) Careful consideration should be given to minimize adverse shadowing and view impacts on public realm including key streets, parks and plazas, as well as neighbouring buildings;...”*

4) Given the expectations of the rezoning policy, please provide commentary on the proposed public amenities and public on-site open space.

Excerpt from Administrative Bulletin: “Building height and mass should minimize shadowing on parks, public open space and the West End Shopping “Villages” between the hours of 10:00 a.m. and 4:00 p.m. P.D.T. at the equinox. In the “Villages” during these hours, shadows should not extend beyond the curb of the sidewalks on the north side of the street. In the case of parks, depending on the activities in the parks (e.g. school yards), shadow analysis over a longer time frame may be required.

5) Has the proposal successfully demonstrated a “careful consideration to minimize adverse shadowing and view impacts on the public realm”?

The planning team then took questions from the panel.

- **Applicant’s Introductory Comments:**

Applicant noted their goal for the project was to develop a high-quality Passive House landmark in Vancouver. The shape of the building was inspired by a geographic island with water flow on the sides of the island.

The split gap in the middle of the building allows it to look visually smaller.

There are 5 activity zones of amenity space. At the entry, there are market and non-market spaces. The east side has shared amenity area with 26 bike racks. On the west side, there is open space for the non-market housing with sustainable features.

There are plants all around the building. On the upper levels, there is an atrium garden. Every third level there will be a tree and garden on the south and north sides of the building. To respect the east and west neighbors, there will be a meter of trees and shrubs to provide neighbors privacy.

An energy model was completed for the project. This project uses a custom system to provide innovative energy efficiency.

The bottom of the building is less than the maximum width to provide neighbors more room.

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. Besharat and Mr. Sharma 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 shaping and sculpting of the crown form to improve the crown.
- Further design development of the building form to help mitigate the floor plate in relation to the ground plane and public realm.
- Further design development of the public realm to support the interaction of the neighborhood.
- Explore and provide options for the public amenities.
- Further reconsider of the gap and its functionality in terms of meeting sustainability objective and growing capability of the plant material.
- Further consideration of the indoor and outdoor amenities for residents.

- **Related Commentary:**

There was general support for the project.

Panel members supported the passive house approach of the project.

Many panel members supported the form of the building.

Most panel members liked the simplistic feel of the project.

Panel members supported the skyline and view cone consideration.

Panel members were concerned shadowing effect on the nearby school and park.

Most panel members were concerned about the lack of amenities for resident and community.

Some panel members noted the project lacks consideration of the public realm.

Panel members expressed concerns for the planting treatment on the building and the ability to provide a positive growing environment and to maintain the planting in the future, particularly in relation to the trees.

Some panel members showed concerns for the massing and the height of the building.

Many panel members found that the overall size of floor plate was too large.

Some panel members expressed concerns regarding the lack of community contribution.

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

2. Address:	1450 W Georgia Street
Permit No.	RZ-2018-00061
Description:	To develop a 49-storey mixed-use building consisting of a commercial unit at grade, 162 market rental units and 193 strata units; all over nine levels of underground parking with 300 vehicle stalls and 707 bicycle spaces. The proposed floor area is 26,605 sq. m (286,379 sq. ft.), the building height is 151.6 m (497.3 ft.) and the floor space ratio (FSR) is 14.14. This application is being considered under the West End Community Plan, the Rezoning Policy for the West End, and the General Policy for Higher Buildings.
Zoning:	DD to CD-1
Application Status:	Higher Building Rezoning Application
Review:	First
Architect:	Yamamoto Architecture
Owner:	Wesgroup Properties
Delegation:	Dean Johnson (Wesgroup), Taizo Yamamoto (Yamamoto Architecture) and David Stoyko (Connect Landscape Architecture)
Staff:	Nicholas Danford & Carl Stanford

EVALUATION: Support with Recommendations (11-2)

- **Introduction:**

Rezoning Planner, Nicholas Danford, began by noting this application proposes to rezone the subject property under the enabling policy; the West End Community Plan, Rezoning Policy for the West End and the Higher Buildings Policy from DD (Downtown District) to CD-1 to allow for a 49-storey residential building that includes both rental units and strata condos.

