

URBAN DESIGN PANEL MINUTES

DATE: November 14, 2018
TIME: 4:00 pm
PLACE: Town Hall Meeting Room, City Hall
PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:

Amela Brudar
David Jerke
Helen Avini Besharat
Muneesh Sharma
Marie-France Venneri
Derek Neale
Susan Ockwell
Yijin Wen

REGRETS:
Colette Parsons
Grant Newfield
Leslie Shieh
Jim Huffman

**RECORDING
SECRETARY:** Davin Fung

ITEMS REVIEWED AT THIS MEETING

- | | |
|----|----------------------------|
| 1. | 1102-1138 E Georgia Street |
| 2. | 4906-4970 Quebec Street |
| 3. | 485 W 35th Avenue |
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BUSINESS MEETING

Chair Ms. Brudar called the meeting to order at 3:00 p.m. and noted the presence of a quorum. After a brief business meeting the panel considered applications as scheduled for presentation.

1. Address: 1102-1138 E Georgia Street
 Permit No. RZ-2018-00011
 Description: To develop a 4-storey mixed-use building with commercial at grade and 37 residential units above (20% are social housing); all over one level of underground parking. The proposed total floor area is 5,878 sq.m (63,279 sq. ft.), the floor space ratio (FSR) is 2.54. This application is being considered under the Downtown Eastside Community Plan.
 Zoning: I-2 to CD-1
 Application Status: Rezoning Application
 Review: First
 Architect: Ekistics Architecture
 Owner: Jeremy Waldman, CH (East Georgia) GP Inc.
 Delegation: Ron Baerg, Ekistics Architecture
 Mark Blackwood, Ekistics Architecture
 Michelle Cloghesy, Ekistics Architecture
 Kevin Welsh, Integral Group (LEED)
 Staff: Lecia Desjarlais & Miguel Castillo Urena

EVALUATION: SUPPORT (7 - 0)

- **Introduction:**

Rezoning Planner, Lecia Desjarlais, introduced the application to assemble 9 parcels under the DTES plan under the Kiwassa East Subarea rezoning policy. The site is located on the South side of East Georgia St., across from Admiral Seymour Elementary School. East of the zone are RT-3 character homes not anticipated to be developed under the DTES Plan. Across Glen Dr. are I-2 1- to 2-storey industrial buildings.

The site is zoned I-2 with four 1-storey industrial buildings with surface parking at the rear and no trees. The combined frontage is approximately 207 ft. (63.1 m) by 122 ft. (37.2 m) with a future walking and cycling routes proposed along Glen Dr.

Under the rezoning policy, a height of 50 ft. and a FSR of 2.5 is permitted with the focus on family housing and choice of use at grade. Locally serving retail, creative production, industrial and artist spaces are encouraged in this area. This is an industrial let go area where rezoning are considered for mixed use developments where 20% of residential units are secured as on-site social housing.

This is a proposal to rezone to CD-1 to build a 4-storey mixed-use building with ground floor commercial and creative industrial spaces, 30 market residential units and 7 social housing units. This proposed height is 52 ft. and 2.5 FSR.

Development Planner, Miguel Castillo Urena, further elaborated on the context, describing Admiral Seymour Elementary School as Heritage A to the North, low scale developments RT-3 zoning heritage streetscape A to the East, I-2 zoning to the West and RT-3 zoning to the South.

The site has a grade difference of approximately 4 ft. along long E Georgia St., 1.5 ft. along Glen Dr. and 3 ft. along the lane until mid-site and then it drops to 2 ft.

The form of development (FoD) consists of a commercial podium and a configuration with 3 residential components on top, creating a 34 ft. deep courtyard. There is one level of parking underground.

The total height is 52 ft. 3 in. and setbacks are as follows:

- E. Georgia St.: 0 ft. (12 ft. for E Georgia fronting townhouse units and 6 ft. 7 inches on the fourth floor)
- Glen Dr.: 10 ft. 6 in (0 ft. above ground floor)
- Lane: 4 ft. (10 ft. above)
- East Side Yard: 3 ft. 7 in.

