

## URBAN DESIGN PANEL MINUTES

**DATE:** April 23, 2014

**TIME:** 4.00 pm

**PLACE:** Town Hall Meeting Room, City Hall

**PRESENT:** MEMBERS OF THE URBAN DESIGN PANEL:  
Greg Bellerby  
Walter Francl (Excused Item #3)  
Joseph Fry  
David Grigg  
Jennifer Marshall  
Chris Mramor  
Goran Ostojic (Items #2 & #3 only)  
Maurice Pez (Chair)  
Matthew Soules

**REGRETS:**  
Ryan Bragg  
Joseph Hruda  
Phil Mondor  
Arno Matis

**RECORDING  
SECRETARY:** Lorna Harvey

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### ITEMS REVIEWED AT THIS MEETING

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| 1. | 506 West 60 <sup>th</sup> Avenue and 7645-7675 Cambie Street |
| 2. | 357-391 West King Edward Avenue                              |
| 3. | 8199 Cambie Street   |
| 4. | 285 West 10 <sup>th</sup> Avenue                             |
| 5. | 699 West 41 <sup>st</sup> Avenue                             |
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**BUSINESS MEETING**

Chair Pez called the Business Meeting to order at 3:10 p.m. and an item that had been reviewed previously by the Panel (808 West 28<sup>th</sup> Avenue) was approved by the Development Permit Board on April 22, 2014. He then noted the presence of a quorum and the Panel considered applications as scheduled for presentation.

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| 1. Address:         | 506 West 60 <sup>th</sup> Avenue and 7645-7675 Cambie Street  |
| DE:                 | N/A   |
| Description:        | To construct two 6-storey buildings comprised of 129 secured market rental residences and a church assembly space.      |
| Zoning:             | RS-1 to CD-1  |
| Application Status: | Rezoning  |
| Review:             | Second  |
| Architect:          | GBL Architects  |
| Owner:              | South Street Development  |
| Delegation:         | Amela Brudar, GBL Architects<br>Daniel Eisenberg, GBL Architects<br>Jonathan Losee, Jonathan Losee Landscape Architects |
| Staff:              | Michelle McGuire and Sailen Black   |

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

- **Introduction:** Michelle McGuire, Rezoning Planner, introduced the proposal for an RS-1 zoned site. She noted that to the east and west of Cambie Street the sites are included in the draft Marpole Plan. Sites to the west will be considered as part of the planning for Phase 3 of the Cambie Corridor Plan. All of the 138 residential units are being proposed as secured market rental housing. This is the second of only two rezoning proposals in the corridor that are proposing to secure 100% of the units for market rental housing. Ms. McGuire mentioned that policies in the Cambie Corridor Plan support the provision of rental housing with a target of 20% for rental housing overall. The proposal also includes parking for 90 vehicles.

Sailen Black, Development Planner, further described the proposal and mentioned that the site is about five blocks north of the intersection at SW Marine Drive and Cambie Streets. He noted that sites to the north are part of the Cambie Corridor Plan and are expected to have mixed-use building to a maximum of 6-storeys. The draft Marpole Plan proposes 4-storey buildings on the east side of Cambie Street, with the areas across the lane to the west, southwest and northwest remaining as RS-1 Zoning. Mr. Black noted that in the Cambie Corridor Plan, residential buildings on this site can go to a height of 6-storeys with a 4-storey streetwall. Above the fourth storey the upper floors should step back from Cambie Street and the building should include front doors on the street with active uses at the rear. The Cambie Corridor Plan also recommends a 3-storey massing facing the lane for sites without lane townhouses, to create a transition to smaller scale neighbours. As well, the Plan calls for a maximum building length of 150 feet with real and visual openness between buildings. The Green Building Policy for Rezoning also applies, and requires LEED™ Gold. Mr. Black noted that the proposal had changed since the previous review and now includes 129 dwelling units (was 138), two 6-storey buildings and widening of the courtyard on Cambie at level one and two to 36 feet. As well the height of the proposal facing the single family dwelling across the lane has been lowered to 3 storeys, a change from the 4-storey form seen at the last review.

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

- Proposed form of development for the site, including proposed density (2.70 FSR), height (6-storeys), and setbacks (10 to 17 feet).
- Transition of building massing to the existing built context to the west.
- Interface of the edges with the lane and the avenues (60th and 61st), including sunken spaces.
- Design of the proposed church at West 61st Avenue.
- Proposed east to west courtyard (between the 6-storey buildings) width and interior upper level setbacks.