Site Size & Context

- Site size is approximately 20,000 square feet located on the southeast corner of Georgia and Nicola Streets and abuts Alberni Street to the south.
- Frontage along Georgia Street is 166 feet and site depth 131 feet.
- Currently on the site is a 22-storey rental residential building containing 162 rental units.
- The site is surrounded by other rezoning development applications at various stages.
 - To the west of the site across Nicola Street at 1500 W Georgia, there is a 41 storey residential approved at public hearing.
 - To the south of the site, at 1444 Alberni, there are a 43 and a 48 storey residential buildings that have been approved at public hearing.
 - To the north of the site, at 1445-1455 Georgia, there is a rezoning application which has been withdrawn. There is a 6-storey office building on the site currently.
 - To the east of the site, there is a 21 storey residential building.
- The site is located in Area B of the Georgia Corridor in the West End Plan.
- In the area building height is limited to 500 feet and a maximum floor plate size of 6,500 square feet

Proposal

- The 49-storey residential building has an absolute building height of 497 ft.
- The building includes 162 rental units replacing those units proposed to be removed. The building includes rental units from level 2 to level 20 and 193 strata units from level 22 to 49.
- Total floor area of approximately 286,000 square feet on top of 9 levels of underground parking accessed from Nicola Street.
- FSR of 14.14.

Development Planner, Carl Stanford, began by noting that the current site is zoned at DD allowing a maximum outright height of 300' and conditional of 450' and a variety of uses including hotel, office, commercial, dwelling uses, and retail commercial to an FSR of 6.0, with a maximum of FSR of 5.0 for office uses. The site is part of Area B of the Georgia Corridor of the West End Community Plan, which establishes a 500 foot height limit and is included within the Discretionary Building Height Zone established by the City of Vancouver's General Policy for Higher Buildings.

View Cones

The site falls under three view cones:

- View Cone 3.2.1, Queen Elizabeth Park has a maximum height limit of ~146.5m/ **480.64'**
- View Cone 12.1.3 Granville Bridge has a maximum height limit of ~167.3m / **548.9'**
- View Cone Laurel Land-bridge C1 does not traverse the building

The building projects approximately 60 foot into the Queen Elizabeth View Cone

Floorplate

The floorplate size varies from 6990 square feet for the rental and 6500 square feet for the market strata, 5850 square feet at the upper levels and a proposed average floor plate of 6500 square feet.

Functional Layout

A CRU unit at grade is accessed off W Georgia Street with the u/g parkade accessed off Nicola St. the area at grade includes landscape treatment and a plaza in the character of existing landscaped spaces along West Georgia. The plaza will provide a possible location for the Public Art piece.

The tower consists of rental dwelling units from L2 to L20 referencing the original rental building on site with market strata dwelling units above thereafter.

The proposal incorporates a series of indoor and outdoor amenity spaces at the base of the building at level 2 and in the middle of the tower at level 21. The mid-tower amenity space includes a large dining area, kitchen, media lounge, as well as outdoor seating areas and spaces for outdoor dining.

Setbacks:

- Front (W. Georgia St.) 6' (1.9m)
- Rear (Alberni St.) 18' (5.5m)
- Side Yard (Nicola St.) 28' (8.6m)

- Side Yard (East) 3' (0.9m)
Separation distance 80' tower

Materials:

A series of horizontal bands of metal panels are installed over the window wall system that forms the glazing envelope covering the slab edges emphasizing the horizontal banding of the tower. The exterior concrete columns will be un-clad with potential formwork treatments to create texture or will be painted.

Advice from the Panel is sought on the following:

1. Does the building establish a significant and recognizable new benchmark for architectural creativity and excellence with consideration of the below:
 - a. Is the articulation of the proposed form of development consistent with the principles of architectural excellence*;
 - b. Consider the expression, colour, reflectivity, shape, proportions, fenestration, material treatment, and detailing; and,
 - c. Consider the crowning of the tower and slenderness ratio at upper storeys as appropriate to making a significant contribution to the beauty and visual power of the city's skyline;
2. Does the building achieve a satisfactory level of meaningful public legacy by demonstrating high quality civic character and responsiveness?
3. Is the ground plane and plaza sufficiently activated with provision for a lively public realm?

(Please Note: Consider the number and type of entries at grade, entry locations, canopy depths and canopy soffit design, building use, the amount of glazing at pedestrian level; and the public realm design.)

The planning team then took questions from the panel.

- **Applicant's Introductory Comments:**

The goal of the project was to provide a legacy project. The project highly considers the utilization of public space. It was inspired by a tree design concept. The form of the building provides a singular and strong clean edge on W Georgia Street and wraps around the building to create a gateway entrance. The project focuses on a 'Made in Vancouver' approach by using local materials and companies. The applicant's goal is to provide more balcony space and use local technology to be more creative.

There is a 24 foot grade change from the south east corner of the property to the north-west corner.