Circulation at the ground plane is through a series of internal pathways with access from Glen Dr., E. Georgia St., and the lane. This allows the CRUs to be fronting onto the lane and enables access to them through the site. The residential core is located in close proximity to the indoor amenity area and loading and parking entry are off the lane towards the Southeast corner.

Above, the courtyard is programmed with children's play area and it functions as the main horizontal common circulation to access the townhouses.

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

1. Overall massing, including height and contextual response (setbacks) to existing lower form of developments (RT-3) to the east.
2. Architectural concept in general, including the proposed courtyard scheme.
3. Architectural expression, character and sustainable design proposed.
4. Overall public realm interface and the proposed horizontal common circulation at grade (character, function and configuration).

- **Applicant's Introductory Comments:**

The Applicant, Mark Blackwood, stated that this proposal's idea is to engage the community by integrating existing elements which are currently quite separate. Their purpose is to bring together light industrial, creative commercial, residential use and family housing. With the proximity to the school, which has a dwindling population, the addition of family housing at this location would be valuable.

Regarding the context of the multiple uses of the neighbourhood, the building has been set back per regulation along E. Georgia St., the corner has been lowered to 37 ft. which is 2 ft. above the current RT-3 zoning, and the courtyard has been opened up and stepped down the lane side to ease the transition into the residential uses.

Along this block the residential component at-grade along E. Georgia St. has three street fronting townhomes providing front yard landscaping to ease into the residential area to the East.

At the ground plane, internal circulation paths are provided which may benefit smaller commercial studio spaces. These paths allow for movement on a daily basis and along with the laneway being activated as commercial, this creates a sense of community, giving people opportunity to circulate in different ways throughout the podium. The wide circulation path is intended to be part of the amenity to allow for public interaction. The glazing is along the storefronts and into the internal pathways.

From a character point of view, the project is trying to blend industrial and commercial uses with residential. The intent is to make it feel like a warehouse conversion but in a contemporary way, using textured brick and steel detailing and glass railings.

One of the key features is the elevated courtyard. While the outside looks like an apartment building, the inside becomes the residential amenity space in the upper storeys. It allows for a sense of privacy, security for the play areas and greenery associated with each residential unit.

There are a series of glass block skylights along the pedestrian path to bring light to the commercial space below.

The interior of the courtyard has 34 ft. width allocated for amenities. The upper storey of the South facing units has been set back to optimize the light into the courtyard.

There is a small sunken courtyard at the ground plane that vertically relates to the mezzanine level and the community amenity room.

Private amenity spaces include South facing patios and roof gardens for each townhome to provide outdoor garden space.

On Glen Dr., the set back under the arcade reinforces the pedestrian nature along the street. There is consideration in the policy for neighbourhood commercial and café uses. Along with the proposed bike route, this would give another presence on the street.

The higher parts of the building correspond with the heights permitted under current I-2 uses. The lowest corner of the site is just above 50 ft and it is 37 ft at the highest corner. On average, the building is around 47 ft tall.

Landscape

The landscaping was designed to support the architectural form. Screening is in the courtyard to provide lack of overlook into the neighbouring property and screening for the planting on the roof deck.

The goal was to keep the spaces intimate. Because the space is narrow, the plant material and the spaces provided are meant to be of a residential nature. There's a suggestion of a water garden and opportunities for urban agriculture.

The areas are tight but will landscaping will be used intensely.

The roof planting is limited due to weight factors with residents would add to it.

Sustainability

This project was designed with the stipulations of the latest green building rezoning policy in mind.

The rainwater management solution would include some vegetation along with a tank or tier 3 systems in place to satisfy the policy.

On the energy side, the mix of the residential and commercial units changes the TEDI (Thermal Energy Demand Intensity) and EUI (Energy Use Intensity) targets by raising the EUI and drops the TEDI targets.

In response, the project is able to focus on a conservative building form and a reasonable glazing ratio 30% and a U-value of 0.25, which will provide a huge contribution to the TEDI targets.

On the mechanical perspective, this is an all-electric building and will have an air source VRF (Variable Refrigerant Flow) system to supply heating and cooling. The building will also have electric domestic hot water, dropping GHGI (Greenhouse Gas Intensity) from 4.5 to 1.5.

