

URBAN DESIGN PANEL MINUTES

DATE: December 13, 2017

TIME: 2:45 pm

PLACE: Town Hall Meeting Room, City Hall

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:
Kim Smith - Chair
Yijin Wen
Karen Spoelstra
Muneesh Sharma (excused from items 3 & 4)
David Jerke
Meredith Anderson
Leslie Shieh
Veronica Gillies (excused from items 1 & 2)
James Cheng (excused from item 3 and 4)
Amela Brudar

REGRETS: Renee Van Helm
Helen Avini Besharat
Colette Parsons

RECORDING SECRETARY: Camilla Lade

ITEMS REVIEWED AT THIS MEETING

1. Introduction to NEFC Area Plan (Northeast False Creek Area Plan)
2. 800 Quebec Street & 801 Main Street and 898 Main Street (NEFC Sub-area 6D)
3. 811 Carrall Street (NEFC Sub-area 6C)
4. 750 Pacific Boulevard (NEFC Sub-area 6B)

BUSINESS MEETING

Chair Kim Smith called the meeting to order at 2:45 p.m. and noted the presence of a quorum. A brief business meeting took place before the presentations commenced.

An introduction and update on the Northeast False Creek (NEFC) Area Plan was presented by Holly Sovdi and Patricia St. Michel.

1. **Introduction:** Holly Sovdi, Senior Planner, introduced the NEFC Plan and rezonings (RZ), which are advancing concurrently. The rezoning applications are expected to align with the emerging policy. The depth of engagement covered almost 100 events, with around 17,000 people engaged, including:

- The Musqueam, Squamish and Tsleil-Waututh Nations and Urban Indigenous peoples
- The Council-appointed Northeast False Creek Stewardship Group
- The Hogan's Alley Working Group including a co-design advisory committee (DAC)
- A Chinatown working group
- Local residents and the broader Vancouver community

There are three districts defined within the policy area:

1. The Events and Entertainment District, which features:

- The convergence of the CBD and the waterfront
- The connection of water to water (Lost Lagoon in Stanley park to the False Creek Basin)
- Accessibility and inclusivity for all
- A density and mix of uses that support active public spaces (streets and waterfront)
- Places for cultural programming, celebration and gatherings of all sizes
- A new building typology that includes active non-residential uses along the ground floor and on lower levels adjacent to active gathering spaces
- A community centre, music presentation centre, childcare facilities, market and non-market housing, a laneway district, Great Streets, and publicly accessible plazas and wharves and other waterfront spaces

2. The Park District, which features:

- A diversity of community-serving uses
- A connecting element from east to west
- A prominent front door to Chinatown
- A place of civic celebration
- Access to water
- An indigenous peoples gathering space

As a part of the City of Reconciliation, the project team has extended Stage 3 (Extended Consultation) to engage more deeply with the Musqueam, Squamish and Tsleil-Waututh Nations, and Urban Indigenous communities, following an indigenous engagement framework crafted by Indigenous staff from the City and the Park Board. The focus is on ensuring that the Indigenous principles of cultural practice, ecological stewardship, and Musqueam, Squamish and Tsleil-Waututh visibility on their own lands are reflected in the refined Park Concept Design.

3. The Main Street Blocks, which features:

- Reconnecting Chinatown to the south via Quebec St, Main St and Gore Ave.

- The Hogan's Alley block: opportunity to deepen affordability, and to include a cultural centre, childcare, an international food market, a mix of housing (including 300 social housing units), and retail curation in support of local business.

To the north, the recent policy changes to the Rezoning Policy for Chinatown South recommends a maximum building height of 90 ft. To the south, a policy statement for the new St. Paul's Hospital and Health Campus was recently approved, and a rezoning application is expected shortly.

Overarching objectives for NEFC include:

- As a City of Reconciliation, to use this opportunity to take a step towards reconciliation and cultural redress.
- To create public places and spaces that are defined through experience rather than design and that contribute to a public realm that is community-oriented, inclusive, accessible, flexible, and highly connected.
- To promote active uses along the ground floor that include a diversity of experiences and interests.
- To take a leadership role in city building that balances green building and green infrastructure design with principles of livability, enjoyment, and inclusivity.

Patricia St. Michel, Senior Urban Designer, noted that the area based rezonings for consideration are different than the typical rezonings that the panel sees. The rezonings, based on policies set out in the NEFC Area Plan, will create a framework for development, within which individual, more detailed and refined work can occur. Design guidelines will balance certainty and flexibility through the development permit stage. Creativity and innovation are encouraged, and further design development should seek to innovate and evolve within the density, height and uses prescribed in the Area Plan and CD-1 by-laws.