The exterior diagonal columns would be cast concrete with a texture or paint finish and the horizontal panels made from metal cladding.

The west side of the site is opened up to allow for a plaza and retail area.

The project proposes a 'park' style landscaping on Nicola Street in an attempt to implement the 'tower in the park' scenario. The project also provides large public plaza space facing W Georgia Street. The project aspires to provide spaces to serve the community and residents.

The top of the building is proposed for market strata dwelling uses and the lower portion of the building for rental dwelling uses. The middle level 21 will be the location of the main amenity room with an additional room on level 2.

The window-wall glazing system on the building's facade incorporates detailing and additional insulation to eliminate thermal bridges providing an envelope which creates a tight thermal blanket.

The project expresses natural themes through the materials used and by providing significant planted areas.

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. Stamp and seconded by Ms. Brudar and was the decision of the Urban Design Panel:

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

- Consider simplifying the design intent of the 'tree' concept in the building form.
- Consider the materiality, design expression and design detailing of the building and balcony to enhance and support architectural excellence in the execution and integration of the 'tree' concept narrative.
- Revisit and revise the corner expression of the building to simplify building form including the fins.
- Consider shaping and developing the design of the building crown.
- Design development on the West Georgia Street frontage including the canopy.
- Creative design development on the West Georgia Street frontage to improve activation, materiality and the celebration of the civic quality of the street.
- Consider how the building transitions to and interfaces with the ground plane.
- Consider the grade change across Nicola Street to improve the porosity and functionality of the spaces.
- Consider the amount, shape and location of the water feature and public art.
- Enhance the size and experience of the midblock connection on the east side of the building.

- **Related Commentary:**

In general the panel supported the project at the rezoning stage. A majority of panel members also expressed support for the calmness and simplicity the building achieves especially in relation to the complex articulation of future proposed surrounding buildings. Some expressed that additional refinement was required to the building to improve its execution. Many panel members noted that the presentation package was commendable in its clarity and rigor.

Many of the panel members supported the rental program provided by the applicant and also supported the idea of local materials, methods being used for the project and the 'Made in Vancouver' approach. Many panel members expressed concerns over the choice of color palette for the building and recommended in addition that the materiality and color choices should be reconsidered.

Panel members noted the inherently problematic technological challenges of window-wall with insulated metal panel and suggested curtain wall as an alternative. Most Panel members commended the location of the amenity spaces at L2 and L21.

Some panel members noted the 'Canyon' effect of shadowing on the public realm by tall buildings in when considered in their totality.

Many panel members noted that the project lacked a satisfactory execution of the buildings conceptual 'tree' form and required additional consideration and refinement. It should not be a 'false front' and should be integrated into the building. Some panel members also found that the execution at the building corners was not satisfactory and the applicant's intent, explanation and execution of this was confused and required additional work.

Many panel members had concerns regarding the skyline and crown of the building and its inability to connect to the attractive tree narrative inspiration. Panel members questioned whether the current crown was an appropriate fit for the building.

Many panel members noted that although they were supportive of the overall form they felt it could be more clean and subtle. Some panel members noted the detailing of the façade was below the level of architectural excellence required for a higher building projects.

Many panel members expressed concerns regarding the lack of public realm and public amenities for the project and that a lot more could be achieved at the front and rear of the site. Some panel members noted that the retail space should be able to 'spill out' onto W Georgia and Nicola with high quality detailing for the canopy. Panel members expressed concerns regarding the water feature and its long term usability and similar nature to a nearby planned proposal at W Georgia & Bidwell. Most panel members felt the mid-block connection could be improved and widened. Most panel members felt the height of the retail at grade and building interface [was under expressed as is the frontage.

- **Applicant's Response:** The applicant team thanked the panel for their comments and will take the comments into consideration for further improvement.

3. Address: 1608-1616 W Georgia Street & 1667 Alberni Street
Permit No. RZ-2019-00014
Description: To develop the site with two-38-storey residential buildings consisting of a 4-storey podium and a total of 455 strata units; all over six levels of underground parking with 203 vehicle stalls and 911 Class A bicycle spaces. The proposed floor area is 40,288 sq. m (433,657 sq. ft.), the building height is 117.3 m (385 ft.) and the floor space ratio (FSR) is 9.60. This application is being considered under the West End Community Plan and the Rezoning Policy for the West End.
- Zoning: RM-6 to CD-1
Application Status: Rezoning Application
Review: First
Architect: IBI Group
Owner: Alberni Street Holdings
Staff: Leifka Vissers & Paul Cheng

EVALUATION: Support with Recommendations (8/3)

- **Introduction:**

Rezoning Planner, Leifka Vissers, began by noting that this proposal is located at the intersection of West Georgia and Cardero Streets.

