

URBAN DESIGN PANEL MINUTES

DATE: July 29, 2015

TIME: 3:00 pm

PLACE: Town Hall Meeting Room, City Hall

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:
Russell Acton
Stefan Aepli
Meghan Cree-Smith
Stuart Hood (excused from item #2)
Roger Hughes
Arno Matis
Chris Mramor
Matthew Soules
Julien Fagnan
Neil LaMontagne

REGRETS: Ken Larsson
Jennifer Marshall
Muneesh Sharma

**RECORDING
SECRETARY:** Lidia McLeod

ITEMS REVIEWED AT THIS MEETING

- | | |
|----|--------------------------------|
| 1. | 5470-5490 Oak Street |
| 2. | 225 Smithe Street |
| 3. | 303 East Pender Street |
| 4. | 4188 Yew Street (Arbutus Mall) |
-

BUSINESS MEETING

Chair Hughes called the meeting to order at 4:10 p.m. and noted the presence of a quorum. There being no new business the meeting considered applications as scheduled for presentation.

1. Address: 5470-5490 Oak Street
DE: N/A
Description: To develop two four-storey residential buildings. The proposal is for a total of 12 market townhouse units. This application is being considered under the Oakridge Langara Policy Statement.
Zoning: RS-1 to CD-1
Application Status: Rezoning Application
Architect: Letkeman Raymond Architect Inc. (Ray Letkeman)
Owner: Listraor
Review: First
Delegation: Raymond Letkeman, RLA
Mark Pickner, RLA
Gerry Eckford, ETA Landscape
Chris Rowland, Listraor
Staff: Kirsten Robinson and Marie Linehan

EVALUATION: SUPPORT (7-0)

- **Introduction:** Kirsten Robinson, Planner, introduced the project as a rezoning application for 5470-5490 Oak Street which is made up of two parcels. The consolidation is on the east side of Oak Street, between 38th and 41st Avenue. It sits between two previously approved developments by the same architect and developer. The sites were reviewed by the Urban Design Panel (UDP) in July 2014, the rezoning was approved by Council at Public Hearing in February 2015, and construction commenced in June 2015.

This proposal is being considered under the Oakridge Langara Policy Statement (OLPS) which contemplates stacked-townhouses and ground-oriented low-rise apartments with densities ranging from 1.0-1.2 FSR, and building heights up to 40 ft. (12.19 m).

The site is located near VanDusen Gardens and Oak Park, several schools, the Jewish Community and Oakridge Centre. The schools include Hamber Secondary, two French schools, and King David High School.

Directly east of the rezoning application is the 13.8 acre Oakridge Transit Centre site. The City is undertaking a one-year planning program to establish a policy statement for the site. This will set the uses, parks and open space, street network, building height and density, and public amenity package.

Marie Linehan, Development Planner, continued by stating that the proposal is for a courtyard and row houses with a row of six townhouses fronting on Oak Street and six townhouses at the rear with a common courtyard in between and accessed via a path along the north side.

The setbacks are consistent with adjacent recently approved developments with a 12ft. front yard, 27.5 ft. courtyard and 15ft. rear yard. The spacing between the buildings on the north side is 23 ft., and 21 ft. on the south side. On the south side half of a public path was secured as part of the previous rezoning, and the remainder will be secured via this rezoning. The path is intended to break the long block along Oak and provide pedestrian access to the Oakridge Transit Site to align with West 39th Avenue further east.

The OLPS design guidelines note that a small-scale residential character should be provided for new multiple dwellings, which should include ground oriented units with entry doors facing the street. Pitched roofs and other small scale residential characteristics common to the area are recommended. For other sites we have supported more contemporary roof forms with setbacks at the upper storey to achieve a similar result in terms of scale, such as the adjacent mansard and flat roofs.

The OLPS also notes that open spaces should be positively defined as usable functional spaces, and that public edges should be animated and add to a sense of neighbourhood. In general the sites along Oak have developed with courtyard row house schemes in response to the OLPS.

Advice from the panel was sought for the following:

1. Overall form of development relative to the Oakridge-Langara Policy Statement and emerging context.
 2. The treatment of the side yards with regards to:
 - a. Continuity of grades and landscaping between the sites.
 - b. Spacing between buildings.
 - c. Courtyard entry path location.
 3. Architectural expression - should there be further differentiation of the architectural expression from adjacent recently approved developments?
 4. Design of common outdoor space, including children's play space.
- **Applicant's Introductory Comments:** The applicant team introduced the project as tying into the other developments on Oak Street. The character and typology has been retained, although with a different brick. Particular attention has been paid to keep the vertical elements and rhythm of the row housing.

