

URBAN DESIGN PANEL MINUTES

DATE: November 15, 2017

TIME: 3:00 pm

PLACE: Town Hall Meeting Room, City Hall

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:
Kim Smith
Amela Brudar Exempt from item #3
Helen Avini Besharat
Renee Van Halm
James Cheng Observed presentation but did not stay to vote or provide comment on item #1
Karen Spoelstra
Yijin Wen
Colette Parsons
Additional members for Item #1
Jim Hancock
Richard Henriquez

REGRETS: Meredith Anderson
David Jerke
Muneesh Sharma
Veronica Gillies

RECORDING SECRETARY: Kathy Cermeno

ITEMS REVIEWED AT THIS MEETING	
1.	1468 Alberni & 720 Nicola Street
2.	33 W Cordova Street (36 Blood Alley)
3.	2501 Spruce Street & 1110 W Broadway
4.	Blood Alley Square Design Workshop
5.	2109 E Hastings Street

BUSINESS MEETING

Chair Smith 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: 1468 Alberni & 720 Nicola Street
 Permit No. RZ-2017-00053
 Description: To develop two residential towers consisting of 314 market residential units and 129 market rental units; all over six levels of underground parking with 484 vehicle stalls and 562 Class A bicycle spaces. The proposal includes City owned childcare facility with 56 spaces on level seven; and a new City park through the closure of Nicola Street between Alberni Street and the lane.

 (442 ft.) for the East Tower and 123.5 m (405 ft.) for the West Tower.

 Zoning: DD to CD-1
 Application Status: Rezoning Application
 Review: First
 Architect: MCM Partnership
 Owner: Landa Global Properties, Asia Standard International Group
 Delegation: Mark Thompson, Architect, MCM
 Paul Whalen, Architect, RAMSA
 Jeffrey Staates, Landscape Architect, PFS Studio
 Eesmyal Santos-Brauit, Recollective Consulting
 Staff: Yan Zeng & Patrick O'Sullivan

EVALUATION: Recommends Resubmission.

- **Introduction:**

Rezoning Planner Yan Zeng, introduced the project as a proposal for two market residential towers. In the podium are 129 market rental housing units, replacing the existing 129 rental units on site. The rest of the two towers contain market strata residential units.

The subject site is a whole city block, located in the Georgia Corridor of the West End Community Plan area. It is facing Alberni Street to the north, between Nicola and Broughton streets.

Under the West End Community Plan and its rezoning policy, a rezoning can be considered for the sites in the Georgia Street corridor for increased height and density for a market residential development.

The plan's intent to accommodate growth in this corridor as well as to use the market residential density increase to support the West End Public Benefit Strategy to help delivery of needed community amenities that are related to growth.

There are two public amenities proposed on-site. One, on the top podium level is a 56-space childcare facility. There is also a park proposed within the street ROW between Alberni Street and the lane to the south.

The need for the childcare and the park were identified through the Triangle West planning work. Money for these two facilities are funds already collected from surrounding development.

The idea of locating these two facilities is that the subject site is within the Triangle West DCL area and also because the site is large enough to accommodate these facilities. For the park for example, a 20 feet Right-of-Way will be secured along the western property line of the subject site, to be incorporated into the park.

For the childcare, the applicant (the developer) will construct the facility based on City specifications, and deliver turn-key to the City.

It is a similar process for the park, except there would be a separate Park Board-led process, including public consultation, to determine the functions and the design of the park.

The proposal is subject to the General Policy for Higher Buildings, in which the building must demonstrate sustainability leadership, architectural excellence as well as opportunities to accommodate public amenities on site.

The proposal is also subject to the Rezoning Policy for Sustainable Large Developments, in which the proposal has to demonstrate compliance in terms of sustainable site design, access to nature, sustainable food systems, green mobility, and rainwater management, zero waste planning, affordable housing and low carbon energy supply.

Development Planner, Patrick O'Sullivan, introduced the project's context, surrounding buildings and recent development proposals. The site has a 30 ft. cross slope from the high point at the Southeast corner to the low point as the northwest corner.

The proposal includes an all residential building with two towers and a podium. There are 43 storeys and 48 storeys and a podium that ranges in from 4 to 5 storeys. 129 rental units are located in the podium, levels 1 through 6, and a childcare facility on level 7. There are 314 market residential units in the towers starting on level 8.

West End Plan allows heights up to 500 feet. The 3 view cones apply to this site.

The height of the East tower is limited by View Cone 12.1.3 from Granville Bridge to Grouse to 442 ft. The Queen Elizabeth View Cone crosses the site at about 390 ft. The Higher Buildings Policy allows penetrations into the Queen Elizabeth View Cone. The building height extends 30 ft., into the Queen E View Cone. Height of the west tower is limited by the View Cone C1 from the Laurel Land bridge which crosses the site at approximately 410 ft. the height of the proposed west tower is 405 ft.

The West End Plan suggests a maximum tower floorplate of 6,500 sq. ft. The applicant is proposing floorplate that averages to 6,500 sq. ft. over the height above 60 ft. noting that the floorplates decrease with height.