Patricia then outlined the status of the proposed rezoning areas and what the Panel was being asked to consider:

- Sub-area 6D - The Main Street blocks voting session: A complete rezoning application has been submitted, and is in alignment with the density and policies set out in the NEFC Area Plan.
- Sub-area 6C: (Concord Pacific) non-voting workshop: application is not yet complete, and involves City lands. The proposed density exceeds that of the policy, but may be considered subject to urban design performance, delivery of public amenities, and adherence to the Urban Design Principles set out in the NEFC Area Plan.
- Sub-area 6B (Plaza of Nations) non-voting workshop: An application has been recently submitted, The proposed density exceeds that of the policy, but may be considered subject to urban design performance, delivery of public amenities, and adherence to the Urban Design Principles set out in the NEFC Area Plan.
- Sub-area 10C: The application will be advancing as a Director of Planning-initiated rezoning because it is a Provincially-owned site, and an integral part of completing the new street network with Georgia Street over the building's underground parking structure. The application will respond to the comments from the June UDP workshop.

The Urban Design Principles defined in the NEFC Area Plan include:

- Water to Water: Physically reshaping the False Creek Basin to draw the water to the foot of Georgia Street.
- Georgia Gateway: Marking the new intersection of Georgia St and Pacific Boulevard with tall buildings

- The False Creek Public Basin and Waterfront: Ensuring the urban waterfront is active, public and engaging, with reasons to return again and again, in all seasons. .
- Water/Park/Mountain View: NEFC is a unique place in the city with both south facing waterfront views and views to the mountains through the narrow, historically low neck of the downtown peninsula.
- Connected and Prominent Park: Improve connections to the surrounding communities,
- Pacific Boulevard 'Great Street': a complete street with legacy trees defining a substantial, safe and comfortable cyclist and pedestrian realm with public places to sit and enjoy, and engaging active edges.
- Celebrate BC Place: Accommodating densities appropriate to this downtown site while preserving and accentuating views to the stadium.
- A Unique Place and a New Typology for Vancouver: a unique approach to building that moves beyond the tower and podium, with an emphasis on a greater mix of uses, typologies that enhance livability and social connection, and a sense of green and garden on upper levels

The Planning team then took questions from the panel.

2. Address:	800 Quebec Street & 801 Main Street and 898 Main Street (NEFC Sub-area 6D)
Permit:	RZ-2017-00044
Description:	To develop the sites with a mixed-use development consisting of buildings at a range of heights up to 22 storeys, with commercial and residential uses over the 2.1 acres at 800 Quebec Street & 801 Main Street; and buildings at a range of heights up to 14 storeys, with commercial and residential uses including: 300 social housing units, childcare facility, cultural centre and non-profit office space over the 3.5 acres at 898 Main Street. This proposal is being considered under the Northeast False Creek Refined Area Plan.
Zoning:	M-1 to CD-1
Application Status:	Rezoning Application
Review:	Second (First as Rezoning)
Architect:	Perkins+Will
Owner:	City of Vancouver
Delegation:	Zena Howard, Architect, Perkins+Will North Carolina office David Dove, Architect, Perkins+Will Vancouver office Margot Long, Landscape Architect, PWL Partnership Landscape Architecture Stephanie Allen, Hogan's Alley Working Group, Design Advisory Committee
Staff:	Cynthia Lau & Patricia St. Michel

EVALUATION: SUPPORT with Recommendations

Introduction: Patricia St. Michel, Senior Urban Designer, introduced the project as a rezoning application and a voting session for the Panel. The rezoning does not represent building designs and architecture, but rather lays the framework for further design work.

The viaducts were just the first step of a planned freeway system that was to run through Vancouver neighbourhoods east/west, north/south, and across the waterfront. Fortunately, public protest stopped the continued construction of the freeway system, but not before the Main Street blocks were destroyed.

The block east of Main Street, known as Hogan's Alley, was the focal point of the Black community in Vancouver. As in many North American cities, the community was displaced for urban renewal and highway infrastructure. The block was redlined a decade in advance of expropriation in the name of 'slum clearance', 'urban renewal' and freeway building.

At the UDP workshop in June, only the west block was considered, as deeper engagement was needed to create a meaningful response to the history and the future of the Hogan's Alley block.

As part of this engagement, Staff have been working with the Hogan's Alley Working Group. The Hogan's Alley Working Group includes people who lived on Hogan's Alley, descendants, activists and academics. To participate more extensively with the Perkins+Will and City staff, a smaller group Design Advisory Committee was formed.

Critical to this reset was to have Zena Howard of Perkins+Will North Carolina join the team. Work presented tonight is the result of a three day charrette with the Hogan's Alley Working Group led by Zena, and of several subsequent working sessions with members of the Design Advisory Committee. Zena will be joining this meeting tonight by Skype.