There is a 7ft. grade change from the lane to Oak Street. This creates a four-storey building in the front and a three-storey building over one level of underground parking in the back.

The previous design panel wanted some definition between the sidewalk and the yard entry. This was done with additional landscape, screening, and fencing.

Moving this north building would require a look at the technical aspects and implications as it drops down into a garage. Modifying the walkways would also require a look at the implications of changing the entry location, especially as fire access is required on both sides.

The applicant team took questions from the board and panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to connect and integrate the courtyards to add a sense of community
 - There needs to be greater differentiation between the private and public pathways
 - Outdoor space should be consolidated to create more play area

- **Related Commentary:** The panel thought that the overall form of development was a welcome form of expression, and seemed quite handsome.

Most felt that more integration of outdoor spaces is needed. Connecting side yards in a meaningful way would both help to foster a sense of community and add outdoor space. There was also consensus around the fact that there is no clear indication between the private and public walkways through to Oak Street. Public pathways should be wider and clearly indicate themselves as being in the public realm. Accessibility for the public pathways from the lane is an issue.

The overall architectural form, colours and materials were well-liked. There is good differentiation, and the introduction of red bricks works well. However, the overall design has a sameness of scale, character, and materiality as other projects along Cambie Street. Some felt that there is a real need to change designs in a more meaningful way and address concerns about homogenizing the neighbourhood.

Some felt that the outdoor space seems to be quite tight, although the play elements themselves seem fine. More outdoor space should be considered to allow for more play area, and to create a stronger sense of a courtyard. Shifting the buildings or creating a common throughway could help with this.

Turning the building layouts to have the master bedroom face the lane would create a better sense of privacy. Heat Recovery Ventilation should also be considered to encourage sustainability.

- **Applicant's Response:** The applicants thanked the panel and looked forward to working with the commentary.

2. Address:	225 Smithe Street
DE:	N/A
Description:	The construct a 26-storey mixed-use building, including four levels of commercial space and a total of 114 residential units. This rezoning application is being considered under the Rezoning Policy for the Central Business District (CBD) and CBD Shoulder.
Zoning:	DD to CD-1
Application Status:	Rezoning Application
Architect:	GBL Architects (Andrew Emmerson)
Owner:	Boffo Developments (Smithe)
Review:	First
Delegation:	Stu Lyon, GBL Andrew Emmerson, GBL Gerry Eckford, ETA Landscape Jim Ellis, Boffo Development
Staff:	Linda Gillan and Ann McLean

EVALUATION: SUPPORT (6-0)

- **Introduction:** Linda Gillian, Planner, introduced the project as a rezoning application for 225 Smithe Street. The site for this rezoning application is comprised of five parcels on the corner of Smithe Street and Cambie Street. There is a frontage of 125 ft. on Cambie St, 120 ft. on Smithe St, and the site size 15,000 sq. ft. Currently a two-storey commercial building exists on the site.

This application is being considered under the Rezoning Policy for the Central Business District (CBD) and CBD Shoulder. Under the policy rezoning applications, including market residential, may be included if a minimum 2.0 FSR of non-residential uses are included. Maximum height is subject to view cone restrictions and allowable density is based on urban design performance. The Green Buildings Policy for Rezonings also applies for this site, requiring a minimum of LEED Gold or equivalent.

The application is to rezone from DD (Downtown District) to CD-1 to allow for a 26-storey mixed-use building, with retail at grade, offices on floors two to four, and market residential above. The building will include 114 residential units, including 30 one-bedroom units, 60 two-bedroom units and 24 three-bedroom units. It also has a proposed density of 11.85 FSR, including 2.13 FSR of retail and office use.

Ann McLean, Development Planner, continued by stating that the properties on the north side of Smithe are zoned DD-C3 similar to this site. Across Smithe is DD-L1 and L2 which are not part of this rezoning policy area.

The Library Square Character Area has a civic focus, and provides a link between Downtown South and the CBD with retail at grade.

Adjacent buildings have a variety of height and uses. They include the Law Society Building at 139 ft., a residential building (Rosedale Gardens) at 232 ft., a hotel (Rosedale on Robson) at 202 ft., and Pacific Place Landmark II at 261 ft. Across Smithe there are three-storey forms which are not in the rezoning policy area. Across Cambie are two to five storey forms which are included in the rezoning policy area, but are also Heritage Register Cs.