Ms. McGuire and Mr. Black took questions from the Panel.

- **Applicant's Introductory Comments:** Amela Brudar, Architect, further described the proposal and mentioned that they feel they have made some significant changes to the building, setbacks and the architectural expression. She described the changes since the last review noting that additional articulation was achieved through more stepping and breaking up larger building volumes. What used to be a 4-storey expression on the lane has now been lowered to a 3-storey element and then additional five foot setback has been provided at the sixth floor. Along Cambie Street, the massing has been broken up on the north building reducing the apparent scale of the building. The corners have been opened with balconies or glazing presenting a softer edge to the street. The courtyard has also had some significant changes with more animation and an increase in the width to 36 feet. The top floors have been further setback for a sense of openness and the amenity space has also been opened up to the courtyard. The architectural expression of the building has been changed to increase the presence of the church and the landscape plaza has been improved to allow more space for the congregation. Ms. Brudar mentioned that the unit layouts have been improved to be similar in size with generous balconies.

Jonathan Losee, Landscape Architect, described the landscaping plans and mentioned that the courtyard has been widened and provides a gathering space around the amenity. The depth of planters in the back has been stair-stepped and some have been raised to allow for more sun penetration.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
  - Consider some design development to improve the expression above the church;
  - Consider adding rain cover at the entrance to the church;
  - Design development to improve the sunken space on the southwest corner.
- **Related Commentary:** The Panel supported the proposal and thought the project was generally improved since the last review.

The Panel supported the proposed form of development, density, height and the setbacks. They thought the stepping back of the façade made a big difference to the street wall and a better transition to the neighbours. They thought the north block was much improved. However some Panel members thought the west corner of the church still needed some improvement. One Panel member noted that the previous façade treatment above the church was different and less residential which helped to distinguish the church and suggested the applicant rethink the expression.

Most of the Panel thought the entrance to the church was improved but a couple of Panel members thought there needed to be more rain cover for people exiting the church.

Some Panel members thought the long unit layouts were problematic and had some livability issues. However they did feel that the amenity space had been improved and that the entrances were more pronounced.

The Panel supported the landscape plans and thought the grade change to the patios was improved but still somewhat inferior to the sidewalks. They thought the courtyard was improved with the step back at the first and second floors. As well they thought the interface with the edges of the lane were supportable. Some Panel members were concerned with the sunken space on the southwest corner and thought there could be some CPTED issues.

- **Applicant's Response:** Ms. Brudar had no further comments.

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| 2. Address:         | 357-391 West King Edward Avenue   |
| DE:                 | N/A   |
| Description:        | The proposal is for a 4-storey residential building and with 2-storey townhouses along the lane. The proposal includes a total of 43 residential units.                                     |
| Zoning:             | RS-1 to CD-1  |
| Application Status: | Rezoning  |
| Review:             | First   |
| Architect:          | Ramsay Worden Architects  |
| Owner:              | Pennyfarthing Development Corp.   |
| Delegation:         | Bob Worden, Ramsay Worden Architects<br>Peter Kreuk, Durante Kreuk Landscape Architects<br>Tony Hepworth, Pennyfarthing Development Corp.<br>Veronica Owens, Light House (LEED™ Consultant) |
| Staff:              | Linda Gillan and Allan Moorey   |

#### EVALUATION: SUPPORT (6-2)

- **Introduction:** Linda Gillan, Rezoning Planner, introduced the proposal for a site at the northwest corner of West King Edward and Yukon Street within the Cambie Village neighbourhood of the Cambie Corridor. The rezoning site includes three lots that currently have three single family houses. The application proposes to rezone the lots from RS-1 to CD-1. The application is being considered under the Cambie Corridor Plan. Under the Plan the sites may apply to rezone for residential buildings up to 4-storeys. The rezoning proposes a 4-storey building with 2-storey townhouse on the lane for a total of 43 residential units and 7 townhouses.