Zena Howard is a Principal, Shareholder, and Managing Director of the North Carolina practice of Perkins+Will. An award-winning architect, strategist, mentor and team builder, Zena is known for

her success in leading visionary, complex, and culturally-significant projects, including the Smithsonian's National Museum of African American History and Culture in Washington, DC, several libraries for Durham County in Durham, North Carolina, the Anacostia and Tenley-Friendship Neighborhood Libraries in Washington, DC, the Motown Museum Expansion in Detroit, Michigan, and the New Brooklyn Village development initiative in Charlotte, North Carolina.

Zena is recognized for helping clients envision and create cultural destinations that will celebrate the history and context of displaced, forgotten communities. Zena is an advocate for diversity within the architecture profession, a field where minority and women professionals are historically under-represented. She is a founding member of Perkins+Will's Diversity + Inclusion Council, and associate professor of architecture at the North Carolina State University College of Design.

Also to share community perspective on the future of the block is Stephanie Allen, who is a member of the Hogan's Alley Working Group and the Design Advisory Committee. Stephanie Allen is VP Project Planning & Partnerships at Catalyst Community Developments Society, a non-profit real estate developer. With over 15 years experience developing housing in BC, Alberta and Arizona, Stephanie holds a Business Administration degree, is a certified Project Manager, and is completing a Masters of Urban Studies at SFU.

Main Street Blocks Policies:

- Both Blocks:
 - Respond to and draw upon the varied context of the blocks: Chinatown, Strathcona, Citygate, the new St. Pauls, the park.
 - The gateway to Chinatown along Main Street is an opportunity to reconnect north to south through use, scale, connection and fabric (90 ft. max. height, 25 ft. subdivision, active fine grain uses, shopfronts and activity)
 - As in the rest of NEFC, an active and publicly engaging ground plane with a higher proportion of public places, uses, retail, workspace, live/work/sell, social enterprise, etc.
 - A diversity of accessible and flexible spaces that support public life.
 - An emphasis on food such as retail stores and markets, at a range of scales. Focus on small and independent spaces, urban agriculture.
 - 300 units of social housing between the two blocks (locations TBD)
- The East Block Hogan's Alley design includes:
 - Main Street Cultural Centre: a focal point for the black community and welcoming and inclusive to all. Located on Main Street for visibility and prominence, with a clear presence on the Alley.
 - Hogan's Alley: The block is organized around Hogan's Alley, a public and pedestrian space. The Alley continues the three historic Three entry points of the T-shaped lane, but is more organic in form than the existing subdivision pattern..
 - A unique Inside life of the block: A unique and distinctive character; small scale local enterprise; live/work/sell.
 - Design for community and social connection with porches, terraces, passages, thresholds and rooftops: building forms that support social life and connection.
 - Varied heights and setbacks along the alley, creating opportunities for a variety of scales of outdoor places. and terraced roof gardens overlooking the alley from multiple levels.
 - Inspiration from the African diaspora in form, detail, colour, texture, and material.with the introduction of circular, curvilinear forms in key building elements, projections and canopies.
- The West Block design includes:

- Curated mix of retail with shops, restaurants and amenities that support the life and culture of Chinatown.
- Quebec Street to contributing to the connection and draw to Chinatown.
- Park frontage as a key generator of form
- Central plaza designed to recognize the historic shoreline that crossed through the centre of the west block.

As noted earlier, the Hogan's Alley block was not brought forward to the panel workshop in June. The West Block was discussed by the panel workshop in the form that is seen today.

The West Block proposal was well received by the Panel with support for the principles underlying the concept and the response to context. There were no recommendations for change or areas of concern noted at that time.

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

1) How well does the proposed development respond to the principles and policies in the refined NEFC Plan, with particular regard for:

- The response to the varied context of the two blocks (Chinatown, Strathcona, Citygate, new St. Paul's Hospital, the park and waterfront)
- The expression and articulation of the 25 ft. lot module
- Response of both blocks to strengthening Main Street and reconnecting north and south
- The public spaces, spatial qualities and relationships of the Hogan's Alley Block (898 Main St)
- Response to the historic shoreline response on the western block

The planning team then took questions from the panel.

- **Applicant's Introductory Comments:** Stephanie Allen introduced herself as a member of the Hogan's Alley Working Group and the Design Advisory Committee (DAC) (which both grew from the larger Council-appointed NEFC Stewardship Group) and described the project as a labour of love. When the viaducts were built up, a community was purposefully displaced. In planning for this new block, the group had to think about how to address displacement and the losses suffered by the community, and how the people who have been historically excluded from participating in this city can be included again. There was an intent to engage the broader Black community. The group also connected with Carnegie and the DTES, and with Chinatown. The group has been very active in recognizing the importance of engagement, and have been assisted by the City.