The proposal is for 26 storeys, with parking provided underground and accessed from the lane. Proposed use is residential on the upper floors, and office-commercial on floors two to four, with retail-commercial units at grade. Proposed density is 11.85 FSR.

No setbacks are required by zoning, but are requested to accommodate an 18 ft. sidewalk on both Smithe and Cambie which requires about six ft. of setback. The building form was also influenced by Staff advice to cover much of the blank wall of the Law Society Building, to consider the primary views from the residential tower to the west, and to ensure the future development potential of the mid-block sites by considering an 80 ft. tower separation.

There is a 6400 sq. ft. floor plate, and entries to the Offices are provided off of Smithe. The Residential entry is from Cambie Street.

Advice from the panel was sought for the following:

1. Overall form, height and density proposed (11.85 FSR; 26 storeys)
 2. Building form response as it relates to the neighbouring buildings
 3. Architectural Expression - the composition of forms and tower shaping
 4. Overall approach to the public realm - setbacks and projections
- **Applicant's Introductory Comments:** The applicant team opened by stating that the client is very conscientious and has worked through a number of iterations on the building as they want the building to really work.

There are still three primary things of concern - coverage of the firewall to the light well, providing acknowledgement of the corner suite so there is a view out of it, and the 80 ft. clearance between this building and the potential development an adjacent site.

Work has been done to establish transition from the Law Building down to Smithe and Cambie Street, which has created a language that varies across the podium. There is a commercial entry off Smith Street. The tower design can get lost in the podium space, so an effort has been made to bring it down the face of building and out across the commercial edge by popping it out.

The geometry of the setback is taken off of a 22 degree cut, which is used to obtain views while still respecting the adjacent building. The planes and angles created make for an interesting offset and identity for the residential entry. The shoulder piece is used as a scaling factor to group residential and commercial aspects, and to give a unique identity to the commercial frontage.

It was a challenge to get usable outdoor amenity space. The backside of the podium got eroded, which maintains the street wall but allowed for office terraces. Currently there is 2700 sq. ft. of outdoor amenity which wraps around the building.

The floor plate is not large and maintains setbacks and separations. On upper levels the units are elongated and larger. The majority of units in the building are two or three bedroom and make use of balconies and natural daylight. A strong expression is maintained up through the tower. A sustainable approach to building was taken into consideration, and framed stud walls were used to provide insulation to the less sunny sides of the building.

- **Panel’s Consensus on Key Aspects Needing Improvement:**
 - The approach in dealing with the firewall needs options on how it could work with respect to the future
 - More public space is needed
 - Opinion is divided on the chamfer creating a ground plane up in the air
 - Opinion is divided on the verticality of the architectural expression
 - The top of the building needs more clarity for the composition
 - The stepping may not work for the amenity
 - There is concern that the wider sidewalks could be better animated
- **Related Commentary:** The panel thanked the applicants for a nice presentation, and thought that the building was interesting. The form, height and density are supportable if the listed Key aspects needing improvement listed above can be addressed. More work is also needed on sculpting expression.

The approach to massing on Cambie is interesting but unresolved. Research is needed to assess the impact of the site on the Law Building and future developments in the area. Currently the street wall has too dramatic of a drop down to the terraces and does not transition well with the adjacent, smaller massing. If the street wall were wrapped around Smithe to the lane it would create an edge to the Library District which would work well.

Panel opinions were divided on the vertical expression. Some members thought that the north-east elevation was too vertical, that the vertical banding was not engaging, and that the south-east elevation undercut did not have a good rationale. The step-down terracing is interesting, but perhaps should be added to the north side as well to allow sun into the neighbouring properties. The thin building portion comes out to the lane and looks ill-proportioned, and there does not seem to be a rationale for the top of the building. Overall more work is needed on the architectural expression as there seems to be too much articulation.

While wider sidewalks are good there is a worry that the dark shadows from the building will deter the public from using the area. The Smithe setback does create an interesting wall, though.

The retail units on the ground floor require detail design development to be a better fit with the quality of the podium and tower. Adding some landscaping or a patio to the ground floor would also better activate the streets.

The amount of outdoor space is excellent, but more covered outdoor area would be better.

- **Applicant’s Response:** The applicants thanked panel for their comments, and look forward to using them in their continued design development.