Allan Moorey, Development Planner, further described the proposed development located one block east of Cambie Street. The proposal includes seven 2-storey townhouses along the lane. Five of these are oriented to the lane. The two remaining front Yukon Street and reinforce the transition in scale from the primary building on King Edward to the single family residential to the north. The townhouse units provide access to roof decks which are setback from the lane. Roof deck landscaping is provided as buffer against overlook to the adjacent residential. Between the primary building and the townhouses is a mews over the length of the site opening on to Yukon Street. The primary building is setback at Level 4 creating a 3-storey shoulder, per the guidelines. The building is a full 4-storeys in height in the south-west corner and is finished with a limited area of sloping roof. The vaulted roofline along with the full height building face is intended to create a strong corner element denoting entry to the residential neighbourhood to the north. The parking entry is off the lane in the north-east corner of the site.

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

- Given the recommended 80 foot maximum outlined in the Guidelines, comments were requested on the extended length of 133 feet the townhouses present to the lane.
- Does the proposed roofline of the apartment block and whether it reinforces the clarity of the setback and contributes to the perceived building height?
- Does the Panel support the proposed height, massing, density and form of development?

Ms. Gillan and Mr. Moorey took questions from the Panel.

- **Applicant's Introductory Comments:** Bob Worden, Architect, further described the proposal and mentioned that Yukon Street is a quiet street and designated bicycle route so

they have chosen it for the front door of the building. Mr. Worden described the architecture and noted that they have chosen a classical layered approach to the expression. They have a white masonry base and darker brick mid storey. There are enclosed balconies on King Edward Avenue and an entry on King Edward Avenue as well as Yukon Street. The lane has the lower scale townhouses with roof top patios. The parking entrance is off the lane. The townhouses have access from the courtyard and there is a children's play area at one end of the courtyard and amenity space at the other end at the entry to the building.

Veronica Owens, LEED™ Consultant, mentioned that they are including bicycle storage and an electric vehicle charging station on the site. They will also be managing storm water on the site and are targeting LEED™ Gold and Ashrae 2010.

The applicant team took questions from the Panel.

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

- Design development to improve the townhouse expression;
- Consider softening the colour palette;
- Design development to improve the residential entry;
- Consider improving the green strategy for the proposal.

- **Related Commentary:** The Panel supported the proposal.

The Panel supported the proposed height, massing, density and form of development as well as the length of the building but had some concerns with the townhouses on the lane. They felt they were the weakest portion of the project and were neither simple nor consistently articulated resulting in a confused and messy expression.

The Panel supported the material palette but wanted to see more rigor in the way the masonry was applied to the building. One Panel member noted that it was eroded down the edges of the building. Although the Panel supported the colour palette they thought it could be a little softer.

The 4<sup>th</sup> floor steps out but some Panel members thought it might be more successful if the step back was maintained. They supported the sloped roof and liked the fact that it breaks up the roof line in an unexpected way.

Some Panel members thought the residential entry off Yukon Street was not well defined. As well they wanted to see more articulation in the courtyard and a larger setback on the lane. They noted that the townhouses seemed to be slightly out of scale with the rest of the development. Several Panel members suggested removing one of the units to create a break between the blocks for more outdoor space and to improve the children's play area.

The Panel thought the amenity off the lobby worked well and thought it was a positive part of the project.

Some Panel members were disappointed with the lack of a green strategy for the project. As well they thought the passive elements did not complement the building.

- **Applicant's Response:** Mr. Worden said he thought the Panel's comments were very thoughtful and looked forward to taking them into consideration and developing the project.

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| 3. Address:         | 8199 Cambie Street  |
| DE:                 | 417674  |
| Description:        | To develop a mixed-use site consisting of a 31-storey tower, a 12-storey midrise with a 2-storey podium containing retail and a 3-storey building with a childcare facility and family place. |
| Zoning:             | CD-1 Pending  |
| Application Status: | Complete  |
| Review:             | Second (First as Development Application)   |
| Architect:          | Francl Architecture Inc.  |
| Owner:              | Wesgroup  |
| Delegation:         | Walter Francl, Francl Architecture<br>Stefan Aepli, Francl Architecture<br>Peter Kreuk, Durante Kreuk Landscape Architects<br>Beau Jarvis, Wesgroup   |
| Staff:              | Christian Cianfrone, Morrison Hershfield (LEED™ Consultants)<br>Allan Moorey  |

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

- **Introduction:** Allan Moorey, Development Planner, introduced the proposal for a site on the northwest corner of Cambie Street and SW Marine Drive bounded by Lord Street to the west and a new pedestrian link connecting to Ash Park on the west side of Lord Street. The proposal adheres to the goals of the Cambie Corridor Plan for the site. He described the context for the area noting the site is adjacent to the Marine Gateway development. There is a slope across the site that allows for a 2-storey podium with retail at grade with residential multi-function space on level two and three. There are three components to the project which includes a 36-storey tower, 15-storey mid-rise tower and 3-storey building that will contain the daycare. Loading functions and access to the parking are through the traffic calmed pedestrian courtyard.

