

## URBAN DESIGN PANEL MINUTES

**DATE:** March 23, 2011

**TIME:** 4.00 pm

**PLACE:** Committee Room No. 1, City Hall

**PRESENT:** MEMBERS OF THE URBAN DESIGN PANEL:  
Robert Barnes  
Helen Besharat  
Gregory Borowski  
James Cheng  
Jane Durante (Excused Item #1)  
Alan Endall (Chair)  
Jim Huffman  
Geoff McDonell  
Arno Matis

**REGRETS:**  
Jeff Corbett  
Scott Romses  
Norm Shearing  
Alan Storey

**RECORDING  
SECRETARY:** Lorna Harvey

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ITEMS REVIEWED AT THIS MEETING	
1.	150 Pacific Boulevard
2.	125 East 8 <sup>th</sup> Avenue

**BUSINESS MEETING**

Chair Endall then called the meeting to order at 4:15 p.m. and noted the presence of a quorum. The Panel considered applications as scheduled for presentation.

1. Address: 150 Pacific Boulevard  
 DE: Rezoning  
 Description: The purpose of this rezoning is to permit the addition of two residential buildings and one mixed-use building to the current CD-1 zoning. The three new buildings are 104, 100 and 97 meters in height. The proposal will include 56,608 square meters of residential density and 520 square meters of new commercial density.  
 Zoning: CD-1 (311) to CD-1  
 Application Status: Rezoning  
 Architect: Walter Francl Architects  
 Owner:  
 Review: First  
 Delegation:  
 Staff: Garry Papers and Dwayne Drobot

**EVALUATION: SUPPORT (6-0)**

- **Introduction:** Dwayne Drobot, Rezoning Planner, introduced the proposal for Garry Papers, Development Planner, further described the proposal

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

- **Applicant's Introductory Comments:**
- **Panel's Consensus on Key Aspects Needing Improvement:**
- **Related Commentary:**

Arno - in terms of form of dev - no major concerns - east tower is successful - slim - the distinctive south tower - needs a little work - massing of the south tower on the north façade it tends to get large and bulky - needs to be broken up - in general would support the massing - also use of residential on the west tower - that is supportable - like the idea of separating the res use with a number of storeys of office - like the approach - public spaces - the west and east tower deal well with circulation - south tower - putting the amenity space on the ground may or may not be the right choice - so constrained already - keeping the plaza level clean - small lobby - raising the amenity space up one level could create more interest - even two levels - find the column structure interesting - does that become an obstruction to pedestrians - of two minds - like them - in terms of distinctive architecture - the south tower is going to be interesting

Greg - in terms of form - they are appropriate - wide faces to the stadium is positive - south tower - not sure of articulation on the south side - the architecture is distinctive - especially south tower - neat conclusion to Georgia St - the other towers look less distinctive - it is emerging however - the public realm connection is challenging - the flow is good - the redistribution of ped traffic opens the stadium to the public realm - like the columns of the south tower - compelling and interesting - the residential proximity seems a little close to the viaduct - have office use on the lower levels in the other bldgs - different program here - sustainability - little intrigued - landscape - the notion of putting the amenities on the roof - so busy and loud down below makes this a very useable space

James - echo comments - support of the use and the form - project is distinctive - most distinctive at the ground level - don't have any towers with three storeys up in the area - will get a lot of sun in that area - if the south tower lobby could be reduced or hung from the underside could free up more hard surface area - add to the distinctiveness of the public realm - unique experience - lighting the underside - hope you consider lighting the underside of the viaduct - could be exciting - excited about the emerging character - will add a tremendous amount of life to the entertainment district

Helen - three distinctive form - applicant has done a great job with dealing the big foot print with soft forms - successfully down - three towers contribute to the neighbourhood - find there could more refinement of the columns at the base - great start - room for improvement - not sure the applicant has had the time really coordinate what is going to happen on the south east area with the park and the continuous ped realm to the waterfront - the soffits - consider glass - would be a wonderful opportunity to add public art - success would be the choice of materials and detailing - sustainability is positive - would like to see more points in energy conservation - all these floating balconies will contribute - absorbing and reflecting the heat - there is a need for careful attention - the reflection of the dome needs to be considered on the residential - both uses - residential and office uses in these towers good to see - seems like green roofs are over done - not going to be visual - they are going to be used by the residents - would like to see maximum use for the residents - some projects are over done - resolution where it embraces the dome could be further resolved - great start - positive to expose sustainability by the green wall - welcome it - south iconic tower with this fluid form - three distinctive curved forms with a nice slot in the middle - opportunity to make a bold statement - make them all different - seem similar at the moment

Geoff - public realm - yes - has addressed it well - quieting down of abbot street - move people and traffic across Pacific and connecting to Georgia - open up the plaza as much as you can on the south plaza - more work on the fountains and pools to open it up more - no problems with public realm - form of dev - like the organic shaped bldgs - narrow floor plates - cross ventilation - energy efficient bldg - well shaded floor plates - tower forms - appropriate - love the round organic shapes -

Rob - these exciting forms - support the proposal - especially the south tower - most interesting - commend the sustainability program - above and beyond - few minor comments - south bldg at grade - amenity uses behind the moat - will it feel like a fish bowl - the roof top outdoor amenity work well if there was an indoor amenity attached - south bldg - dancing columns are interesting and exciting - want to see the dancing columns stay to DP - crush on Abbott street - real problem there - wonder if the base of the tower and the retail will exacerbated that problem - should the base be cut back a bit - expose more public realm space - public realm - south plaza - right now unfriendly - not sad to see that reshaped and reinvented - make sure all the exiting work with the bridge - concur - public art component would be great to see