3. Address:	303 East Pender Street
DE:	DE418996
Description:	To construct a six-storey, mixed-use building that includes commercial space on the main floor and a total of 61 residential units of secured market rental housing above.
Zoning:	CD-1 Pending
Application Status:	Complete Development Application
Architect:	Gair Williamson Architects (Gair Williamson)
Owner:	GMC Projects
Review:	Second (First as Development Application)
Delegation:	Gair Williamson, Gair Williamson Architects Joseph Fry, Hapa Collaboration Jordan Milne, GMC Projects
Staff:	Ann McLean

EVALUATION: NON-SUPPORT (1-6)

Ann McLean, Development Planner, introduced the project as comprising of a six-storey mixed use building, with one storey of commercial at grade and five storeys of rental residential over one level of underground parking accessed from the lane. This site has been rezoned through the Downtown East-Side Plan, which allowed consideration of secured market residential housing along Gore Street.

To the west of this development is Chinatown which is zoned HA-1 and is composed of four to seven storey buildings. The area to the north of this development is zoned DEOD and is composed of three to eight storey forms. The south and east are zoned RT-3 and generally include two-storey buildings; immediately adjacent to the site is the Lee Benevolent Association which is built to the maximum permissible under the zoning.

CD-1 zoning requirements for the site include an FSR of 4.5 and a maximum height of 21.6 m (70.8 ft.). Also required is a provision of 25% two and three bedroom units, and permitted are ten Micro-dwelling units. Micro Dwelling units are residential units that are 250 - 320 sf. in size. The proposal generally complies with the CD-1 zoning.

At the Rezoning Review the Urban Design Panel (UDP) had the following comments:

- Design development to improve the unit layout
- Consider a better location for the bike storage
- Design development to add an indoor amenity space with access to the outdoor amenity
- Design development to improve the residential lobby
- Work with City staff to find an appropriate setback on Gore Street, noting that 16 ft. may be excessive

Through the rezoning process the following significant design changes were undertaken:

- A setback of about 6 ft. was created along Gore Street to provide a 15 ft. sidewalk. This had the result of reducing the depth of the units along this frontage.
- A setback of 10 ft. was provided at the lane for units that only had one outlook onto the lane to improve horizontal angle of daylight and livability.

- Design development to create a more compatible character with the adjacent Strathcona area, and to improve the identity of the residential entry and improve livability generally by providing private open space where possible.
- Design development to choose a colour palette for the architectural elements that better reflects the character of adjacent Chinatown.

Advice from the panel was sought for the following:

1. Building expression and material detail, especially as it relates to context and location in Strathcona
 2. Livability of units, particularly the micro-dwelling units
 3. Whether previous comments from UDP at Rezoning stage were addressed
 4. Response to Rezoning conditions added by Council regarding material colour
- **Applicant's Introductory Comments:** The applicant team started by mentioned that there were several unusual requests and design directives from council which played a part in the creation of this project. These included reflecting the character of Chinatown and the impact of the colour-scheme. As such the scheme has been changed from black to grey, and uses gold surrounds on the windows and canopies. The windows at the top have gotten smaller in keeping with a passive house design, which requires less of a glazed area.

The building also has a tripartite expression which uses brick and stucco, and is meant to respond more to Chinatown than Strathcona.

The applicant team took questions from the board and panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - The proportions from the top to the brick, the lack of daylight in the amenity, and the subtlety of the entry expression from the previous commentary have not been addressed
 - There is concern about proportions of the building between the top and the middle; recessing the windows 18' would give it more materiality
 - Sculpting of the Gore street-side with rain protection is needed
 - The amenity space needs to be larger and more usable
 - Detail on the sidewalk should be more robust to create interest
 - It would be better to do a more daring colour scheme
 - If a Passive House design can be achieved then it should be
- **Related Commentary:** While there are still some concerns, the liveability of the building seems to be greatly improved, especially on the lane. Going down to 250 sq. ft. in the micro-units has impacted their livability; the units are currently workable but may not be livable. The upper units seem to have a much better layout than the lower units, so perhaps this could be duplicated somehow. Light wells should also be considered to allow more light into the units.

The proportions of the building seem to be a bit awkward between the top and the middle. Better proportioned windows would help with this. The entry is too subtle and needs more expression or strength.

The amenity room has no access to light and is too small. Having the amenity on the roof is also unacceptable as it reads like a seventh storey. More outside spaces are needed, and especially covered outside space. Adding more balconies would help with this.