The group realized the block had to be more than building beautiful buildings, but that it had to be led by programming and experience. The group developed their own guiding principles:

- Recognition of the collective contributions of the Black Canadian identity
- Honouring the Black Community of the former Hogan's Alley and the former residents
- Creating access to the space by unlocking resources, reshaping markets and generating equitable opportunities for all people
- Provision of a security of tenure and a definition of land use. The city is helping to explore other land ownership options, such as a land trust, to help increase affordability
- Collaboration and partners will be needed
- An investment in community and the future generation. This is an opportunity for Black Canadians to celebrate their culture and contribute to the greater mosaic of Vancouver
- Building literacy in the community around development and planning
- Cultural centre as a hub

The community has been very supportive of the vision for Hogan's Alley. This will be an ongoing process, holding the city accountable to goals of affordability, sustainability and livability. The level of engagement has been important and the group hopes it can be used internationally as a model.

Zena Howard, Perkins+Will North Carolina office, introduced the concept for the block via online presentation. Ms. Howard described the concept as a response to the guiding principles defined by the Hogan's Alley Working Group. The design process looked at the history of Hogan's Alley. It was a community with strong ties to the railroad. The historic fabric was of a fine-grain and the uses included shoe repair shops, dry cleaners, clubs, restaurants and cafes. The built form had evolved organically, with no more than two-storey, makeshift structures and dwelling units. The built form and edge along Main St was quite active. The familiar H-frame power lines were also significant.

Through workshops with the design team, some prevailing design themes were established:

- The Cultural Centre on Main St: An activating and prominent element to mark the community.
- Organic Geometry: Realigning the pedestrian path with the historic alley was appealing, but more so was the idea of keeping the three prominent entry points and keeping the interior form organic. The interior of the development should be a contrast in scale, character and personality to the edges of the development
- Passages of Storytelling: Connections from the exterior to the interior of the block that provide opportunities for great storytelling, as powerful moments of transition
- Space for Social Connections: Spaces are at a character and scale that support a strong social life.
- Porches, Passages and Thresholds: Juxtaposition of public and private spaces. A porch is neither entirely public or private. It is where spontaneous interactions and creativity often occurs.

The massing respects the historic 25 ft. lot sizes. The forms enable a vibrant and organic, flowing ground plane, anchored by a Cultural Centre. The massing has movement, and allows for smaller-scale porches and passageways.

Within the larger development of both blocks, Hogan's Alley speaks to Strathcona, but establishes its own character with the pedestrian-oriented core. Programming throughout the site is allocated to ensure a vibrant ground plane and responds to the urban context and streetscape experience with marketplace shopping, dance and entertainment, leisure activities, etc.

The design was tested against the guiding principles—the Cultural Centre architecture suggests an iconic facility on Main St. There are spaces for public art, and both the ground plane and the upper levels introduce colour and vibrancy. The space is experienced from the upper levels by walkways in the form of reinterpreted 'H-frames'. The upper terraces and elevated walkways support green and urban agriculture, to help sustain the people that live in the development as well as those who visit.

David Dove, Perkins and Will Vancouver office, introduced the West Block by noting the layers of history on the site, including the historic shoreline, the historic street and alley system, and the 25 ft. lot module. The design team has reflected on the need to reknit these layers of history back into what was lost and what we want to see in the future as a driver of thinking about the design. The tall building on the West Block follows the Citygate pattern. The form responds to the diagonal line of the crossing view cones and also the location of the historic shoreline. The 150 ft. height on the Hogan's Alley block mimics the New St. Paul's edge. The Chinatown context was respected by using appropriate heights and not by maximizing what is allowable under the view cone (~225 ft.).

The NEFC policies of responding to the park edge are reflected in the terracing of the buildings and in introducing landscaping in a meaningful way through urban agriculture and other practical methods. The West Block maintains the 90 ft. streetwall and 25' lot module as in Chinatown in order to respect the gateway quality of Main St, but the East Block deviates in that the Cultural centre is deserving of an iconic form. Retail, plazas and other pedestrian-oriented active uses will define the ground plane, adding to the idea of 'sticky edges.' There are multiple uses on the blocks: retail, residential (market and non-market, with 200-300 units of affordable non-market housing), office, live/work, cultural centre and childcare.

Margot Long, PWL Partnership Landscape Architects, introduced the landscape concepts for the West Block, including the idea of stepping down to the park and using and planting the roofscapes as much as possible. The amenity interior spaces are integrated with the outdoor roof decks. There would be agreements to have access to the decks to enable maintenance of greenspace. There is a water feature and plaza that recalls the original shoreline with retail engaging all edges of the central shoreline space.