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. Ockwell and seconded by Mr. Neale and was the decision of the Urban Design Panel:

THAT the Panel **SUPPORTS** the project.

- **Related Commentary:**

A number of the panel members commented on this project as a new typology incorporating the neighbourhood commercial use with residential use.

It was agreed that the upper floors are very successful, and the courtyard scheme was in good proportion and a good fit for the neighbourhood.

There were comments that the project was a thoughtful and considerate submission.

All panel members support the overall scale, massing, and density.

There were some discussion about landscaping and some suggestions on using an asymmetrical approach to take advantage of lighting penetration and shadowing.

A panel member commended the Applicant on meeting and exceeding the sustainability targets and requirements.

There was some commentary of the single toned darkness of the brick and consideration for the applicant to explore a second lighter colour of brick.

Mr. Wen expressed support for the project stating that this is a fit for the neighbourhood and the City needs this type of project for densification.

Mr. Wen agreed that the courtyard design serves its purpose.

Mr. Wen commented that the character and architectural expression could be fine-tuned to fit into the neighbourhood better by exploring the intricate details to create a contrast of scale.

Mr. Sharma feels that it is good to have additional commercial units in the area.

Mr. Sharma commented that the courtyard works and complimented the design of the light boxes as well as the modern industrial and retro theme.

Mr. Sharma encouraged the design development of the patio a bit more.

Mr. Neale recommended more design development and thought on the ground plane of the courtyard. The mezzanine space introduces interesting security issues, including residents entering in the evening and this should be addressed at later stages.

Mr. Neale expressed that this project, which seems like a new architectural expression, is a really good fit for this part of the city with its history. Mr. Neale recommended against softening the design.

Ms. Ockwell highlighted that the commercial/residential/light industrial character is well thought out and nice for the area.

Ms. Ockwell commented that the courtyard has nice circulation that will work well for the residents, providing more space and textures and colour.

Ms. Ockwell suggested that more thought be given to how the interior corridors at grade will work since other spaces along Georgia St has had trouble with CPTED (Crime Prevention Through Environmental Design) and other issues.

Ms. Ockwell commended the intentionality of the Applicant to provide spaces for public art.

Ms. Besharat shared her excitement for the retail space which hopefully can be populated by retail businesses that will face the internal circulation as well as having entrances to the streets.

Ms. Besharat suggested that the gym area and the indoor amenity spaces could be brought to the second floor area and integrated with the outdoor amenity area to provide better natural lighting.

Ms. Besharat suggests lightening the façade in the Eastern and Western courtyard to work with the natural light penetration provided by the design.

Ms. Venneri commented that the massing from energy perspective is an efficient box with a great window to wall ratio.

Ms. Venneri commended the Applicant design team on meeting the stringent rezoning requirements and going above and beyond on the GHGI criteria.

Mr. Jerke commented that it is an interesting building with a great mixed use design and is supportive of the rezoning application.

Mr. Jerke suggested that the courtyard may benefit from an asymmetrical approach rather than the current symmetrical approach in order to make sunlight more available.

Mr. Jerke encourages more details on the programming of the courtyard space in particular in the shade noting that it is uncertain that some of the landscape ideas presented would work in that area.

Mr. Jerke commented that the ground plane artist piece is beautiful.

Mr. Jerke agrees that the pavers are really dark and creates a bit of a monotonous landscape and can be solved by introducing some lower level light and perhaps material change.

Ms. Brudar emphasized that this is an interesting mix of uses, and commended the Applicant on their enthusiasm in their design and presentation.

Ms. Brudar commented that it was successful to see the form, even though it is a residential townhouse, referred to as a warehouse form and the design step away from the typical townhouse form to something more warehouse/commercial form.

Ms. Brudar found it refreshing that the intention is to bring people into the courtyard by having retail face the interior spaces rather than addressing just the perimeter. Handled properly, it will be a wonderful place for the community to converge.

Ms. Brudar commended the simplicity of the approach of using a simple block design expressed with the simplicity of using a single material, a bold proposal for this city.