The brick is fine as a material and seems to be of high quality. While the gold is unique and the dialed back colour scheme could work, the overall scheme seems to reflect Chinatown more than Strathcona. Lighter coloured stone is a step in the right direction, but the ground floor glass is too much. More quirky elements and colourful doors should be used instead, as well as some culturally sensitive colours. Having a mural on both sides of the building would help with this.

The stucco on the upper floors ending at the roofline needs work, and the masonry should either be brought up or vary in detail at the top. The roof edge is an important part of fitting in with the Chinatown and Strathcona vernacular. While the façade somewhat relates to the other buildings in the area it is not a complete fit, and more articulation is needed in order to make it seem less impersonal. More work is also needed on rain protection for pedestrians.

In terms of sustainability a more passive approach to design should be taken if possible, as the building currently seems to be struggling with this. There is an opportunity to look at HRV for the units, and to widen the bike locker to make it more accessible.

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

4. Address: 4188 Yew Street (Arbutus Mall)
DE: DE418990
Description: To construct the first phase of the Arbutus Mall redevelopment (Block A) comprising 215 market and nonmarket rental units, above commercial floor space including: office, restaurant, retail (Safeway), and a below-grade self-storage facility. The project will also develop the public realm with a lane (running east-west) at the north end of the site; an extension of Yew St running north-south, and an east-west mews running across the southern boundary.
- Zoning: CD-1
Application Status: Complete Development Application
Architect: DIALOG (Robin Hall)
Owner: Larco Investments Ltd.
Review: Second (First as Development Application)
Delegation: Norm Hotson, DIALOG
Robin Hall, DIALOG
Margot Long, PLUC Partnership
Art Phillips, Larco Investments
- Staff: Tim Potter

EVALUATION: SUPPORT (7-0)

- **Introduction:** Tim Potter, Development Planner, introduced the project as currently comprising a shopping mall, Safeway, and surface parking. The site is across the street from the Arbutus Club and in the vicinity of Prince of Wales Secondary School.

This is the first phase of four of a development application subsequent to the rezoning for this site. Height and density are within the terms of the approved rezoning. The proposal is a mixed-use building including some secured housing for seniors. This first phase includes the public realm for the overall project and substantial engineering works.

Advice from the panel was sought for the following:

1. Please comment on the interface of the CRU spaces relative to maintaining pedestrian interest along Arbutus Street and along Arbutus Mews, (see SE corner and Sections 30 and 31 on page 45 and 46 of the booklet).
2. Please comment on the success of the residential entry of the seniors housing in terms of its architectural expression to the street.
3. Please comment on the use of materials and colour as it contributes to the overall architectural expression.
4. Please comment on the public realm plan relative to the following aspects:
 - a. Success of place-making;
 - b. Overall quality of public realm design and treatments;
 - c. Success of the selection of Trees to provide visual interest, pedestrian scale, and successful outside space.

- **Applicant's Introductory Comments:** The applicant team started the presentation by stating that this was a shopping centre transformation. The existing center occupies all of the westerly portion of the site, as well as the north-west portion. The rest of the site is currently parking, with a 10m drop into a public park.

The grading of Block A is quite complex, and the mix of uses are very diverse. The project attempts to create a piece of urban fabric within what appears to be a hole in the city. There are new streets and a new lane to the north, and a new public plaza at the foot of the new Arbutus mews. This structural plan is what has led to the overall form.

Block A is strategic in the sense that the planning and development of this site has hinged mainly around Safeway. As such, the plans for the Arbutus mews are designed around allowing Safeway to occupy a major piece of the ground floor. A main and secondary entrance to Safeway exists, with a Starbucks potentially occupying the space as well. A grade difference exists between Safeway and Arbutus.

The mix of use is very interesting. There is seniors housing and non-market rental housing owned by the City of Vancouver, as well as market rental-housing. There is also a two-storey restaurant on the corner, and in the next phase on Block B there will be a variety of smaller retail spaces. The plaza has restaurants on its edges, a neighbourhood house, and a community facility for the strata groups within the Arbutus Village neighbourhood.

The residential entry could be more dramatic and commentary around this would be appreciated. It is a recognizable point of access on Arbutus with a glass canopy, but there is some room to re-arrange the details of it.

The building makes use of a variety of materials and colours, with the overriding principle being that each of the building occupancies has a different scheme.

