

URBAN DESIGN PANEL MINUTES

DATE: November 2, 2016

TIME: 3:00 pm

PLACE: Town Hall Meeting Room, City Hall

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:
Meghan Cree-Smith
James Cheng
Roger Hughes
David Jerke
Veronica Gillies (excused for item #1)
Karen Spoelstra
Meredith Anderson (excused for item #3 & 4)
Neal LaMontagne (excused for item #2 & 3, 4)
Russell Acton
Muneesh Sharma

REGRETS: Stefan Aepli
Ken Larsson
Kim Smith

**RECORDING
SECRETARY:** Lidia McLeod

ITEMS REVIEWED AT THIS MEETING

- | | |
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| 1. | Pearson Dogwood Lands |
| 2. | 4983-5007 Quebec Street |
| 3. | 2153-2199 Kingsway |
| 4. | 1755 W 14th Avenue |
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BUSINESS MEETING

Chair Hughes called the meeting to order at 3:00 p.m. and noted the presence of a quorum. After a brief business meeting the panel considered applications as scheduled for presentation.

1. Address: 650 W 57th Avenue (Pearson Dogwood Lands)
 Permit No. N/A
 Description: The proposal is for a mixed-use development on this 25-acre site including: residential buildings containing market units and affordable rental units between 3 and 28 storeys; replacement housing for the George Pearson Centre; a replacement facility for the Dogwood Lodge; retail and commercial space; a community health centre; a YMCA facility with a 25 m pool and a therapeutic pool; a 69-space childcare facility; a 2.5-acre City park; an urban farm; and a potential future transit station. The proposed floor area is 2.8 FSR (Gross) and 287,747 sq. m. (3,097,262 sq. ft.).
 Zoning: RT-2 to CD-1
 Application Status: Rezoning Application
 Review: Third (First at Rezoning)
 Architect: IBI Group (Gavin Blackstock)
 Owner: Onni
 Delegation: Michael Bruckner, IBI Group
 Gavin Blackstock, IBI Group
 Mike Enns, Enns Gauthier
 Jamie Vaughan, Onni
 Jason Packer, Recollective
 Staff: Yardley McNeill & Sailen Black

EVALUATION: NON-SUPPORT (3-5)

- **Introduction:** Yardley McNeill, Rezoning Planner, and Sailen Black, Development Planner, introduced the project as a 10.28 hectare site bounded by Cambie Street, Heather Street, 57th Avenue and 59th Avenue. Langara Gardens is to the north, there is single-family housing to the south, Churchill Secondary School and Laurier Elementary are to the north and west, and Langara golf course is to the east. The site is in the traditional territory of the Musqueam First Nation.

The site currently contains more than 319 trees. It also includes various low-rise buildings such as the Stan Stronge pool for persons with disabilities, The George Pearson Centre which supports people with physical disabilities, and the Dogwood Lodge which supports seniors with complex care needs.

The Rezoning Policy for Sustainable Large Developments goals include: Sustainable site design, Green mobility, Rainwater Management, and Low Carbon Energy Supply. A policy statement also articulates the nature, scale and obligations of redevelopment. Policy covers a wide range of parameters including land uses heights, parks and open spaces, and site circulation.

This application looks to establish the overall form of development, including location of building heights, setbacks, character and distribution of different open spaces. There is a proposed FSR of 2.8 FSR (3,097,262 sq. ft.) for the whole site, and heights range from three storeys along 59th Avenue to 28 storeys on 57th Avenue.

Also proposed are the removal of 258 trees and the planting of 550 new trees on-site. The proposed setbacks aim to provide balance between pedestrian interface at the edges, trees and the on-site program. New development includes about 3 million sq. ft. of built area.

Panel's Previous Consensus on Key Aspects Needing Improvement:

- The Panel recommended the applicant go back and identify a core philosophy and vision. It will enable the applicant to develop architecture that is very identifiable and create a unique sense of place;
- The Panel recommended the project stand out and set an example of design excellence in the city;
- Social sustainability, if developed more, is something that could form the basis of a strong philosophy of design. It would result in a shift in topologies and create a new model of architecture;
- Without a stronger core concept, there might be the danger of the design being 'nicked away at';
- The Panel mostly agrees that the western third and southeastern side of the design do not fit together;
- There were concerns about the urban farm, at the central heart of the community, being fallow much of the year.

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

1. Does the Panel support the proposed form of development, including:
 - a. Setbacks
 - b. Distribution of heights
 - c. Site density
 2. Have the previous Panel comments from the workshop been addressed?
 3. Does the Panel support the proposed design for the:
 - a. Main open spaces in terms of pedestrian activation and engagement
 - b. Quality and quantity of the urban tree canopy
 - c. Different modes of movement across the site, including walking, bicycling, and driving
 - d. Fulfillment of large-site sustainability goals
 - e. Responsiveness of each site edge to their different contexts
 4. Can the Panel offer preliminary advice for future guidelines and public realm plan?
- **Applicant's Introductory Comments:** The applicant team started by noting that the application includes a centrally located 2 ½ acre park with full access for the neighbourhood. There is also a transit stop proposed at 57th Avenue and Cambie Street, and the bulk of the density is clustered close to the transit stop. The Dogwood Lodge units will be clustered, but the Pearson units are spread throughout the site. All the buildings are meant to frame the open spaces, and consultation is being done with the Musqueam to provide a first nations heritage presence on the site.