For the East Block, the idea of 'porch' is strongly reflected in the landscape design in the terracing rooftops stepping up from the Alley, and in the interfaces between the indoor and outdoor spaces. The cultural centre interfaces with the Alley with an indoor/outdoor space at grade - a main porch that engages the central gathering space. The roof-top of the cultural centre is a basketball court that can also be used for gathering and events. The activated roof-tops are an important part of the concept, and the bridges provide connections between different types of roof-top open space including urban agriculture opportunities and community gathering. The daycare is on two levels with play area roof decks that look out over the Alley. . The landscaping is public- and community-focused. Harvest tables are planned in the central portion of the alley connecting to the eastern plaza area where there would be active uses such as a basketball hoop, water play, and other play areas, A community 'backyard' is planned for the eastern end of the site at the corner of Gore and the new Pacific Boulevard.

The applicant team then took questions from the panel.

- **Panel Consensus:**

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

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

- Carry the 25 ft. module to grade, especially on Union Street
 - Ensure and maintain the strong identity of Hogan's Alley
 - The shoreline expression on the West Block needs design development
 - The West Block should have more permeability and connection to the park
- **Related Commentary:** The panel supported the proposed developments of the Main Street blocks and thought that the proposals met the principles and policies of the area plan well. The Panel appreciated the different and appropriate responses to the two blocks, and thought the east Hogan's Alley block was strong and most successful.

The panel thought that the proposed heights and forms of development were an appropriate response to context, particularly to Chinatown. It was suggested that the area of the east Hogan's Alley block directly across from the future new St. Paul's could be a larger, simpler form.

The panel thought the proposed 90 ft. maximum height and 25 ft. articulation on Main Street was an appropriate response to strengthening Main Street and reconnecting north and south. The

Cultural Centre location on Main Street was seen as an appropriate activating use, and an opportunity to vary from the 25 ft. articulation.

The expression and articulation of the 25 ft. lot module on the east Hogan's Alley block and on Main Street was strong and well-resolved. The public spaces, spatial qualities and relationships were thought to be very successful, and the panel encouraged following through in further building development and in providing further opportunities for social connections. It was suggested there be more refinement and carrying through of the 25 ft. patterning to grade on Union Street, as well as ensuring supportive uses to the already successful north side of the street was important. The panel questioned whether more of this fine pattern could be extended to the west block, but acknowledged that this historic lot patterning did not extend much beyond the Main Street frontage of the block.

The west block is challenging to design and struggles more to find its place in the city. Various approaches to massing including responses to the park edge, tower location modifications, and maximizing view opportunities and outlook were discussed. The Panel thought the historic shoreline was an opportunity that should be made more of. Most panel members thought it should be a big statement, and encouraged it to be more strongly expressed. Others suggested it could be downplayed, be a private space, or become an element contained within building. It was thought that a finer grain of circulation and connection to Quebec and the park could be considered.

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

3. Address: **811 Carrall Street (NEFC Sub-area 6C)**
 Permit No.: RZ-2017-00046
 Description: To develop the 10.22 acre site with a mixed-use development consisting of buildings at a range of heights up to 41 storeys; with commercial and residential uses, social housing, a public plaza at the foot of Georgia Street, and delivery of the Creekside Park Extension. This proposal is being considered under the Northeast False Creek Refined Area Plan.
- Zoning: BCPED to CD-1
 Application Status: Rezoning Application
 Review: Second (as workshop)
 Architect: Civitas Urban Design & Planning Inc.
 Owner: Concord Pacific
 Delegation: Joe Hruda, Architect, Civitas Urban Design & Planning Inc.
 Dan Daszkowski, Civitas Urban Design & Planning Inc.
 Chris Philips, PFS Studio
 Staff: Cynthia Lau & Patricia St. Michel

EVALUATION: Non-Voting Workshop

- **Introduction:** Patricia St. Michel, Senior Urban Designer, introduced the project as a non-voting workshop. All landowners need to proceed collectively with a single comprehensive redevelopment of the Sub-area, consistent with the urban design principles of this plan, in order to achieve the heights and densities outlined.

A technical review of the proposal has not yet been completed, and staff asked the Panel to focus on the massing as presented. The applicant is proposing density over the policy of 2.1M sq. ft overall noting the policy allows consideration of additional density subject to urban design performance, delivery of public amenities and alignment with the Urban Design Principles set out in the NEFC Refined Area Plan. Two View Cones over the site would be at approximately 200 and 300 ft. The proposal exceeds the view cone at Georgia and Pacific as part of Georgia Gateway and would be reviewed in accordance with the General Policy for Higher Buildings.