The project has a height of six to nine stories, and an FSR of 3.0. The hope is to create an example of how to achieve substantial density without resorting to the tower form.

Above the Safeway there is a large roof deck for the market rental housing and social rentals. This includes a play area, urban agriculture and outdoor eating area. The seniors and market rental housing have their own roof decks respectively, with urban agriculture and seating areas.

Arbutus mews is a publically-accessible street owned by the developers and including pavers from building edge to building edge. There is a new intersection with traffic lights, and parking off the side. The treatment of Arbutus is a standard city treatment, but the boulevards include granite sets and are heavily planted. Higher quality materials are being used as the commercial strata are maintaining the public realm.

The lane is new and includes a pedestrian walkway which extends down into the park. For disabled access there is an elevator from the plaza and a ramp with a grade of less than 5%. In the main plaza there will be covered seating and an interactive water feature. The large glass canopies will eventually be public art. There are traffic bulges on Nanton, and separated bikes paths which will continue along Yew.

Quite a few rain gardens exist to collect rain from the public realm and streets. Block B has been set back significantly to retain some oak trees. There is also a lot of green roof, although part of it has been cut back and terraced to allow more light into the northern properties.

The applicant team then took questions from the board and panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to make the sunken plaza more welcoming
 - Additional smaller Commercial Retail Units (CRUs) along Arbutus Street
 - Weather protection and design detail along Arbutus Street
 - Design development to differentiate the nature of use for the senior's entry
 - A more integrated and refreshing colour package to be created
 - Design development to create more verticality of expression
 - Design development to create sense of place and scale between buildings at grade
 - There should be more space and variety of spaces at the plaza level
 - Accessibility should not rely on elevators
 - More thoughtful landscaping is needed to encourage freedom of movement
 - Thought should be given to using HRV units
- **Related Commentary:** The panel thanked the applicant team for the presentation and noted that there appear to be issues with programming and activation of the Arbutus Street edge. The Arbutus frontage should be made as welcoming as possible, with more provision of open spaces and more weather protection. Adding a courtyard to the interface or having the Safeway spill out into the public realm could better activate the Arbutus edge. Breaking down the scale with more articulation would also help.

The sunken patio at the corner of Arbutus St and Arbutus Mews could work, but not if it is 4ft. deep. While the some members of the panel would prefer that the sunken patio at the corner of Arbutus St and Arbutus Mews did not exist as it does not function well, having less depth at the entrance to the building and stepping it up to the street level could mitigate this somewhat. The plaza [do you mean patio?] level entry needs to be reworked as it will not perform well currently.

The buff-brick and spandrel glass colour scheme is over-used, and a different scheme should be considered instead. A different pallet of bold and bright colours would be great, and the colours could be brought out from the building into the public realm.

Some of the panel thought the use of brick in the project also made the building seem massive. While stepping back the top floor could reduce that effect, different building components could also be used to mitigate the size of the development. Material sameness on the body of the buildings with a different material on top would help with this. Materials could also be used to differentiate the entryways as the entries currently seem ambiguous. Different materials or colours and daylighting stairwells would help to signify them as special. The entry to the seniors residential block off Arbutus needs design development to give it more residential quality together with a more welcoming lobby and entry sequence.

There currently is some vertical expression on Yew Street and the vertical expression at the South-West corner provides some relief to the dominant long horizontal expression of the south and west elevations but there needs to be further design development of the horizontal slab band portions of the building mass to reduce their relentless massive quality.

While the ambiguity between pedestrian and car-oriented spaces is liked, paving colours, landscape treatments and lighting are also part of creating an acceptable outdoor space. The position of the planters seems to be negating the ambiguous effect by defining the roadway when they should be defining the plaza. Further design development is needed to encourage freedom of movement and to create a more bike-friendly environment. Freedom of movement includes issues of access, as the elevators should not be entirely relied upon for access.

While the amenity rooms in both corners seem lost, amenities are not such a big issue considering the target audience for the space.

The panel also commended the tie-in to the district energy system. In addition to this, they encouraged the applicants to take a look at creating a better heat ventilation system in order to encourage a passive building approach.

- **Applicant's Response:** The applicants stated that they really appreciated the depth of the comments, and noted that many of them were things that they had struggled with. The sunken courtyard could be eliminated as a benefit to public interface and corner activity. Colour and materials will also be reviewed in order to better interface them from the grade upwards.

Adjournment

There being no further business the meeting adjourned at 7:57 p.m.