Alan - concern about the change of use in the west tower to residential - having residential mid way of the tower is fine - concerned in keeping what was originally an office floor plate -

working with large floor plate for residential - going to lead to some challenges in terms of unit layouts - more concerning the ped experience and residents experiences how they arrive at their units with an entry off the viaduct and to the office space and the arena - lots of traffic there - compromised situation - nor is it appropriate to have the residential entry on the ground level - real challenge in terms of overcoming that aspect of the public realm

- **Applicant's Response:** Walter - good comments - appreciated - columns - not going to change them - public art is great too -

2. Address:	125 East 8 <sup>th</sup> Avenue
DE:	414511
Description:	To develop a six storey mixed use building, ground floor office and retail spaces and five levels of residential apartments for a total of 45 units.
Zoning:	C-3A
Application Status:	Complete
Architect:	GBL Architects
Owner:	
Review:	First
Delegation:	
Staff:	Scot Hein

#### EVALUATION: SUPPORT (7-0)

- **Introduction:** Scot Hein, Development Planner, introduced the proposal for

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

- **Applicant's Introductory Comments:**
- **Panel's Consensus on Key Aspects Needing Improvement:**
- **Related Commentary:**

Helen - fresh idea in this neighbourhood - support the form of development - has an industrial aspect on the west side - well thought out - like the glazing on the staircase - modern vocabulary - maybe be positive to uncover the balcony on the west side - on the top - maybe more useable - with respect to the colour scheme - like the contrast - black absorbs a lot of paint - looking and feeling good - western shutters are going to work - great response to add shutters on the western façade - most successful way - facing all the living rooms on the north side for views - facing all the bdrms on east 8<sup>th</sup> - noisy side - like the cross over unit design - may want to revisit exposure - two facades for the units - importance of the soffits

Geoff - architectural expression - looks good - big bldg - broken up well - looks smaller than what it is in context with other bldgs - like the facades are broken up - artistic outlook - worry about all the glass regarding heat loss - do an integrated design with high performance glazing to cut down on heat loss and solar gain - like the lane - industrial lane - any greening of the lane and making some human access is a good thing - overhang of bldg creates some sheltered space -

Rob - well considered and articulated bldg - like the rhythm - responds to the local form - light industrial/commercial - fits the neighbourhood - like the everything about the design of the bldg - glass stair towers are lovely - good response to views - internal layouts are creative - colour - would like more colour - lane interface - uses at grade - office location with the isolated retail - breaks up from commercial - would work better if the retail was in the front and the office use was in the back - the way to help lane interface is the uses - retail right

across 8<sup>th</sup> ave and have the coffee shop return the corner - landscape spaces are well done - courtyard at back is going to be shady - may want to move the seating closer to the lane edge for more sun

Arno - vocabulary - support contemporary support - nice contrast in the area - appropriate scale and form and expression - exciting addition to the neighbourhood - wrapping elements and the block elements that get expressed in a clear way especially where they join - south façade is successful - weaker on the west façade above the yoga studio - minor - bldg is well articulated - colour - struck the balance with the contrast - lane - appreciate the move to create the mews - fantastic idea - could be exciting addition to the neighbourhood - if it was possible to create a lane access from the mews to the lane over the garbage area might help make the space even more successful - allow ped move through the mid block - landscape on the lane - appropriate - seen street trees in the lane recently - might be an opportunity to do that here

Jane - like the project - the need for some really strong contemporary vernacular that responds to the historic industrial in this neighbourhood - project goes a long way - like the unit layouts - stepped units - couple of concerns - going to set a standard and hope that you can carry through with high quality materials - lane the mews - the idea of making the lane a community - a walking place does involve putting retail on the corners - if this bldg could have something that is accessible to the public on the lane - might be a door that gets used - the mews - worry - needs to be some careful thought - bdrms and living rooms that face that - will have a fantastic view - like the mews a lot - flipping the retail and the office - good idea - concentrates some activity on the lane - connection of the mews down to the lane - people walk through those stair gaps between bldgs - will want to do the same thing here - even though they aren't public - one word of caution - needs to be separated completely from the bldg below because of their roots - lit stairwells at night will be lanterns in the evening

Greg - scale and the breaking down of the scale address - colour - not sure if the anticipated scale of bldgs around - may be less prominent in the future - will stand out in the short term and less in the long term - nicely articulated - the lane interface is good - the missing ingredients is a physical connection to the mews - would bring it to life even if it was gated at night and open during the day - the stair towers are important of breaking up the massing - having them glazed is great - more about the management of the solar gain - through units - main disappointed is not being able to read them - kind of missed opportunity - the liveability is there -

James - congratulate the applicant - clear parti - disaligned plan - the greatest thing is the corridor - daylight going in from the south and east side - well lit stairs to encourage people to use the stairs instead of the elevator - even landscape reinforces the architectural language - not out of place in this area - reinforce the liviness of the lane - if your commercial on the east side fronting the lane - if you move your courtyard to the lane will get more sunlight and then maybe of have access down to the lane and makes the lane almost a street - more vibrancy - offices on the west side - just a suggestion - little concerned about the landscaping in the lane - there is a grittiness that is nice about this area - don't want to make it less gritty - a couple of lane in the lane would do more than a bunch of shrubs - reinforces the lane - more appropriate for the area - project is terrific - contrast between the elegant thought through project with a semi industrial area

- **Applicant's Response:** appreciate the comments - great points - will consider them

### Adjournment

There being no further business the meeting adjourned at 6:30 p.m.