Mr. O'Sullivan described the building's setbacks: 25 ft. from curb to building face on Alberni, as requested by Planning, 18 ft. from curb to building face on Broughton, as requested, and 20 ft. setback/SRW from the Nicola Street PL for the future park.

Mr. O'Sullivan described the building interfaces at grade. Townhouse units at grade along Alberni with steps and individual entries, outdoor spaces. On the West side, at grade, Planning has asked that no private outdoor spaces, stoops or patios encroach into the 20 ft. park SRW to avoid the perception of privatization of the park. The Rental entries are located on Alberni at the west and east ends. The condo entry is located from the entry court on Alberni. This area is paved with stone paving, hedge garden, bike racks, condo amenity outdoor spaces. At the lane is a Lay-by for the Child Care drop-off. Also planter boxes and wood seating bench. Loading and parking is accessed from the lane towards the west side.

Amenity spaces are distributed throughout the project: 2 indoor and outdoor amenity spaces on level 2 facing onto the entry court; one on level 3 at the southeast corner, a rental amenity on level 5 on the west side with a co-located outdoor terrace, and 2 outdoor amenity spaces on level 7 at the east tower.

A 56-space City-run child care facility for toddlers, infants and pre-school levels is proposed to occupy the full level of the 7th storey. The child care outdoor space is located on the roof of the podium with full access to sunlight on the equinox at noon. The child care is supported by 9 pick-up and drop off stalls and a separate elevator directly to the Child care level.

The number of Parking, loading and bicycle spaces complies with the Parking By-law.

The rezoning application proposes Passive House certification, employing air tightness, continuous insulation, and featuring punched windows openings with high performance glazing, and limestone cladding over the entire project.

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

1. Does the panel support the overall form of development, including the proposed podium height, and tower heights (442 ft. and 405 ft.) and density (15 FSR)?
2. Does the proposed architectural quality and sustainable performance meet the criteria to earn the height to 442 ft. as per the Higher Building Policy (to make “a significant contribution to the beauty and the visual power of the city’s skyline”)?
3. Considering the intents of policy for the West End to maintain natural light and views by limiting floor plate sizes to 6,500 sq. ft., does the Panel support the applicant’s rationale for taking an average of floorplate to 6,500 sq.ft. as shown?
4. Please comment on:
 - The overall landscape design;
 - The design building interfaces to the public realm at grade level;
 - Sustainable performance.

• **Applicant’s Introductory Comments:**

The applicant described their intent to achieve a building with an iconic quality that is also a good neighbor at the same time. The architectural design contrasts with 20-25 years of glass towers in Vancouver.

A courtyard along Alberni Street breaks up the base into two parts and breakdown the scale of the street. There are numerous bay windows and articulated limestone that go up the building to allow a sculptural quality. At grade level, there is a series of low walls with gates to allow owners in and out access to their gardens.

Up the building there are masonry and punched windows. The proposed limestone masonry is similar to that of the Hotel Vancouver. The variation of windows size is to express room differences and difference between an office building and residential building. The bottom arrangement of windows is to allow a sense the bottom buildings supports the upper building. In addition, the expression of windows allows for interplay between the public and private side.

In the shaft of the towers there are vertical bay windows to allow a sense of verticality. At the top there are a series of increasing setbacks to create a dynamic expression. This reprises the scale of the base of the top of the building to allow a sense the building scales to the individual.

There was a similar scale and contextual response approach with the public realm and landscape. Within the additional setback on Alberni St, the applicant incorporated a second row of trees based on the existing row. There is an interface of small terrace gardens, gateways, fences, stonewalls, with the

same material of building, that reprises the interface between public and semi-private areas. Broughton St has rows of small medallions on the sidewalk. Nicola Street holds the “Mini Park” (West end Mini Park) associated with building. The back lane has a higher level of landscape finish, paved lane expressed sidewalk, to pick up on the need for better public realm expression in the laneways. There is also the child care drop off and pickup in the back laneway.

There are entry points on all corners and in the laneway as well. There are public entry points on two of the corners in addition to the center formal courtyard entry. There are public amenities for the residents on the flanking sides of the entry courtyard, and an amenity terrace on the 7th floor, and the remaining terrace is for the daycare.

The sustainability approach was to target the three sustainability policies required by the City of Vancouver which heavily focuses on energy and carbon. Examples include thermal bridge free design, high performance walls, high performance triple pane windows, and air tight buildings. The building’s sustainability objective is to reach Passive House certification and this could be the world’s tallest Passive house. The applicants are also aiming to encourage behavioral change by implementing a waste management concierge to facilitate sustainability by residents.

The applicant team then took questions from the panel.

- **Panel Consensus:**

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

THAT the Panel recommends resubmission of the project with the following recommendations to be reviewed by City Staff:

- Review the massing and density of the building and encourage more modulation to better express the base, middle, and top;
- The lower level massing along Broughton Street massing should be improved/ revised to either set the tower back from the podium, or to extend the tower down to grade distinctly from the podium;
- Improve the podium’s west elevation and expression facing the park;
- Concentrate the amenities spaces and provide more indoor and outdoor and public realm space;
- Revise flow of daycare (drop off and pick up) flow of parking and bike access to be safe and effective;
- Make the podium more welcoming to the public realm on the street edge;
- Improve the livability of the units facing the lane;
- Integrate public art in the design process now;
- Ensure viability of street trees.