The application proposes a Comprehensive Development (CD-1) district to permit two 38-story residential towers connected by a 4-floor podium to include:

1. 455 market residential units
2. A total FSR of 9.60
3. Building heights of 385 feet
4. 503 parking spaces (1.07/unit) and 911 Class A bicycle stalls

The site area is 3862sq. m (41,569 sq. ft.), running 96.7 m (317 ft.) along west Georgia/Alberni Street and 39.93m (131 ft.) on Cardero. The site contains a restaurant and surface parking lot.

To the West of the site is a rezoning application for 1698 West Georgia Street. This rezoning proposes a 33-storey residential tower.

The site is presently zoned RM-6. This zoning allows residential and commercial uses, a discretionary maximum height of 64.0 m (210 ft.) and a maximum density of 2.50 FSR.

Plans and Policies:

- The enquiry site is within the “**Georgia Corridor**” **Area A of the West End Community Plan and Rezoning Policy for the West End**. Under these policies, rezoning applications may be considered for additional market residential density where the site has a minimum frontage of 39.6 m (130 ft.). Heights of up to 117.3 m (385 ft.) may be considered, subject to view cone restrictions, shadowing analysis, and other urban

design considerations. Tower floor plates have a maximum area of 511 sq. m (5,500 sq. ft.).

- Consistent with the *Rezoning Policy for the West End*, and the *West End Tower Form Bulletin*, the project may not add additional shadowing on Marina Square Park during specific timeframes. This requirement has been met.

In accordance with the *Family Room: Housing Mix Policy for Rezoning Projects*, 35% of units must be family units, having two or more bedrooms with at least 10% having three or more. This application achieves 52% of units as family sized units with 13% having 3 or more bedrooms.

Development Planner, Paul Cheng, began by noting that this project is under the rezoning policy for Georgia Street. Policy requires new developments to have no additional shadowing on the park. The applicant provided careful carving of the top stories to not provide additional shadow on the park. The project provides a separation of 80 feet from Neighbouring residential towers.

Advice from the Panel is sought on the following:

- 1) Please provide commentary on the proposed interface with the public realm, including West Georgia, Cardero and Alberni Streets, as well as the proposed mid-block pedestrian mews.
- 2) Please provide commentary on the emerging architectural character of the proposal.
- 3) Please provide commentary on the proposed port-cochere, as a functional passenger drop-off space as well as semi-private placemaking exercise.

The planning team then took questions from the panel.

- **Applicant's Introductory Comments:**

The goal of the project was to build an efficient and modest building with 8 units per floor providing the maximum balcony space.

The project comprised of two symmetrical buildings. One tower is slightly shorter which helps fix shadowing pressure. The elevated podium creates another corridor and introduces day light.

Amenities space and swimming space are in the middle levels of the project. There are also roof tops amenities which are private to the two towers.

The push back on the towers allows Georgia Street to achieve wider sidewalks.

Alberni Street is the residential green space. The court yard is a shared space with seating and amenities.

Thermal energy is achieved with triple glazed building and back up boilers.

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. Besharat and seconded by Mr. Neale and was the decision of the Urban Design Panel:
- THAT the Panel **support with recommendation** of the project with the following recommendation to be reviewed by City Staff:
 - Recommendation to revisit the form and character of the podium form in relation to expressing the tower form at the ground plane.
 - Reconsider the middle portion of the podium on Georgia Street to bring it in line with the existing open space typology of towers flanking open space.
 - Revisit and rethink the port cochere to reduce the vehicular nature including consideration of the location of the vehicular ramp.
 - Design development of the north east corner to animate the street on the ground plane (eg. Retail)
 - Reconsider usable open space for the tower's amenities.
 - Consider opening up the bike space to connect to the bike lane on Georgia Street.

Related Commentary:

In general the panel supported the project at the rezoning stage.

Panel members found the podium relentless, expressed concerns regarding the lack of public realm on Georgia Street and that the existing typology along Georgia Street of towers flanking green space has been ignored.

Panel members expressed concern regarding the port cochere being too vehicular focused and did not address the pedestrian experience and connection to Georgia Street.

Some panel members noted that the towers resemble an office expression rather than a living space.

Many panel members commented that the podium missed on verticality. Some panel members commented that the towers feel cut off at the podium.