NEFC Refined Area Plan policies entail the proposal include:

- An active ground plane including the wharf, park edge, Pacific Blvd, and the central lanes area
- An active waterfront with small pavilions public uses
- The Georgia Gateway: two 425 ft. towers are proposed at Georgia and Pacific, with another 400 ft. tower on the 10C site.
- A terraced and stepped park edge, transitioning down to the waterfront and to the park, and bringing the park and green up onto the buildings, enhancing the water/park/mountain views.
- Pacific Blvd porosity includes frequent breaks in street frontage, connections to the neighbourhood and waterfront
- Design, shape and optimize the height and length of buildings to facilitate morning sun on sections of Pacific Boulevard, afternoon sun on the interior areas of the site, and to allow views and permeability through the site.
- Integrate and activate the Dunsmuir connection
- Central lanes are finely scaled lanes with small scale enterprises, work and art spaces

Changes since the workshop include:

- Georgia Gateway built form in response to corner, noting reduced height of 10C site to allow the paired towers on 6C to be predominant, viewed from the Creek.

- Added height to building on north side of Pacific Boulevard with increased stepping down at the north corner facing the Park and school.
- More stepping and reduction in height approaching the park and waterfront.

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

- 1) Response to comments from the Urban Design Panel Workshop in June:
 - Hierarchy of towers is needed at Georgia Gateway
 - The proposed heights and forms were too unified and too dense—greater variety in height and massing is needed; the proposed density is challenging.
 - daylight in the heart of the development
 - Georgia Gateway is too dense and losing reference to Portofino
 - Park edge needs greater variety of uses beyond restaurants to be successful and special
 - Inner ‘hinge point’ of waterfront should not be buildings
- 2) How well does the proposed development respond to the principles and policies in the NEFC Refined Area Plan, with particular regard for:
 - The ability of the site and development concept to carry the density illustrated
 - The form, height, and massing of the Georgia Gateway buildings
 - How well the proposal meets the policies to shape, sculpt, step back from the park edge and down toward the water
 - Massing along Pacific Boulevard with respect to policy: design, shape and optimize the height and length of buildings to facilitate sun, and to allow views and permeability through the site.
 - The changes to the height and form of the building located north of Pacific Boulevard
 - The relationships of the buildings to the central lanes

The planning team then took questions from the panel.

- **Applicant’s Introductory Comments:** Joe Hruda, Civitas Urban Design Inc., began by noting that the proposed park is part of the site, and that the development is an integral part of the delivery of the park and the removal of the viaducts. There is a transit-oriented development aspect of the proposal, with the Stadium-Chinatown station within a 3-min walk. The site is comprised of nine buildings, formed by pedestrian and vehicular desire lines through the site. The applicant made reference to Portofino in describing the public realm at the Georgia Landing,

The applicant referenced the summary of comments from the May 2017 Panel meeting:

- Create a hierarchy of the towers at Georgia and Pacific
- Cascade heights down toward the park
- Greater variety in height and massing
- Reduce the massing by 10-15%
- Reduce the massing at the corner of Georgia and Pacific
- Improve sunlight access in the heart of the development

The triangular site on the other side of Pacific Blvd has increased in the number of storeys since the previous submission, and it has been sculpted and narrowed to allow better sunlight access to the park and Crosstown school. The two park buildings and the waterfront building were improved in terms of stepping and sculpting setbacks. The buildings on the water have been reduced in size. The 9-storey podium on the western gateway building has been reduced to two storeys while the overall height of both towers have gone up by two storeys (43-storeys). The central building’s footprint has been substantially cut back to bring more sunlight into the centre of the development. The views to the Plaza of Nations community centre and the view back into the

Georgia landing from the Plaza of Nations has been improved. The gateway towers have been visually slimmed and the podia have been altered so that the tower forms reach the ground, further accentuating their slenderness. The site exceeds the 200,000 sq. ft. commercial requirement for the site, but the commercial podium along Pacific Blvd has been reduced from six to four storeys from the May submission. The solar access through and beyond the site has been improved. The sunlight on the outdoor childcare space has been increased to two hours, but still does not meet the required three hours. The applicant noted that the changes resulted in a 10% reduction in GFA.

The applicant presented two scenarios, adding height and density to the eastern gateway tower to increase the heights to 46- and 50-storeys, respectively. The applicant noted that addition of height at these towers would allow for further sculpting of the massing at lower levels. The applicant noted the previous height limit of 43-storeys, and demonstrated that the mountain ridge beyond is still maintained with the addition of height and density, and may create more of a “landmark” quality, when viewed from the Queen Elizabeth view cone.

The applicant team then took questions from the panel.

- **Related Panel Recommendations:** Civitas introduced options that sought to increase the height of the Georgia Gateway towers beyond the 425 ft. currently being considered. The 425 ft. (approx. 43 storey) height was set to keep the buildings below the mountain ridge line. Civitas illustrated two options taking the easterly tower to 46 storeys and 50 storeys, demonstrating that the easterly tower sits in front of a higher portion of the mountain ridge line and as such would not break beyond the ridge as viewed from the Council-approved View Cone origin. In general, the Panel thought more height could be considered on the easterly tower from a city skyline perspective, but if considered, that additional height should be in the interests of further reduction of density at lower levels.