Related Commentary: The panel commended the applicant on the comprehensive, well put together submission package and expressed appreciation for the inclusion of historical analysis of the existing building on the site.

The panel was of mixed opinion regarding height, some stating that the height is acceptable while others felt it was not necessary to project into the Queen Elizabeth view cone, feeling that the same design intent could be achieved with less height.

The panel was of mixed opinion on density with some panel members comfortable with the proposed density, while others said that the towers could be more sculpted if density was reduced. One panel member said that the density and massing as proposed was what is anticipated by the West End Community Plan. Others felt that the overall design could be improved with more modulation and

articulation in the massing and that a reduction in density would improve the expression. The site feels crowded, with one panel member remarking that it is because the site is shortened due to the additional setback for the Nicola mini-park.

The panel members who mentioned the averaging of the floorplate were supportive of this approach.

The panel observed that the podium appeared under-scaled and weak at just a few storeys in height and that it felt truncated at the top. Several panel members remarked that the massing of how the tower interacts with podium at the east elevation should be addressed to improve the presence to Broughton Street. As it is, the massing of the tower is flush with the podium at the setback line. The podium expression generally feels relentless and could use greater variety.

There was a liking to the concept of the divisions of the towers (base, middle top, crown), however it was suggested that there needed to be greater modulation and articulation between each of the divisions. The heights of the tower step backs should relate to context buildings.

Some panel members were challenged by the non-symmetry of the two towers at the crown, asking why the west tower appears to lean towards the taller east tower.

The panel agreed the advantages of the proposed punched window style are the energy performance, the high quality materials to be used and the unique expression, and acknowledged that there is a yearning to move away from glass towers that have predominated since the 90s. Some of the panel members noted that some of the decorative features needed to be reassessed (i.e. balconies).

It was also noted that there was additional room for improvement for the design of units that dip below grade along Alberni Street and the livability of units facing onto the lane as they appeared "rough."

The panel felt that the main entries to the rental component at east and west appeared to be pushed aside, and should be made more prominent.

The panel commended the applicant for their commitment to the passive house standard. It was suggested to look at safe guards so the performance the applicant is expecting is achieved (i.e. a peer group), and to reduce the post occupancy costs for the tenants (strata fees) for programs such as the waste management concierge.

The public realm was not sufficient relative to the density of the building. The panel also felt that the amenity spaces felt too small and dispersed for the size of the project. The entry courtyard on Alberni will always be in shade. The amenity spaces should be concentrated rather than distributed to encourage social interaction. It was suggested to integrate below grade services with the at grade levels, and to achieve better communication between indoor and outdoor amenity spaces.

The Panel felt that the parking spaces available for the pickup and drop offs of the child care were insufficient and should be designed to be safer. A bike amenity provided in the below grade that integrates with the grade level was needed.

The applicants were commended for the association with the mini park and providing the daycare facilities. A couple of panel members felt that the west elevation onto the park could have a main or multiple entries, and that generally this elevation should be made to feel more related to the park.

Consider a future use for the underground parking for a future time when the Vancouver is less car-focused.

The applicant should look at including some form of Public Art into the design process.

- **Applicant's Response:**

The applicant team thanked the panel.

The applicant noted the underground parking provide electrical charge units in anticipation of the future. Also, they had designed an option that was more open and orientated to the mini park but this was discouraged by Planning to prevent the perception that the building owned the park.

2.	Address:	33 W Cordova Street (36 Blood Alley)
Permit No.		DE419722
Description:		To develop a 10-storey mixed use building consisting of restaurant use on the ground floor and basement, commercial uses at grade, and 142 dwelling units (80 non-market rental and 62 market rental). The proposed floor area is 10,291 sq. m (110,771 sq. ft.) and the building height is 32.6 m (107 ft.).
Zoning:		HA-2
Application Status:		Complete Development Application
Review:		Second (First as a DP)
Architect:		Henriquez Partners Architects
Owner:		Raymond Kwong, BC Housing
Delegation:		Gregory Henriquez, Architect, HPA Joseph Fong, Landscape Architect, Hapa Collaborative Daniel R, Leed Consultant, Kane
Staff:		Paul Cheng

EVALUATION: Support with recommendations.

- **Introduction:**

Development Planner, Paul Cheng introduced this project as located at 0 Block West Cordova Street, one of the most character-defining blocks of historical Gastown. The site is dimensioned approximately 207' x 92', it is an anomalous site.

The rear 40 ft. of the block depth is Blood Alley, owned by the City of Vancouver to be operated as a neighborhood public park. It is currently undergoing a concurrent process to redesign Blood Alley Square, led by COV staff. The design will also be reviewed by the UDP. Any representation of Blood Alley's design, on any part of the property, is not considered a part of this application.

There are two historical buildings on this site:

- New Fountain Hotel built in 1899, 2-storeys
- Stanley Hotel built in 1906, 3-storey

Both buildings originally functioned as short-term hotel rooms for people working the gold rush, forest workers and miners.