- **Applicant's Response:**

The applicant appreciated the comments of the panel and recognized the suggestions.

2. Address:	4906-4970 Quebec Street
Permit No.	RZ-2018-00026
Description:	To develop a 6-storey residential building consisting of 55 strata-titled units; all over two levels of underground parking. The proposed floor area is 4,442.25 sq. m (47,816 sq. ft.), the floor space ratio (FSR) is 2.3 and the building height is 19.8 m (65 ft.). The application is being considered under the <i>Little Mountain Adjacent Area Rezoning Policy</i> .
Zoning:	RS-1 to CD-1
Application Status:	Rezoning Application
Review:	First
Architect:	Ciccozzi Architecture Inc.
Owner:	Jessica Ng, Aoyuan
Delegation:	Robert Ciccozzi, Ciccozzi Architecture Shannon Seefeldt, Ciccozzi Architecture Stephen Vincent, DKL Landscape Architecture
Staff:	Mateja Seaton & Miguel Castillo Urena

EVALUATION: SUPPORT with recommendations (5-2)

- **Introduction:**

Rezoning Planner, Mateja Seaton, introduced the project as a rezoning application being considered under the *Little Mountain Adjacent Area Rezoning Policy*, which allows low to mid-rise apartments from 4 to 6 storeys in this area between Quebec Street and Main Street, with a maximum net density of 2.3 FSR and approximate height of 65 ft.

The site is a 5-lot assembly, located at the SE corner of East 33rd Avenue and Quebec Street. It is 0.48 acres (20,775 sq. ft.) in size and is currently zoned RS-1 and occupied by single-family homes. The lots have a combined frontage of approx. 187 ft. along Quebec Street, and a depth of approx. 111 ft. along East 33rd Avenue, with approximately 5 ft. grade change on site.

The site is located one block West of Main Street, two blocks East of Queen Elizabeth Park and Hillcrest Park and Community Centre, two blocks from Riley Park and Nat Bailey Stadium, and two blocks from General Brock Elementary.

The site is currently surrounded by single-family homes, but there has been a lot of recent redevelopment in the Little Mountain Adjacent Area, with a number of 6-storey residential projects recently approved south of the site on Quebec Street, East 35th Avenue, and Main Street.

The site is well-serviced by transit and is close to several bikeways.

The area is also adjacent to the 15-acre Little Mountain site which was approved by Council in June 2016.

The application is a 6-storey strata residential building over two levels of underground parking accessed from the lane, with 64 parking stalls and 69 bicycle stalls.

The proposed height is approximately 65 ft. as per the rezoning policy. The proposed FSR is 2.3 also meets the requirements of the policy. There are 55 units proposed (55% 1-bed, 29% 2-bed, 16% 3-bed), meeting the *Family Room: Housing Mix Policy* requirements as well.

Development Planner, Miguel Castillo Urena, commented that the policy anticipates a form of development that varies from the standard, mid-rise, double loaded typology in order to increase

corner units, provide larger roof decks or balconies for outdoor living, minimize common circulation, provide units with more than one exposure and provide passive design elements.

The Form of Development consists of a 6 storey residential building in the shape of an alphabet building with a 27 ft. courtyard and two levels of parking underground. The frontage is approximately 160 ft. with a height of approximately 65 ft.

The setbacks are as follows:

Front:	18 ft. approx.
Rear:	22 ft. approx.
Northern Side Yard:	11 ft. approx.
Southern Side Yard:	12 ft. approx.
Upper levels:	North: 19 ft.
	South: 8 ft.

At the grade interface, there are units with patios all along Quebec St. and along the lane. The entry of the building is through the courtyard and the outdoor amenity space is at the lane. The indoor amenity space is accommodated in two levels. There are some trees on site with one Japanese maple at front being retained.

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

1. Overall massing and contextual response to the North and to anticipated future forms of development to the West, South and East.
2. Architectural concept in general, and in particular its response to an innovative typology and green building strategy (use of passive design elements, green roofs, urban agriculture, cross ventilation, etc).
3. Architectural expression, frontage and variation in design and scale.
4. Overall public realm interface, particularly the Northern interface at 33rd Ave and courtyards, including the outdoor amenity space proposed.