The Panel discussed the overall massing of the development and thought that the current proposal was an improvement over the massing seen at the last panel workshop, but more reduction of density would be a further improvement. Concern was expressed that the proposal felt like a walled city, while others thought the permeability and breaks in massing were a good response to the site and the policies.

The panel asked questions regarding the size of the floorplates of the various buildings. The Panel expressed concern regarding the size of the larger overall floorplates of the east Georgia Gateway tower and base building, and the hybrid created between tall tower and high mid-rise base. It was thought that the slenderness of the tower form was successful viewed from Georgia and Pacific, but that from other perspectives the scale of the floorplate was too massive - reduction and stepping is needed. It was commented that many of the buildings looked like typical Vancouver buildings, just bigger. The built form should depart further from the current models, and more sculpting and more exploration of new building typologies should be explored.

The Panel was still concerned about the access to daylight and sunlight in the central area, with particular regard for sun on the proposed daycare outdoor space and the central lanes. Strategies to introduce more light to the centre should be explored.

The Panel questioned the prominence of the curved building in the centre of the development.

The increased height of the building on the north side of Pacific Boulevard was seen as an improvement to the overall massing and form of development.

The Panel asked whether social housing was included in the development. Peter Webb of the applicant team explained that the density of the taller building north of Pacific Boulevard has been

increased to accommodate social housing, representing half of the 20% obligation. The remaining obligation will be proposed as cash-in-lieu to activate some of the other non-market sites.

The Panel encouraged further activation of the park edge including introducing things like bike rental places. Civitas proposed a building in the park adjacent to and activating the arrival in the park from the Dunsmuir connection.

The Panel was supportive of the intent to create a lively active waterfront, but thought that more variety architecturally should be introduced to the street-wall base along the waterfront. Ensuring greater variety in the leasing beyond the typically expected was also encouraged. The Panel continued to encourage and support the public life of the waterfront, and discussed the balance of private marina spaces with itinerant docks, ferry docks, and other publicly accessible uses. The panel discussed the location, scale and form of buildings on the water, noting that scale and location were very important, and that care needs to be taken not to work against the strength of the inlet and funnelling vistas of the water. Buildings on the water need to be very special in form and architecture.

- Applicant's Response: The applicant team appreciated the comments.

4. Address:	750 Pacific Boulevard (NEFC Sub-area 6B)
Permit No.:	RZ-2017-00043
Description:	To develop the 10.28 acre site with a mixed-use development consisting of terracing buildings at a range of heights up to 30 storeys; with commercial and residential uses, social housing, civic facilities (community centre, ice rink, music presentation centre and childcare) and a new public plaza and seawall. This proposal is being considered under the Northeast False Creek Refined Area Plan.
Zoning:	Amend CD-1
Application Status:	Rezoning Application
Review:	Second (as workshop)
Architect:	James KM Cheng Architects
Delegation:	James Cheng, Architect, James KM Cheng Architects Carla Smiley, Architect, James KM Cheng Architects Chris Philips, Landscape Architect, PFS Studio
Owner:	Canadian Metropolitan Properties
Staff:	Cynthia Lau & Patricia St. Michel

EVALUATION: Non-Voting Workshop

- **Introduction:** Patricia St. Michel, Senior Urban Designer, introduced the project as a non-voting workshop for a recently received rezoning application. A technical review of the proposal has not yet been completed, and staff asked the Panel to focus on the massing as presented. The applicant is proposing density over the 1.7M ft² in the policy, noting the policy allows consideration of additional density subject to urban design performance, delivery of public amenities and alignment with the Urban Design Principles set out in the NEFC Refined Area Plan. All heights are within the view cone limits.

NEFC Area plan policies include:

- An active ground plane, with a public and pedestrian-oriented waterfront
- Connecting BC Place to the water with a central public pedestrian space
- Framing views to stadium by stepping up and back from the central public space to create a 'bowl', framing views of the spires and lights from False Creek

Northeast False Creek is envisioned as having active urban waterfront; this site exhibits a pedestrian-only promenade and promontory with separated bike facilities. The site has a large presence along Pacific Boulevard 'Great Street' and is expected to contribute to that experience. A community centre and rink is to be designed with clear presence in the public realm. The design of the larger blocks is such that they may be composed of distinct buildings by different architects.

Changes since the June workshop include:

- Added density
- An increased height of waterfront building and central spine
- Increased length and extent of massing adjacent to the neighbouring existing building to the west
- Increased building depths in places

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

- 1) How well does the proposed development respond to the comments from the Urban Design Panel Workshop in June:

- Counteract the feeling of a megastructure by composing larger blocks with aggregate pieces that could be designed by different architects
 - Bridging over street
 - Bring public up to enjoy terraced levels
 - Small tower form at end of west block needs further consideration
 - Juncture of the promenade building with the central stadium spine and the waterfront to create a special place
- 2) How well does the proposed development respond to the principles and policies in the refined NEFC Plan, with particular regard for:
- The ability of the site and development concept to carry the illustrated density
 - The relationship of the proposed development to the adjacent existing residential building to the west (Cooper's Landing)
 - The relationship to Pacific Boulevard
 - The relationship between the central spine and the waterfront area
 - The changes to the height and form of the waterfront building

The planning team then took questions from the panel.