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

- Given the convergence of different user groups and traffic in the courtyard, comments were requested on the proposed design resolution of this interface.

Mr. Moorey took questions from the Panel.

- **Applicant's Introductory Comments:** Walter Francl, Architect, further described the proposal and mentioned that they wanted to develop something that presents an urban face to Cambie Street and presents a softer, organic form to the neighbourhood beyond. They took into consideration the shadow studies when designing the buildings which also allowed for more daylight to the daycare space and the courtyard. The daycare has space for 37 children and as well there is a neighbourhood house. There will also be a place for bicycle storage and rentals. The balconies have become a major element on the building and will provide passive solar control. They predominate on the south and west facades. Mr. Francl said they wanted to improve the transparency into the courtyard with clear instructions where the loading will take place and green enhancements of the deeper recesses in the courtyard. Mr. Francl described the architecture and the sustainability strategy. They will be targeting LEED™ Gold registered.

Peter Kreuk, Landscape Architect, described the landscaping plans and mentioned that the terraces for the daycare have been developed for children's play and the ground floor edge on Lord Street is an outdoor space covered by the roof above and is an amenity for the family place. The main entrance for the Daycare is off Lord Street. The courtyard has a

certain paving type for different uses. The entry sequence to the underground parking is one material and the rest of the plaza will be coloured concrete with saw cut joints. The building entrances are also off the courtyard and have water features and bridges to animate the space. On the terminus to the main entrance there will be a water wall that sits in behind the landscape edge. The east/west pedestrian connection is for both bicycles and pedestrians and has a raised crossing across Lord Street to the park. Between the tower and the mid-rise is the second floor amenity space that is associated with the indoor amenity and has room for outdoor eating with an outdoor kitchen and fire pit. On level three there is room for urban agriculture and children's play.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
  - The Panel had no substantial aspects needing improvement.
- **Related Commentary:** The Panel supported the proposal and thought it was an elegant project.

The Panel thought the streetwall condition was a strong gesture and that the proposal had nice sculptured towers. They also thought the applicant had responded well to the comments from the previous review. One Panel member noted that it was complimentary to the design principles of the Cambie Corridor Plan.

The Panel supported the landscape plans with one Panel member stating that the public realm needed to be made as clear and beautiful as possible. They thought the water wall was an interesting element and that the bike elements were supportable.

The Panel had no concerns regarding the courtyard and the management of traffic through the area. One Panel member noted that the applicant had done a good job of addressing the changing grade levels.

Regarding the sustainability strategy, it was noted that the balconies would make good shading elements and still provide nice outdoor space for the residents.

- **Applicant's Response:** Mr. Francl thanked the Panel for their comments.



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| 4. Address:         | 285 East 10 <sup>th</sup> Avenue   |
| DE:                 | 416894   |
| Description:        | To construct a 21-storey development comprised of 7,295 square meters of commercial/retail use, and 20,336 square meters of market residential use (258 dwelling units) at a proposed floor space ratio of 5.55. |
| Zoning:             | CD-1 Pending   |
| Application Status: | Complete   |
| Review:             | Third (First as Development Application)   |
| Architect:          | Acton Ostry  |
| Owner:              | Rize Alliance (Kingsway) Properties Ltd.   |
| Delegation:         | Russell Acton, Acton Ostry Architects<br>Mark Ostry, Acton Ostry Architects<br>Bruce Hemstock, PWL Partnership   |
| Staff:              | Scot Hein  |

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

- **Introduction:** Scot Hein, Development Planner, introduced the proposal and gave a brief history of the project. He noted there was a workshop with the community where it was acknowledged that this site along with two other sites were opportunities for development as they are adjacent to transit opportunities in the Broadway corridor. The small heritage triangle north of the site and the parking lot at Main Street and Broadway will remain undeveloped. He mentioned that they hope the parking lot will become a public open space. It is important as the project faces Watson Street to make sure that the interface is friendly. He also mentioned that since they have been through the public hearing process use, form of development and density have been concluded. He asked the Panel to comment on the response to the Council approved design development conditions.