A lot of Pearson residents are older or have mobility challenges, so there is a wellness zone which is meant to be completely car-free. Diagonal desire lines are used to locate the routes to bring people into and through the space. The design objective has been to facilitate social interaction by creating a series of open spaces where people can bump into each other and build social networks.

An existing urban farm is being relocated in the centre of the site, and there are opportunities for edible landscaping, urban plots and orchards. The farm is meant to be an all-season showcase to allow people to make connections between people and their food. Due to the location of the farm it needs to be activated and used year round to be a centrepiece, which means that it needs to be well integrated into the site.

A three-pronged approach based on education, production and social interaction has been proposed for this area. Special attention has been paid to making it usable during the winter months. The location is meant to maximize the solar exposure all year round without moving any trees.

Through building sculpting there are a number of pocket park-like locations in a variety of sizes, along with children's play spaces and additional area for urban agriculture. Site-wide storm water management systems and additional sustainable systems are also being considered.

The applicant team then took questions from the panel.

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

- The 57th Avenue setback could be increased to save trees and create a great streetscape;
- Consideration should be given to the scale and flexibility of the Cambie Street setback;
- More variety in building height is needed - consider creating a higher tower that is a focal point ;
- Height should be redistributed throughout the site from the southwest corner;
- The diagonal connections into the centre would work better if that centre was a 'heart' for gathering rather than a farm;
- The diagonal connection running from the northeast corner should be widened;
- More drama, contrasting urban form, needs to happen on this site;
- A wider east-to-west corridor would improve the bike route;
- More canopy could be added, but with concern for the root structure;
- The bike path has conflicts with how it runs into the farm;
- The Cambie edge is currently of concern - moving the YMCA onto Cambie would make it better;
- Consideration should be given to treating this as a series of neighbourhoods which are tied together;
- More public art is needed;
- Use more robust materials adjacent to the farm;
- The form of development does not yet reflect the proposed core vision.;

- **Related Commentary:** A good job has been done addressing the previous comments, but this project does not appear to have a gathering place or focal point. There are blocks laid out but nothing which tie them together. More needs to be done with the tower strategy other than just placement based on even separation.

There is a strong commercial corner near the transit station, the block south of this is a mix but the YMCA looks like a big black box and does not do much to animate the area. Consider flipping the YMCA to the corner and having more residences in that location in order to improve the organization of the scheme. Look at the site as a series of neighbourhoods fronting onto a park in order to create a community knitted together by an open space. Improve the north-to-south connection points as there is currently not enough flow in these areas. Consider more activation on the northeast side.

There needs to be a clear vision on retail strategy and the site edges need further development. More consideration needs to be given on how this contributes positively to the evolution of urban form in Vancouver. Overall this project just needs something more.

Consider moving the farm more to the side to make it less of a focal piece as there is potential for it to become segregated off in the future. The farm location should be used as a place of arrival and gathering with hard surfaces. The farm should be a genuine urban farm, maybe with greenhouses to create a buffer with the residential. The urban farm would also be better at the south side, to use the water with the farm.

As one moves from northwest to southwest there are conflicts with the urban farm as bikes will be mixing with wheelbarrows, etc. Consider darker and more robust materials adjacent to the urban farm to give the site a more urban-forest rugged look. As well, consider adding Dogwood trees to the site.

Consider adding in some good rooftop spaces, but be careful with the 57th Avenue tree canopy. The 'health' aspect needs to consider all ages and types of activity. The plaza is currently not well-animated and needs something to liven it up. Consider adding a second children's play area to add more play space and provide animation.

Consider varying the height of the buildings as the southeast area along Cambie Street is quite monotonous and needs something to add interest. The interfaces, details and grain of the buildings are the key; more needs to be done with them along 57th Avenue. A 20-storey form is too high for the northwest corner; consider moving some of this height to the northeast. More height variation is needed overall in the structures throughout the site.

The tower at the southwest of the farm shadows the centre and needs to come down or be redistributed to the north. New models of architecture will be created as the project gets more serious about sustainability.

- **Applicant's Response:** The applicants noted that the urban agriculture has been given a lot of thought already, and moving the farm to another location would not allow it to promote itself effectively. The purpose of it is to provoke thought about food systems, and the central location has been chosen to highlight this. The farm cannot be buried in the southwest corner and still promote food systems as the major vision focal point for the site. The big idea is to force people to bump into the farm and be educated, and urban farmers have been consulted on how to make it work in that manner.