This project falls under the HA-2, which is one of Vancouver's three Heritage zones (Chinatown and Yaletown). Historically, this area is highly mixed-use, commercial retail frontages, warehouse frontages, hostels/hotels/ the original Granville Townsite, from which the City of Vancouver developed and grew. The zoning's intent is to recognize the area's special status and to ensure the maintenance of Gastown's "Turn of the Century" historical and architectural character.

Design Guidelines were passed by Council in 2002, and were written in conjunction with the **Heritage Density Transfer Program**. Together, the intended development scenario for sites encumbered with historical buildings were essentially to keep the building, and any "unused" density could be banked, sold and bought for other development sites in the downtown peninsula as bonus density (allowed over and above what the zoning permitted, typically up to a maximum of 10%). As such, there exist in the guidelines statements such as:

"The objective that underlies this document is that appropriate design guidelines will encourage the conservation of the authentic heritage character and fabric of Gastown, and will also ensure that new development is compatible with and will contribute to that character."

“The objective is to reinforce the original scale of Gastown and the character-defining sawtooth profile”

“The permitted height for a heritage building is its existing height.”

Further, one single storey of addition could be considered for a historical building, on the condition that this addition would be inconspicuous. Presently, council has frozen the Heritage Density Transfer Program, due to the lack of available receiving development sites. This leaves short historical buildings such as 33 W Cordova highly disadvantaged, if no more than one inconspicuous storey is permitted to be developed.

Another policy priority that could run contradictory to the original Gastown intentions is the Downtown East Side Plan. The main policy objectives this proposal come under is through the DTES plan. Primarily, the replacement and upgrade of existing 80 SRO's into 80 self-contained dwelling units, equipped with bathrooms and kitchens, located in the second, third and fourth storeys. The existing building conditions are at the end of their life-cycle.

There is a third proposed use. Performance Venue, classified likely as a Cultural and Recreational Use “Hall” under the ZDBL, four storeys from ground to underground. This particular maximum height and massing, with taller portion to the east, was directed by Planning in order to preserve areas of direct sunlight onto the park during the afternoon and late-afternoon hours, especially during the spring and summer months. Planning staff do acknowledge that the proposed building does create a sizeable shadow impact on Blood Alley, recognizing that the site has enjoyed an exceptional exposure with the properties due south at only two and three storeys tall.

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

1. Overall compatibility with the historic neighbourhood with respect to the building mass, form and height;
2. Level of retention of the two “Class B” buildings on the Heritage Register;
3. Overall architectural compatibility with the historic neighbourhood for the two principal elevations facing Cordova and Blood Alley Square;
4. The proposed building's interface with the new design for Blood Alley Square.

• **Applicant's Introductory Comments:**

The applicants noted this project has a 10 year history and is a result of a lot of input from a number of people and response from its previous submission. The goal was to make the application economically supported by the rental housing.

Target issues from the previous submission were the massing was deemed too large and not being able to integrate the existing façade (Heritage) into the floor of the building. The first proposal has 134 market rental units to support the 80 units of non-market social housing.

The new design presented 44 percent less mass and reduced the amount of floor area, so there are now 62 units of market rental. The floor alignments align with the old historical floors, which allows for a proper heritage restoration of the facades, and integrates the facades into the building design. Additionally, the scale impact on Blood Alley reduces the mass which brings light down onto Blood Alley.

For character and compatibility, the applicants noted there was feedback from both Planning and Heritage. The GM of Planning suggested more honesty and grittiness in the design and Heritage

suggested more of a replica. The building design features punched windows and punch brick buildings on both sides. There is a glass transition between the buildings allowing for the rear two masses to become distinct. The rear facades have a number of loading bays to compensate for the shallow site and lack of underground parking. The materials are made of lighter and darker bricks to foil with the existing façade and represents an authentic expression of the past and the present. The social housing feeds across the gaps.

In regards to the storefronts, the applicants noted this is a controversial issue with heritage as there is no record of what the store fronts use to be, making the design process difficult. The applicants proposed a steel frame to emulate what they believe was once there.

There are gardens for the tenants of the social housing and an abundance of amenity spaces for the rental and social housing units.

The application is Leed Gold.

The applicant team then took questions from the panel.

- **Panel Consensus:**

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

THAT the Panel supports the project with the following recommendations:

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

- Stronger more robust detailing in the Blood Alley façade, and bringing that into the glass connection;
- Look at more detailing at the grade level changes;
- Look at the soffit under the bridge way, and see how it can offer some lighting and art;
- Animate the passageway between the soffit and the sidewalls;
- Consider some gates for the passageway.

- **Related Commentary:**

The panel generally supported the resubmission details of the project and found the architectural merit to be a great improvement. Some members found the project had good compatibility to Cordova Street, in terms of the massing, form and height. The building was integrated in a respectful way and had a good balance of back of house uses. The articulation and proportions between the front and the back of the building were well done.

A member acknowledged the constraints of following Heritage in the design development, and still found the design to have a good contrast between modern and heritage. The panel approved of the color choice, allowed for the heritage to come forward especially in the western building.