- **Applicant's Introductory Comments:**

The Applicant started by commenting that the main entrance is on Quebec St. with consideration to put this entrance on E. 33rd Ave.

A courtyard type of entry is created in an effort to preserve the Japanese maple and to cut back the building and break down the massing along Quebec St.

Passive features such as solar fins along the south side are incorporated to provide solar shading. In addition, the project tried to create as many corner units as possible to provide cross ventilation to most of the units.

Other passive features the project has incorporated are 40% glazing on the windows and externalized staircases to provide natural light.

The form of development is chosen to provide the required density and to have a double loaded corridor. Simplicity of design and a compact floor plan is used to minimize the perimeter walls and to allow for adjustments to create corner window opportunities.

Smaller but higher windows are used to provide more light into each unit. Other highlights of the design include breaking down the front of the building to create three elevations, celebrating the big tree and extending it down to the parkade as well by excavating around the roots.

One consideration is to introduce an entrance on E. 33rd Ave. rather than Quebec St. By doing so, it would activate E. 33rd Ave.

Landscaping

In addition to the Japanese maple, the project intends to save some of the other street trees as part of the effort to enhance the street scape along the edge of the property which is part of the guideline to provide a significant public realm and comfortable space.

The public realm is a generous setback and landscape buffer with terrace landscaping up to a hedge to give privacy and comfort to residents. There are mostly broadleaf evergreens and perennials with some colour splashed in.

There will be enhancement of the streetscape with gate columns to provide rhythm as well as some light and other enhancements of the frontage.

The current design has the amenity space in the back and has some limitation with light. It's an open area with lounge space and furniture. The proposal for an entrance on E. 33rd Ave. opens up some opportunity for the amenity spaces and allows for flipping the amenity Southwest to gain more sun and to allow for community gardening opportunities.

Along the backside, there's a grade change providing a separation from the lane. Tree planting and a nice decorative fence with a hedge will provide a significant buffer and comfort for residents.

The patios are designed with generous space to make it quite usable.

Sustainability

Some features of sustainability aspects include lowering the form factor to one and having a window/wall ratio of 40%. Building materials were chosen to be long lasting. The design incorporates passive house elements in such a way that it will be sustainable and low impact.

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. Sharma and seconded by Mr. Wen and was the decision of the Urban Design Panel:

THAT the Panel **SUPPORTS** the project with recommendations:

- Significant design development to architectural expression is required.
- Project supported for height and massing only, architectural expression and DD to be reviewed by UDP at DE stage.

- **Related Commentary:**

While the panel supports the project at the rezoning level, the members feel that there should be consideration to bring the project back at the Development Permit level.

The panel members felt that this was a typical standard building with appropriate setbacks and functions at that level with nothing innovative. To look at the building as is, the massing is

comfortable height and density and broken up in a well-proportioned cubic form. In general, the panel supported the height and massing and density as per policy.

Although the passive design was not very evident, the panel members believe that the project will achieve these requirements.

Most panel members felt that more information and a more complete booklet would allow the panel members to formulate better feedback. No contextual information was provided in the package. There was suggestion to Staff to get higher level information details.

The panel struggled from questions stemming from a confusing policy. In the policy itself, it might be difficult to achieve recommendations while getting the required density. The panel recognized that the Applicant had to achieve certain things but the policy didn't necessarily reflect it.

The Quebec St. elevation seems particular well resolved with a strong central bridging element and two cubic forms on either side. More design development is required on the E. 33rd Ave elevation since it is a major street.

The majority of the panel members support keeping the entrance in its current location on the quieter Quebec Street. Moving the main entrance to East 33rd Avenue would be more of a drive by entrance than a pull up entrance, even though it would allow for more design development of the amenities space.

Amenities space appears to be adequate. There was some discussion on shading and suggestion on relocation to upper floors to gain sunlight.

Mr. Neale expressed support for rezoning but expressed uncertainty on the panel's role in commenting on issues which should be handled in the building permit application and city regulatory bodies. Mr. Neale added that the role of the Urban Design Panel should be on architectural expression and not technical performance.