Panel members showed concerns for the lack of consideration for pedestrians experience throughout the site.

Many panel members expressed concerns regarding the lack of public amenity spaces.

Some panel members noted that the site lacks envelope detailing and sustainability features.

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

4. Address:	620 - 644 W King Edward Avenue & 4111 Ash Street
Permit No:	RZ-2018-00060
Description:	To develop the site with two 4-storey residential buildings and 3-storey townhouses for a total of 57 strata units; all over one level of underground parking. The proposed floor area is 5,235 sq. m (56,357 sq. ft.), the building height is 16.0 m (52.5 ft.) and the floor space ratio (FSR) is 1.79. This application is being considered under the Cambie Corridor Plan.
Zoning:	RS-1 to CD-1
Application Status:	Rezoning Application
Review:	First
Architect:	W.T. Leung Architects
Delegation:	Wing Leung, Rob Burns, Daryl Tyacke, Mark Radford, Joe Stano, Kelvin Leung
Staff:	Tess Munro & Susan Chang

EVALUATION: Support with Recommendations (6/0)

- **Introduction:**

Rezoning Planner, Tess Munro, began by noting that the site is a 4-lot assembly currently zoned RS-1 and occupied by single-family houses. The site is located on the south side of West King Edward Ave between Ash and Heather Streets. The project is considered under the Cambie Corridor Plan - Phase 3. The Plan anticipates residential buildings in this location, up to 4-storeys, with townhouses or active uses at the rear lane.

The applicant is proposing two 4-storey residential buildings with 3 storeys townhouses at the lane, which generally meets the policy intent for this area. Also included in the proposal are 57 strata units with a proposed density of 1.79 FSR.

Development Planner, Susan Chang, noted that the site measures approximately 200'x150' with a crossfall of about 20' from the South West to North East corner (West King Edward Avenue and Ash Street intersection) and 5.5m SRW required along King Edward Avenue. Given the significant frontages, two buildings are proposed with townhouses at the lane. The main floors of both street facing buildings step down towards the corner in response to the sloped topography. Main floor height ranges from 1 to 3.5 feet above grade. Upper floors are stepped back at the fourth storey and entry doors are provided at ground level facing the street and lane consistent with the built form guidelines of the Plan. Amenity room is located at the second level with the outdoor space and children's play area. Main entry to both buildings and access to the site is located on West King Edward Avenue.

Advice from the Panel is sought on the following:

1. Does the panel support the overall height, and density relative to the Cambie Corridor Plan?
2. Proposal's response to the sloped site condition at the site edges and outdoor space?

3. Preliminary advice on architectural expression and landscape design leading to Development Application?

The planning team then took questions from the panel.

- **Applicant's Introductory Comments:**

This project is on a sloped corner lot that allows for two distinct building forms. The existing houses are raised on podiums with retaining walls at the street interface. The proposed buildings are lowered to allow a more friendly interface. The transition to the west neighbor can be modified once the property develops. Cedar is proposed at the soffits to add warmth to the proposal.

In terms of landscape treatment, the team responded to the grade challenges with a series of raised planters. Hedges are proposed against retaining walls as a privacy buffer.

The applicant team proposes mechanical VRF systems, condenser boilers, heat ventilation, triple glazed windows, and low window to wall ratio to meet energy requirements.

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. Stamp and seconded by Ms. Besharat 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:
 - Consider architectural elements such as a canopy, signage, or trellis to announce the project entry.
 - Provide weather protection at entries.
 - Consider the detailing of the project including use of materials, railing, color and patterns.
 - Consider differentiation of the building along King Edward Avenue in terms of materials and patterns.
 - Consider design develop of the grades in depressed area in the rear.
 - Consider the livability of the units in terms of grading.
 - Consider roof materials and detailing of guardrails including step back of the railing by 4 feet.
 - Consider a common indoor and outdoor roof amenities for the overall project.
 - Consider green roofs.
 - Considering notching the parking garage to provide sufficient area for planting.

Related Commentary

There was uniform support for this application in general.

Panel members supported the height and density.

Panel members supported the meandering courtyard pathway.

Most panel members recommended that the building character could be improved upon with materiality, detailing, colour, and texture.

Some panel members expressed a concern that colour scheme may be too stark and that the color palette for the project be reviewed.

Panel members recommended that the resilient play surface could be extended beyond the outdoor play area.

Panel members recommended the installation of green roofs to mitigate the hot temperatures in the summer in addition to the rooftop amenity room and outdoor space for the entire project.

Applicant's Response:

The applicant team thanked the panel for their comments.