The main concern was the rendering on the Blood Alley interface and the interface of the two buildings. Considering the design history of Blood Alley square, suggestions included the backdrop detailing should be grittier, industrial like, and have more texture, especially in the blank areas. The panel members found the present design was chic and elegant, in particular the glass box connecting the two buildings and the spiral stair case. Suggested material included fritted glass in the open areas and corten steel.

Other considerations to the applicant included to detail the elevation more and to improve natural lighting to the businesses below.

A panel member suggested finding ways to animate the public realm.

A concern was the amount of shadowing from the Blood Alley interface onto the public realm. The soffit was noted to be a good site to add some type of art and illumination. The social housing units required amenity spaces larger in size due to the units being small. The panel suggested clarifying how the weather protection will work and consider the use of gates in the future to create spaces of privacy.

The current existing trees were in need of maintenance as they appeared 'rough.'

- **Applicant's Response:** Thank the panel for their comments.

3. Address:	2501 Spruce Street & 1110 W Broadway
Permit No.	DP-2017-00933
Description:	To develop a 10-storey mixed-use building consisting of a 2-storey podium with retail and office uses, and 37 market units above; all over two levels of underground parking with 50 vehicle stalls accessed from the lane, and 4 parking spaces directly off the lane. The proposed floor space ratio (FSR) is 3.3. This application is being considered under the Heritage Density Transfer Policy.
Zoning:	C-3A
Application Status:	Complete Development Application
Review:	First
Architect:	GBL Architects
Owner:	?
Delegation:	Amela Brudar, Architect, GBL Architect Joey Stevens, Architect, GBL Architect Emily Brett, Architect, GBL Architect J. Pattison, Landscape Architect, Considered Design Inc.
Staff:	Ji-Taek Park

EVALUATION: Support with recommendations.**• Introduction:**

Development Planner Susan Chang, on behalf of Ji-Taek Park, introduced the project as a development application comprised of two parcels on the southwest corner of West Broadway and Spruce located one block west of Oak. This is part of the Fairview Slopes Sub-area of Central Broadway. Sites along West Broadway are zoned C-3A and consist of a mix of two to four storey commercial buildings, office towers and mixed-use tower developments. The corner site across Spruce is a 10 storey structure and the neighboring site to the west is two storeys. The area south of the lane is zoned RM-3 and mainly consists of low-rise apartment buildings.

Per the C-3A guidelines, Spruce Street is identified as a False Creek Connection. Sidewalks should be developed as major pedestrian ways. The building form, in general, meets the expectations of continuous street wall. The upper massing above has a narrower frontage relative to the base allowing for sufficient daylighting and views. Higher quality materials and architectural details are expected.

The site is 100' x 125' deep with the lane at approximately 6' higher relative to the front property line. Proposed is a 2-storey podium consistent with the expected continuous street wall and 37 market units above in an 8 storey tower form with a floor plate of 4,100sf. The proposed floor space ratio (FSR) is 3.3 which include the 10% heritage density transfer. An 8'-11" setback has been provided along West Broadway and between 4'- 7'-6" provided along the majority of frontage along Spruce. Resulting from the higher lane elevation, the loading bay is located at the street interface screened with landscaping. Amenity space is provided on level 2 with contiguous outdoor space. Exterior cladding is primarily brick (specified as manganese iron spot), white fiber cement panels and copper panel accents.

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

1. Please comment on the proposed public realm relationship along Spruce St, intended to be a major pedestrian way.
 2. Please comment on proposed materials and colour.
 3. Please comment on the overall architectural and landscape composition and expression.
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- **Applicant's Introductory Comments:**

The applicants design concept was a contained compact site. There are two main elements to the application, a slender tower form and a strong street wall expression. Both are used for volume and a high quality approach.

The towers follow the guidelines that specify for slender tower forms to minimize shadowing on Broadway. They were broken further into two vertical volumes; this is to set up the relationship of two different elevation expressions. They measure to about 53 feet wide to 120 feet.

The North and South sides have more of an open base and the East and West have more of a solid feature. The North side has large balconies to take advantage of the views to the north shore and a base to help with privacy between units and enclosure to Broadway. There is lots of open space combined with an enclosed feeling for privacy.

The South side has bases that shift according to the difference in units. The unit bases are shifted to take advantage of the sunlight. In the east and west, they are much more solid to allow opportunity to get the wall to window ratio down and increase insulation for the building.

The windows on the elevations have vertical sunshades to help mitigate with the lower sun angles. The applicant minimized the balconies on the elevation to the back south corner to allow for sunlight from the southern and northern exposures.

The base has a voluntary set back from Broadway to create more opportunities for the public realm. There is an office lobby and residential lobby, both in white to create variety on street frontage yet relatable to the tower. There is an amenity space in the back of the building south facing side, which is a combination of urban agriculture and play space.

There is a secondary access on the lane that is for loading, parking and leads directly to the bike storage. There are additional surface parking spaces which have been voluntarily placed to aide with the parking number.

Spruce Street has two existing street trees that will be retained, and three new street trees will be planted by the applicant. The applicant is looking into getting consent to put three new street trees along Broadway. The loading bay will be screened with a hedge and small tree planting area adjacent.