- **Applicant's Introductory Comments:** Carla Smiley, of James KM Cheng Architects, introduced the two main principles that guided design: animation (how to animate the spaces) and connectivity (how to link the animated spaces, not just to each other, but to Pacific Blvd, and to the surrounding city). There is a central plaza that connects BC Place and Pacific Blvd to a public promontory on the water. A waterfront "urban walk" connects the public promontory to the Georgia Landing and is pedestrian-only, with the cycling path pulled back. The Expo Forest on the site was a strong point of inspiration as was Barcelona's Las Ramblas with the idea of a central pedestrian plaza (that may accommodate cars in the future) for gathering, and lined with commercial storefronts. Food trucks, café tables, and spill-out from stadium events are all ideas of how to space could be activated. The public realm is expanded by allowing the public to come up and on top of some of the building terraces.

Since the May Panel meeting, the mid-height tower on the waterfront has been removed, as per Panel commentary. The massing has been broken up into segments to reduce the scale of the buildings. Ms. Smiley also noted that each segment could be designed differently, by different architects, to further differentiate them. The public area along the waterfront has been expanded, and the public component of the wharf has been better situated to add to the public realm. The applicant indicated that the setback along Pacific Blvd exceeds the required 3 m minimum setback.

Ms Smiley indicated that the first and second floors of all of the buildings will be almost entirely commercial, and up to the sixth floor in some cases. Included is a public ice rink and community centre. Above this will be a publicly accessible terrace, adjoining the childcare facility.

Chris Phillips, Landscape Architect with PFS Studio, noted that the central plaza could be the site of large city-wide events, in conjunction with the stadium. Day-to-day, the space would be of a retail street character like Las Ramblas. All streets and plazas would have special surface treatments.

Ms. Smiley noted some perspective views of the site, noting the terracing, sweeping character of the buildings, and the active character of the central space and waterfront. To address concerns about the building that bridges the street, the applicant noted that the portal is, at minimum, 70 ft. high, providing a generous space.

Ms. Smiley noted that the application is not in a stage where architectural detail is being considered. She noted that the team is starting to think about how to deal with overlook challenges, with strategies such as angled balconies and curved walls and reiterated that the images shown demonstrated general massing, and that there is much room for architectural exploration.

The applicant team then took questions from the panel.

- **Related Panel Commentary:** The Panel really appreciated the different form and typology proposed, and thought that the site and form carried the proposed density comfortably and well, The Panel thought that the architectural guidelines would be particularly important in following through on the potential. It was thought that phased development and segmenting into distinct pieces of varied scales could be very exciting. Architectural variety will be really important, and the waterfront building is a particularly great opportunity for this. Connected underground parking and shared loading was thought to be a good strategy for enabling varied scales.

The Panel thought the increased heights of the waterfront building from the last workshop were appropriate.

Bringing retail up to the roof top level above the community centre and rink was suggested as a good way to further activate this public space.

It was thought that the stepped form and increasing setbacks along Pacific Boulevard were a good response to the great street and the stadium.

The Panel thought the waterfront relationship was improved from the previous workshop. The Panel appreciated the two prominent public wharves, and the way in the sunniest part of the site waterfront was envisioned. Keeping bikes off this piece of waterfront in favor of a fully pedestrian environment was thought to be a very strong opportunity in the creek. The Panel discussed various approaches to the water's edge, stepped forms, extended platforms and public piers, kiosks, pavilions, and floating restaurants. Piers were noted as more democratic in access. One panel member questioned the sustainability of buildings on the water.

The Panel encouraged continuing to evolve the response to the Pacific Northwest in the public realm, including the provision of covered areas in the central spine and other ways in which the outside could be still enjoyed in rainy weather.

The Panel discussed various aspects of the west building. Comments were made about the tightness of the courtyard and the difficulty for livability and unit planning of the several interior corners created in the form. At the same time, the contrast between the scale of the entry gateway, the courtyard and the opening out to water as a sequence of experiences was appreciated. The permeability and contrasts are dramatic.

On this and the other NEFC projects, the Panel discussed the need for a clear approach to maintenance of green and trees on upper levels, and insuring that the forms, sections and heights proposed account for the depths needed both for insulation levels and planting depths.

- **Applicant's Response:** The applicant team thanked the panel.
- **Adjournment**

There being no further business the meeting adjourned at 8:15 pm.