Mr. Neale recognized that the City's policy on zoning and density has made it difficult for the Applicant in particular, in considering townhouses development.

Mr. Neale commented that the East elevation of the 6 storey block is most successful. It is broken up well and is very well proportioned. The West elevation is not as successful. The North elevation with the single row windows is not well resolved, which might be prompting why you are putting entrance there. Mr. Neale suggests that they could use the warm wood material on the side of the building.

Ms. Besharat reiterated that the project currently doesn't display innovation in typology and green building strategy and felt that the project does not appear to be a contribution to the neighbourhood in its present form.

Ms. Besharat noted that the shading devices are not visible.

Ms. Besharat commented that the architectural expression, two rectangular forms with a recessed bridge element, was not as successful and suggested more thought and deep attention to the design.

Ms. Besharat commented that the recess area has a living room and a 5-6 ft. window which may not provide enough light.

Ms. Venneri commented that the architecture is a simple and sufficient box which satisfies the massing and sustainability.

Ms. Venneri verified that the energy checklist showed triple glazing and good numbers which meet the sustainability values but does not see any innovation from an energy or passive design perspective making it hard to comment on.

Ms. Venneri commented that the energy checklist shows a central HRV with mechanical cooling which will be on all the time although the project is designed with cross ventilation in mind. If the Applicant is considering a more passive approach, more review is needed.

Mr. Jerke suggested that alignment of the entrances to create a straight flow through from the front door to the amenities area.

Mr. Jerke commented that a public patio or stairs down along the 33rd Avenue side would create a frontage.

Mr. Wen commented that by leaving the entrance on Quebec Street, the large Japanese maple that is being saved would get more attention.

Mr. Sharma suggested moving the amenity space to the fourth floor to increase the sunlight.

Ms. Brudar commented that in its current form, it is appropriate for rezoning. However, the project needs very significant design development in architectural expression to bring it to the next level to make it a more convincing building.

Ms. Brudar noted that while there is a claim that energy targets are being met, the basic plan doesn't show a vestibule.

The Planner clarified that the questions referred to the policies in place and apologized for any confusion.

- **Applicant's Response:**

The Applicant thanked the panel for recognizing the struggle to work within the policy and satisfying the client as well and recognized the need for further design development.

3. Address:	485 W 35th Avenue
Permit No.	RZ-2018-00033
Description:	To develop a 6-storey market residential building consisting of 17 market residential units; all over one level of underground parking. The proposed floor area is 2,004 sq.m (21,571 sq.ft), the floor space ratio (FSR) is 2.46 and the building height is 18.6 m (61 ft) . The application is being considered under the Cambie Corridor Plan.
Zoning:	RS-1 to CD-1
Application Status:	Rezoning Application
Review:	First
Architect:	GUD Group
Owner:	Mao Zhang
Delegation:	Xinmai Li, GUD Group James Paul, GUD Group Julie Hicks, Viewpoint Landscape Architecture
Staff:	Mateja Seaton & Kevin Spaans

EVALUATION: SUPPORT (7 - 0)

- **Introduction:**

Rezoning Planner, Mateja Seaton introduced the application. The subject site consists of one flanking lot located at the NE corner of Cambie Street and West 35th Avenue:

- Zoned RS-1 and occupied by one single-family home
- Site area: 8,757 sq. ft. (814 sq. m)
- Frontage of approx. 127 ft. along West 35th Avenue and depth of approx. 69 ft. along Cambie Street
- Approx. 3 ft. grade change on site

The site is located in the Queen Elizabeth neighbourhood:

- ½ block west of Queen Elizabeth Park and 2 blocks east of Heather Lands
- 10 min walk to Eric Hamber Secondary and 15 minute walk to Hillcrest Centre

The site is currently surrounded by single family homes. A number of 6-storey residential projects have recently been approved along Cambie St to the North and South of the site.

The site is situated two blocks South of a potential future Skytrain station at 33rd Avenue and is serviced by a bus route along Cambie St. It is also in close proximity to the Cambie St., Heather St., 33rd Ave and Midtown/Ridge (37th Avenue) bikeways.