The applicant team then took questions from the panel.

- **Panel Consensus:**

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

THAT the Panel Support the project with the following recommendations:

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

- Spruce Street elevation needs to be seen more as a street façade and to work with the corner
- Look at more continuous rain shelter with canopies wrapping around and along Spruce Street
- The base on Spruce Street needs more robust columns or and to bring it down as a base
- More attention to the entrance as a gathering place with an added amenity
- Base materials need to have real depth to read as base materials
- Develop canopies more and cove the amenity spaces
- Consider some street trees on Broadway
- With the lane consider bringing in some natural light in your parking ramp

- Animate the lane (i.e. gate choice)

- **Related Commentary:**

The panel noted how the building opened up at the corners and the background was well designed. Suggestions included the residential portion was not properly expressed and feels like your tucked behind the entire view. The ground material needed to ground the building more. The front and the back appeared as two different buildings. The back façade is more successful than the front, partially because it is not symmetrical and the front elevation needs more expression. The applicants could consider animating the façade with another tone or use the copper material differently to loosen up the expression of verticality. There is enough verticality in the design. The frame retail area (Spruce façade) lengths are too thin; it was suggested to make them wider to help with material proportion.

The balcony frame guards should be carefully looked as the framing details impacts the design and helps out the appearance of the project. The lane turning the corner on Broadway would benefit from balconies that wrapped around for a stronger corner expression. Presently the corner of Spruce Street is better designed which makes the building feel like two very different expressions.

A panel member pointed out that the master bedrooms of the penthouse suites have an obstructed view as they are looking at a tunnel.

The panel noted the white concrete stone looked good and was an economical choice. The panel felt the copper will inevitable go as it will patinate, is expensive and will get stolen. As well, the copper could run off onto the white stone. The materials need to have depth, because it is a compact and slender project. If the material is too thin the project will look very flat. The colour choice gives a good contrast between body and base.

The panel found the simplicity of the lane pull up to the parking spots very handy. Additional suggestions included the consideration of paving choice for the loading bay and parking, in the lane puncturing the ramp, and a gate choice for the underground parking.

Access points to the amenity space, coming in and out with bikes and the entry to the office space are well handled. Suggestions included the clarification of the glazing on top of the amenity area; decide whether it is standard glass, translucent or transparent. The amenity patios and private patios could use some rain cover and canopies. The panel suggested defining the residential entrance as a gathering place, especially as it has spaces for bike parking. The building overall needs to have some continuous weather protection to encourage walkability. The panel noted the current horizontal frames of the canopies will pool water but not do much else.

For the public realm a feature such as a built in bench would help shape the area into a nice public space. Broadway should have a continuation of street trees. The panel suggested the elevation on the laneway could benefit from having some landscape incorporated and exposure to natural light.

- **Applicant's Response:** The applicants clarified the copper material is more of a copper like material. The applicants thanked the panel for their comments.

4. Address: Blood Alley Square Design Workshop
 Permit No. None
 Description: The project was launched in 2016 and concept design options were prepared and presented to the community for comments in summer/fall 2016. The City of Vancouver engaged Enns Gauthier Landscape Architects to assist with this project. The initial presentation of the concept design to the VHC was conducted on September 12, 2016.
- The City of Vancouver is redesigning Blood Alley Square and Trounce Alley to:
- Update the space to increase its usability and accessibility for formal and informal gatherings
 - Propose new ways for managing commercial dumpsters and waste
 - Create a stewardship plan that involves the local community
 - Maintain the richness in materials and texture of the original 1970's design.
- At this time staff and the consultant would like to present an update to the concept design as well as to provide more information on its integration with the 33 W. Cordova development proposal. Further design development will continue in winter 2017 and there will be more opportunities for public comments to the design.
- Zoning: HA-2
 Application Status: Workshop
 Review: Second
 Consultant: Enns Gauthier Landscape Architects
 Staff: Paul Cheng

EVALUATION: Non-Evaluation

- **Introduction:** Development Planner Paul Cheng introduced the project as last time it was reviewed with GHAPC there was some frustration with not being able to review it with 33 W Cordova. This time staff have coordinated the reviews of both projects so that they can inform each other on immediate context, how they interface, and on how they affect each other.

While it is natural to initially want Blood Alley to become a buzzing public square similar to Jim Deva Plaza in the West End, there are several considerations that have led staff to direct a design intention for a public space that is different in scale and programming. These considerations include:

- 1) Blood Alley's character has always been considered as an area of respite from the hustle and bustle of Gastown's main streets. More intimate in scale with a tighter sense of enclosure, Blood Alley acts more like a "hidden gem" that can be discovered. Hidden behind existing buildings, it is not directly bordering with any major streets, but can only be accessed via Trounce Alley, Gaoler's Mews, and the porte-cochere under the new 33 W Cordova development;
- 2) Keeping as many trees as possible;
- 3) Keeping cars and trucks off of Blood Alley;
- 4) Topography: There is currently a negative downward slope from Trounce Alley to the property line of Stanley and New Fountain buildings, in line with the basement level of these buildings. In order to facilitate an improved activated interface between this site and Blood Alley, staff have directed that the redesign incorporate a change in grade that meets the ground floor of the redevelopment of 33 W Cordova. This results in reconciling a change in

grade of about 4 ft. Rather than make this grade change in an abrupt manner requiring very long ramps and many stairs, the design introduces 3 plateaus that are 12-18" in height difference, thereby giving many casual seating opportunities and the avoidance of safety balustrades;

- 5) Programmed events, including outdoor performances. Using the western and central terraces as stages.