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

- With response to the Council conditions and how the scale has been managed particularly with the podium;
- Character and expression of the project.
- Does the project speak to the Mt. Pleasant context?
- The trees on the tower and how they contribute to the massing consideration.
- Advice on signage.

Mr. Hein took questions from the Panel.

- **Applicant's Introductory Comments:** Mark Ostry, Architect mentioned that they will be giving some background information on the context of the process as well as the site. As well they touched on the influences of the design and their response to Council's key conditions for approval.

Russell Acton, Architect, further described the proposal using a power point presentation. A development permit application was made in June 2013 and revised in March 2014. There has been considerable City and public consultation since the rezoning. Several overarching principles and policies of the Mount Pleasant Community Plan are relevant to the project. Council approved the project in April 2012 in principle subject to conditions of approval. He noted that the massing is divided into five distinct building blocks each with its own fine grain scale, materiality, colour and character. There are three gaps between the building to reduce the mass to allow views, air and vistas into the residential courtyard. The five building blocks include the 2-storey 10<sup>th</sup> Avenue block, 21-storey tree topped tower block,

5-storey black clad Kingsway block, 4-storey orange bricked Broadway block with 2-storey glazed penthouse and the 5-storey white masonry Watson block and landscaped courtyard. As well there is a water feature in the Watson gap next to a glazed mid-rise residential lobby and the Kingsway gap with a large scale public art opportunity. The trees on the roof of the tower symbolize the height that old growth forests once reached.

Bruce Hemstock, PWL Partnership, described the landscaping plans and mentioned that Mount Pleasant has an identity that they wanted to express in the ground plane. The sidewalk uses materials that are common to Mount Pleasant such as steel and exposed aggregate paving that will help to create spaces in the sidewalk. East 10<sup>th</sup> Avenue has been reconfigured as a one way street with a bike lane on the south side of the street. There is a bike repair station and drinking fountain and the centre portion is a place for resting with benches. They will be using different materials to create little panels in the sidewalk in front of the retail unit's door. As well little seating pods will be created that allow people to sit. Kingsway wants to be a neighbourhood street so they have added a green boulevard edge for a buffer between the pedestrians and the traffic. They found an opportunity to run a corten steel band and run it up the middle of the street and allow it to fold up into benches and seating. Watson Street is important to the transit plaza and will have neighbourhood totems (sign boards) and also has a granite set edge. The Brewery Creek will be expressed up a 40 foot slot between the building on Watson Street and in front of it will be a tattoo screen made of chain link fencing that will hang in front of the slot. The second level courtyard is the backyard for the residents. It will include a children's play area, a deck with hammocks, a dog park, urban agriculture and amenity patio. The trees on the roof will not only express the height of the old growth trees but terminates the tower in a gentle way.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
  - Design development to improve the breaks between the buildings;
  - Consider simplifying the expression and the material palette;
  - Consider adding roof top access to the tower;
  - Consider hiring five consultants to take on the five different buildings regarding signage;
  - Consider having temporary art to engage the community in the project.
- **Related Commentary:** The Panel supported the proposal and thought there had been a lot of work and effort gone into the project.

The Panel thought the podium was well handled and that the five building expression are very successfully working to break down the scale of the podium and the tower. They thought the breaks between the buildings could be better developed and to better breakup the podium.

The Panel felt there needed to be some design development particularly on the two elevations that don't come down to the street. They suggested in the interest of making the building successful there needed to be some simplification to the expression.

The Panel thought there were too many ideas when it came to character and expression and suggested reducing the number of materials in the project, particularly the tower as they felt this would make for a stronger project.

The Panel supported the landscape and especially the addition of trees on the top of the tower. A couple of Panel members suggested having roof top access for the residents as the view would be spectacular over Vancouver to the North Shore Mountains.

Regarding signage, it was suggested that five consultants take on the five different buildings that would guarantee a different expressions and respond to the neighbourhood and the individual character of each building.

The Panel was disappointed that the amenity for the artists production space was taken away, however, it was suggested that the public art component could be for temporary art that would respond to the community and change over time.

- **Applicant's Response:** Mr. Ostry said the Panel gave them lots to think about and added that he appreciated their comments. He noted that there is an extensive art plan specific to the project and would consider the idea of temporary art that would change over time.