The application is being considered under the *Cambie Corridor Plan*, which allows up to 6-storey residential buildings in this area between 33rd and 37th Avenues, and FSR range of 1.75-2.25.

35th Avenue is identified as a Park Connector Street in the *Cambie Corridor Public Realm Plan*. The intent of these park connector streets is to link Cambie Street and other arterials directly to parks and open spaces in order to create an improved green network within the Corridor. This would include integrating green infrastructure, public seating, and improved planting where appropriate. This corner is also identified in the *Public Realm Plan* for a small Sidewalk Plaza. Cambie Street is also proposed to have Complete Street improvements to accommodate all modes of travel.

The application is for a 6-storey residential building with 17 strata-titled units over one level of underground parking. Parking is accessed from the lane via a shared parking ramp located on the adjacent site to the north.

- The proposed height is approximately 61 ft.
- The proposed FSR is 2.46, which slightly exceeds the suggested FSR range identified within the Plan, but the proposal is generally consistent with the intent of the Plan.
- 17 units proposed (47% 1-bed, 24% 2-bed, 29% 3- and 4-bed)
- 21 parking stalls and 28 bicycle stalls

Development Planner, Kevin Spaans, characterized the site is by its close relationship to Queen Elizabeth Park a half a block to the West, with this and the neighbouring site framing the approach to the park. This is the only place within the Queen Elizabeth Park neighbourhood area where the approach to the park is framed by buildings on either side.

Developments within the neighbourhood are expected to enhance its residential character and park-like setting. The Cambie Corridor Plan anticipates West 35th Avenue to be extended to the Heather Lands, establishing a strengthened access spine between the Park and adjacent neighbourhoods.

Directly to the northwest is 5048 Cambie St, a 6 storey multi-family building developed under an approved CD-1 Bylaw (680). Note, as anticipated for midblock sites within the Queen Elizabeth Park neighbourhood, this development includes two storey townhouses along the laneway with a 24'-0" courtyard between the main building and the townhouses. The proposal is six storeys with shared amenity roof deck. The building sets back 8'-0" from Cambie Street at the fifth floor.

In place of a setback, the CCP stipulates that the uppermost storeys should have a maximum depth of approximately 65'-0" or be relative in depth to existing adjacent buildings - approximately 62'-0" next door and 67'-0" across West 35th Avenue. In the case of this proposal, the uppermost storeys measure 70'-0" from front to back.

A preserved mature Norway Maple at the southeast corner of the site results in additional setbacks, and some of the massing being relocated to other parts of the building. In place of a courtyard and townhouse arrangement on corner site, the plan allows for a 2-storey flank, with consideration given to additional 2 storeys of height overtop with a 28'-0" setback, with the condition that this additional massing does not significantly shadow adjacent courtyard spaces. The applicant has provided a shadow study indicating that there is some shadowing of the adjacent courtyard at 12:00 in Spring and Autumn over and above the shadowing caused by the 6 storey main building which may have been mitigated without the additional height.

City staff have asked for a supplemental diagram showing what the shadowing is without the additional massing and the difference is not significant. Most of the shadowing appears to be from the upper levels of the proposed development. A vertical circulation core and architectural feature fin wall extends past the 6 storey height limit.

Proposals within the Queen Elizabeth Park neighbourhood should generally contribute to the arboretum character of the area by way of landscaped setbacks, green buffers, and an enhanced public realm. The *CCP Public Realm Plan* anticipates a small sidewalk plaza at the southwest corner of the site which is provided of a bench integrated into a retaining wall with small hardscaped area. For reference, the approved development across West 35th Avenue includes a 460 square foot passive sitting space.

The expected 3'-0" grade change between the public and the private realm results in a 3'-0" tall retaining wall along Cambie Street which should be avoided per the *Plan*. The building entrance faces West 35th Avenue and a shared first level amenity space with patio fronting Cambie Street, separated from the sidewalk by a 12'-0" setback. Residential units on the main floor include private outdoor space along West 35th Avenue facing the laneway.