- **Applicant's Introductory Comments:**

The consultant led a visual presentation in the form of a power point, which included a short fly by video of Blood Alley Square as it is being proposed.

Blood Alley is still in concept refinement process, the project has already been to GHPAC, Planning Commission, and through extensive public engagement process (up to seven events). The consultants are hoping to enter the detail design process in the New Year.

The Downtown Eastside Community plan is the pillar for what happens in this community, especially in Blood Alley. The guidelines and principles of the plan have been placed upon the project since the beginning. The key objectives are the following:

- Redesign and improve the existing public realm;
- Increase safety of the square and introduce programming opportunities with emphasis on community stewardship and understanding it's a shared space;
- Include opportunities for the low income community;
- Reinforce and enhance the 1970s heritage of the square.

The consultant described Blood Alley as a contested space of warmth and character shared by residents, businesses, and all members of the community. It is the emotional heart of the downtown eastside. For this reason, it is important to take time to consider its present conditions and understand the space is under a lot of stress with examples such as aging paving, and trees in need of long term maintenance.

The consultant is looking at 3 main pillars:

- Rehabilitate the deconstructed elements;
- Restore key elements from the past site (take historical elements and preserve them or find a way to reinterpret them);
- Identify the trees as a significant element (large canopy trees will be replaced and put on site).

The consultant noted the outcome of the public engagement was as follow:

- 92 percent stated conservation of landscape is important;
- 64 percent were not happy with current waste management process;
- 68 percent supported the redesign and offer of shared community opportunities.

The biggest improvement from the original design is the loading on the west is subtle while more pronounced on the east where it is shared, and there are additional trees preserved.

The redesigned plaza will tier up in 18 inch intervals while being under two feet to allow for individuals to sit and lay down anywhere in the area. Also, this will allow for slight elevated areas that can be used as performance/presentation points. The plaza will be of a circulation pattern to allow an overall understanding of the site and an extended space for larger events. With a speed table, a 6 inch raised ramp on Trounce Alley, drivers will know the 2 way right-of-way is also a pedestrian space.

There will be a Stewardship governing body that will ensure that all groups have access to the square. They will also be in charge of the light sources to ensure appropriate lighting is available according to the time of day. There will be light sources hanging from the trees and lights will be manipulated to show the history of the site on the ground and spotlight featured presentations.

The applicant team then took questions from the panel.

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

- Panel and consultant discussion.

- **Related Commentary:**

The panel's main concern was the intimidation factor for all the residents and passerbies wanting to use the square (especially those of low income) coming from the business interfacing the square. The panel noted the glass from the businesses facing into the square can in fact cause a feeling of inequality between those inside and outside. Suggestions included finding ways to create a private communal area away from the high end business without isolating it. Individuals should feel like they belong. The square should be a space to encourage talent, interaction, teaching and mentoring, opportunity for discovery, while also being space where one could have their lunch or simply a place to relax and read a book.

The panel suggested the reconsideration of all 4 spaces and who they interface is the most important aspect of this redevelopment process.

Additional comments included the suggestion of removable furniture and water availability to enhance the shared and open to all walks of life feel. As well as consider some form of public art in the early part of the process.

- **Applicant's Response:** The consultant thanked the panel for the discussion and their suggestions.

5. Address:	2109 E Hastings Street
Permit No.	RZ-2017-00056
Description:	To develop a 6-storey mixed-use building consisting of commercial at grade and 42 secured market rental units above; all over two levels of underground parking accessed from the lane. The proposed building height is 22.2 m (72.82 ft.) and the floor space ratio (FSR) is 3.2. This application is being considered under the Grandview-Woodland Community Plan.
Zoning:	C-2C1 to CD-1
Application Status:	Rezoning Application
Review:	First
Architect:	Yamamoto Architecture
Owner:	Tazo Yamamoto
Delegation:	Peter Kreuk, Landscape Architect, Durante Kreuk Ltd. Daniel Roberts, LEED Consultant, Kane
Staff:	Rachel Harrison & Susan Chang

EVALUATION: Support with recommendaitons.

Introduction: Rezoning Planner, Racheal Harrison, introduced the project as a proposal under the Grandview-Woodland Plan (6.2.3) for a 6-storey (75 ft.) mixed-use development with commercial on the ground floor and 42 secured market rental units above and 38% of family units. The proposed density is 3.2 FSR, which is the maximum density allowed under the GW Plan. There will be a total of 48 parking spaces, accessed from the lane.