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| 5. Address:         | 699 West 41 <sup>st</sup> Avenue   |
| DE:                 | 417713   |
| Description:        | To develop two 6-storey multiple dwelling buildings with a total of 98 dwelling units all over two levels of common underground parking. |
| Zoning:             | CD-1 Pending   |
| Application Status: | Complete   |
| Review:             | Third (First as Development Application)   |
| Architect:          | IBI Group Architects   |
| Owner:              | Washington Properties  |
| Delegation:         | Martin Bruckner, IBI/HB Architects<br>Salim Narayama, IBI/HB Architects<br>Daryl Tyack, ETA Landscape Architects                         |
| Staff:              | Sailen Black   |

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

- **Introduction:** Sailen Black, Development Planner, introduced the proposal for a full block site on West 41<sup>st</sup> Avenue between Manson and Heather Streets. He described the context for the area noting the Oakridge Mall across the street and that the site is two blocks west of the 41<sup>st</sup> Avenue Canada Line Station. There are single family RS-1 lots to the north and west. The CD-1 rezoning has been approved in principle to permit and increase in height and density. The proposal needs to meet LEED™ Gold certified. The proposal is for two building of 6-storey each with 97 dwelling units of which twenty-two are three bedroom units.

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

Comments were sought on the proposed landscape and architectural design in general, and in particular:

- Does the proposed expression provide a successful response to the Cambie Corridor Plan goal of a four storey street wall?
- Does the design of the open spaces provide good amenity for future residents?

Mr. Black took questions from the Panel.

- **Applicant's Introductory Comments:** Martin Bruckner, Architect, further described the proposal and mentioned there is a significant drop in grade across the site. They looked at how to get into the building from the street and thought the best place to have the entry was on the uphill side of each building. This meant not having stairs or ramps to the front door of the building. They also didn't want the buildings to be same; of a family but different and not necessarily symmetrical. There is a 24 foot gap between the buildings that has been opened up at the north and south sides to create more of an opening. The access to the parking is under the mews which is open to West 41<sup>st</sup> Avenue. For the most part they have reduced the overlook between the two buildings. Mr. Bruckner described the colour palette noting that the colour accent is slightly different on each building and identifies the entry. Regarding sustainability Mr. Bruckner mentioned that they are using some passive elements to meet LEED™ Gold certified.

Daryl Tyack, Landscape Architect, described the landscaping plans and mentioned that they wanted to express the size of the stairs as they are meant to break up some of the mass of the terraces that face the street. There are terraces along the lane that are depressed in some areas. He described the planting material and explained that they have a sizeable amount of community gardens on the roof. There is a children's play on the roof

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including a water station for watering plants. He noted that they are also planning on some planting along the edge of the roof to screen views. Each building has a common outdoor amenity with a barbeque, seating and children's play.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
  - Consider further design development on the lane expression;
  - Consider incorporating the coloured fins into the entry expression;
  - Consider improving the sunken patios on the lane;
  - Consider privacy screens on balconies on the lane.
- **Related Commentary:** The Panel supported the proposal and thought it was much more resolved since the last review at rezoning.

The Panel thought the expression of the 4-storey streetwall was supportable. As well they thought the architecture was complimentary to the midcentury architecture found in the area. Some Panel members thought the west block expression was more successful but also thought there was variation in the expression. As well they thought the lane needed to have a unified architectural expression although they felt it transitioned well to the neighbours. The Panel liked the break between the two buildings and thought it worked because of the transparent walls.

The Panel supported the colour palette and thought it worked well to break up the façade. They also thought that adding colour in the glass walls was a good idea. They liked the strong coloured element at the entry and thought it was a positive expression on the building. Several Panel members questioned the purpose of the coloured vertical elements on the façade and thought they should relate more to the entry.

The Panel supported the landscape plans and thought the open spaces worked well and that the patios were generous. They mentioned that screening and layering would be important in the lane. A couple of members had some concern regarding the sunken terraces on the lane especially being on the north side.

It was noted that the open space amenity could be improved as a simple courtyard and that the amenity and main lobby corridor on the west building could open more to the courtyard. Some Panel members thought there could be some privacy screens between some of the balconies on the lane elevation.

The Panel liked the roof top gardens and given the limited amount of daylighting thought the roof top was a valuable piece of common outdoor space.

- **Applicant's Response:** Mr. Bruckner thanked the Panel for their comments and would take them into consideration as they move forward with the project.

**Adjournment**

There being no further business the meeting adjourned at 9:09 p.m.