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

1. Is the form, massing, and architectural expression of the proposed form of development consistent with the residential character anticipated for the Queen Elizabeth Park neighbourhood area in the *Cambie Corridor Plan - Phase 3*?
2. Are the shadow impacts on the adjacent courtyard space minimal enough to support the conditional two storeys the proposed overtop of the permitted two-storey flank?
3. Does the proposal suitably provide for an enhanced pedestrian approach to Queen Elizabeth Park and complement the arboretum character of the neighbourhood?

- **Applicant's Introductory Comments:**

In our design, we were asked to keep three trees on this site. One is the Norway maple and two additional trees in the canopy of the Norway maple. This posed quite a challenge for the parking level as well as eroding the space on the ground floor and the second level and resulted in the massing as proposed.

In following the *Guidelines*, all the various required setbacks were placed along Cambie and West 35th Avenue. At the back entrance in the lane, we discovered that we were limited in space by the narrowness of the lot. Rather than having a large deck, we designed a stepped form with plantings on each level to carry the landscape up to the roof.

For the interior planning of the building, there are more 3 BR and 4 BR units than required. There are multiple owners of this building who also wish to be residents of the building and we designed some of the units to their requirements.

Following the *Guidelines*, we addressed the adjacent buildings with the consideration of the interior side yards and minimized the privacy issues.

Landscaping

The large Norway maple being saved is actually a city tree. It sits slightly off City property even though the root zone and the canopy reach into the property. The result is a large green corner on the lane.

We are proposing within the canopy of the maple a gravel path to protect the root zone. We are suggesting using Bee Turf which is a low maintenance grass alternative with pollinator plants, Yarrow and Clover, in the mix bringing a park like quality to the boulevard.

This leads to proposing a smaller public corner which is an area of paving with a seat and to increase the area of green space with sidewalk bulges to give pedestrians a bit of a buffer.

There are two smaller cherry trees with the anticipation that they will grow.

On Cambie Street, we are proposing to use columnar trees to create a buffer between the busy street and the amenity space.

We also want to have enough root space for two significant trees along the Cambie Street frontage.

The rooftop amenities space is designed to be a shared space with an outdoor kitchen and a gathering space under a covered area and planter boxes for urban agriculture and a green roof.

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 **SUPPORTS** the project.

- **Related Commentary:**

All panel members expressed support of the project.

Panel members praised the Applicant and the project for being a well-considered project in plan and elevation, in particular, given all the restrictions and requirements of the *Cambie Corridor Plan*.

Although it is a small site, it is an interesting and significant site.

The Panel members commented that it was great to see the Applicant is working with owner occupiers.

Most Panel members felt that the rooftop amenity is welcome feature.

Mr. Jerke likes the stepping of the building which creates a gateway for the street.

Mr. Jerke believes that the shadow impact is okay as long as it is not on the outdoor shared amenity space of the adjacent development.

Mr. Jerke recommended considering more planting on site rather than on City property in the event that Engineering may come back with different preferences.

Mr. Jerke feels that the smaller seating area does work as it faces a larger seating area across the street.

Mr. Neale congratulated the Applicant and commented that saving the trees and incorporating it into the project improves the public realm.

Ms. Ockwell expressed that this is an interesting and significant site, and the response is a carefully considered project with so much potential.

Ms. Besharat praised the Applicant for such a sensitive project and suggested to revisit the depth of shading devices and protection over the balconies on the South side to make sure it works to mitigate solar heat gains.

Ms. Brudar felt that this was a well-balanced building at the intersection, having a book ending quality with the two adjacent buildings and creating a gateway to the Park.

Ms. Brudar commended the Applicant on taking on the challenges this site presented and by saving the trees and came up with a building that is not a typical Cambie Corridor building.

Ms. Brudar commended Staff for showing flexibility by allowing a 6 storey front to the street.

Ms. Brudar noted that the vertical wall of the elevator is a strong grounding element.

Ms. Brudar noted that the entire West 35th Avenue frontage is an elongated public realm and plaza, widening in the area where the tree is located and there is a front and back balance.

- **Applicant's Response:**

The Applicant thanked Staff for their help and thanked the Panel members for their comments.

Adjournment

There being no further business the meeting adjourned at 7:15 p.m.