The site is located at the NE corner of Hastings and Lakewood Dr (2 blks east of Victoria). The site is Located within the Grandview-Woodland Community Plan policy area, specifically the Hastings Hilltop subarea. The Site is currently zoned C-2C1. The Site is 100 ft (Hastings) and 112 Ft (Lakewood). The Site is currently a Dairy Queen restaurant with surface parking

On Hastings (in these blocks) all zoned C-2C1, under the existing zoning allows for 4 storeys. There is an empty lot across Lakewood. To the North: RM-3A zoning, mostly low-rise multi-family dwellings as well as a cluster of character houses directly across the lane (3 houses are identified under the Vancouver Heritage Register as class B). There is approximately a 10 ft. grade change from SE down to NW

The Grandview-Woodland Plan allow for all sites on Hastings to be rezoned to 6 storeys as long as they contain 100% secured rental units. Behind the lane, the plan allows for the RM-3A sites to also be rezoned up to 6 storeys, again, as long as they contain 100% secured rental units. The character streetscapes cluster (8 houses in total), identified in the GW Plan, are ineligible from the 6-storey rezoning policy. The only likely potential redevelopment would be infill, under an HRA.

Development Planner, Susan Chang, introduced the project as a proposal located in Hasting Hilltop area of the Plan, on the north side which allows up to 6-storeys to 3.2FSR. A front setback is required to achieve a minimum 5.5 m wide sidewalk. Setback expectations are the following; upper floors above first storey commercial should be setback 30' at the rear and shoulder setbacks above 4 storeys to transition in scale with the existing 2-C1 base zoning.

This is a 2 lot assembly resulting in a site size of 99'x112'. There is a crossfall from southeast to northwest corners by approximately 10.5'. The proposal is providing the upper level setbacks with a corner element. The structural frame is expressed on the exterior with open to below areas and inset balconies. Given the context of the character homes (excluded from the RM rezoning policy),

additional drawings have been provided to outline the base zone containment angle and shadow studies. Residential entry is off Lakewood with an amenity room next door.

- Advice from the Panel on this application is sought on the following:
 - 1.) Please provide commentary on the overall massing in particular corner expression, and massing on the north side with consideration to the character streetscape across the lane.
 - 2.) Is the lane interface with the neighboring residential properties successful?

- **Applicant's Introductory Comments:**

The massing approach was to provide an 8 foot setback on the upper levels and introduce a 6 storey building on the corner. This site has a stepping street wall due to the slope and future implementations of setbacks on this site. The applicants noted the 6th storey building would be a good way to book end the block.

The goal was to keep the form as simple as possible, as stacked as possible. This approach lends itself to the exposed elements on Hastings Street. The element is quite pronounced which established a street wall with a nice deep brick pier that engages the building. The residential lobby has a screen wall that terminates the building a bit on the southwest corner. This allows the lobby entry to have breathing space and takes away volume and bulk from the northwest corner to provide maximum solar exposure into the single family homes.

The materiality approach was to look at the industrial character of the neighbourhood and bring that character detail through the building.

The amenity area is located at grade with direct access to the outdoor amenity area located close to the lobby. This allows for both amenities areas to appear as one shared space. The lane has incorporated exit stairs and back of house recycling and garbage areas. As the project progresses the applicants are looking at ways to further lower this area to provide trees and planting at a decent scale. There is also a bike lane running along the frontage.

With the landscape there was an emphasis on the lane side to provide a level of privacy and transition to the residences. There will be a couple of saved trees on Lakewood.

This project falls under the new rezoning policy requiring compliance of the energy teddy and eui numbers. The buildings floor area to wall area ratio is at 59 percent, which is over the 50 percent target, and window to wall ratio is 33 percent. The applicants stated they are comfortable meeting the targets.

The applicant team then took questions from the panel.

- **Panel Consensus:**

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

THAT the Panel Support the project with the following recommendations:

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

- Reconsider the lane and how it addresses the adjacent house;
- Reconsider the corner of the lane with the exit stairs and amenity space and make a more successful order;

- Reconsider the fabric owing into the parking garage;
- Pay attention to a fine grain texture and detail for the streetscape on Hastings.

- **Related Commentary:**

There was an overall support for the massing and form of this project. The building was said to be simple and attractive and the corner was appropriately expressed. The panel was glad to see brick in this neighborhood.

The panel's main concern was regarding the lane elevation and suggested a rethink of the whole rear elevation and elements of the lane. Concerns included the heritage single family building across the lane is siding onto the lane with its largest windows facing in. The way the exit stair and volume shaped the amenity space and having the exhaust shaft located right beside resulted in the amenity space appearing skimpy. Suggestions included pushing the stair to the ground to come out at grade and moving the exhaust shaft to an accessible stall to create room for a bigger and wider amenity patio. A panel member suggested introducing some windows or lighting to the exit stairs to soften the elements and not just appear as a blank wall.

Additional considerations included reducing the concrete wall in the alleyway on the west elevation. Rethinking the fabric awning, and paying more attention to the main residential entrance. Also the panel suggested more of the fine grain detail that the neighborhood is known for. Along Hastings Street a panel member suggested looking at more depth and texture between the glazing and the base to create more details on the streetscape.

- **Applicant's Response:** Thanked the panel for their comments

Adjournment

There being no further business the meeting adjourned at 8:30 p.m.