2. Address:	4983-5007 Quebec Street
Permit No.	RZ-2016-00016
Description:	The proposal is for a six-storey residential co-housing development including: 25 dwelling units; a building height of 19.8 m (65 ft.); a net floor space ratio (FSR) of 2.3; and one level of underground parking, including 19 vehicle parking spaces and 35 bicycle spaces. This application is being considered under the Little Mountain Adjacent Area Policy.
Zoning:	RS-1 to CD-1
Application Status:	Rezoning Application
Review:	First
Architect:	Cornerstone Architecture (Simon Richards)
Owner:	1013343 BC Ltd.
Delegation:	Simon Richards, Cornerstone Architecture Scott Kennedy, Cornerstone Architecture Jennifer Stamp, Durante Kreuk
Staff:	Graham Winterbottom & Danielle Wiley

EVALUATION: SUPPORT (7-1)

- **Introduction:** Graham Winterbottom, Rezoning Planner, introduced the project as a rezoning proposal for a six-storey residential co-housing development on a three-lot assembly. The site is located on Quebec Street, just west of Main Street and 33rd Avenue.

The proposal is being considered under the Little Mountain Adjacent Area Rezoning Policy, which covers from 33rd Avenue to 35th Avenue, and from Main Street to the lane east of Quebec Street. The intent of the policy is to provide a transition from the heights and scale of the Little Mountain site to the surrounding neighbourhood. The policy contemplates a choice of two building types: a townhouse/rowhouse form up to 1.5FSR, or a mid-rise form up to six-storeys and 2.3 FSR.

For a mid-rise form the policy offers general principles and building characteristics to encourage a departure from a typical double loaded corridor design through:

- Encouragement of ground oriented units and outdoor space through large balconies and yards;
- Passive design elements as part of the buildings architectural expression;
- Reduced building depths and a range of units sizes and types with opportunities for cross ventilation; and,
- Varied expression at upper levels through step backs, materials, overhangs etc.

The site is located immediately adjacent to the Little Mountain site; on July 22, 2016 Council approved the rezoning proposal for the site under the direction of the Little Mountain Policy Statement. Approved building heights consists predominantly of 4-8 story buildings with opportunities up to ten and twelve storeys toward the centre of the site . Immediately across the lane from this site will be six-storey residential buildings with pedestrian pathways connecting through the sideyards to both sites. The surrounding area is very amenity rich, with Queen Elizabeth Park located to the west and Hillcrest Park to the north. The area is also well served by transit as it is located on two frequent bus routes and within a ten minute walk of both the King Edward and 41st Avenue Canada Line stations.

This is the fifth rezoning in the Adjacent Area; the first four have been supported by the Panel and approved by Council and some are already under construction. These include two five-storey residential buildings, one six-storey residential building on 35th Avenue, and a six-storey residential building immediately south of this site which offers front yard setbacks beyond those recommended in the Policy.

The application is proposing to rezone three one-family dwellings from RS-1 to CD-1 to develop a six-storey residential co-housing building. Co-housing is a form of shared ownership based on principles of community living. This concept is central to design of the building through a high degree of common amenities with individual living units. This is not a proposal by a developer, but a group of common citizens who have contributed equity and engaged with an architect and project consultant. This is only the second co-housing project in the City, the first being east of Main on 33rd Avenue.

This proposal includes 25 residential units, with a large range of unit types and sizes which exceed the policy requirements for family oriented two and three-bedrooms. The total proposed floor area is 2.3 FSR. Passive House design if being proposed to meet sustainability goals, City staff have reviewed the proposal and confirm that the design as proposed could achieve Passive House certification.

Danielle Wiley, Development Planner, noted that the building has an L-shaped footprint to maximize size and solar exposure of common outdoor space. A 10ft. setback is used to facilitate a public walk along west property line (which is required by the City), and a parking ramp off lane at east property line, also with a 10ft setback.

While the building massing is “generally” an L-shape, highly irregular/articulated building form results from many non-standard units due to the co-housing model. Four two-storey townhouse units, as well as the main residential entry, front onto Quebec Street, and the remainder of the main floor is occupied by common amenity space. There are five-storeys of apartments above, with some smaller common amenity rooms. Open air corridors along the inside of the “L” overlook the outdoor space, and a shared patio is located on the roof-top.

At the sixth storey there are 5 ft. to 6 ft. setbacks on the front and sides, and a 10 ft. setback at rear is provided to lessen the building depth for the eastern neighbour. The fifth storey is not setback. There is also an “open” corner at the south-east which extends for the full height of the building and which helps to transition to the neighbouring development.

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

1. Is the overall building massing successful? In particular, please comment on the “juncture” of the L-shaped plan and the common outdoor space.
 2. Are the relationships to the neighbouring properties (north and south) and to the pedestrian walkway (south) sufficiently well resolved?
 3. Do you support the overall building expression and design, particularly on the Quebec St frontage?
 4. Is the design of the outdoor spaces - including the public walk and common outdoor space - well resolved?
 5. Please provide comments on the architectural detailing and sustainability features, to assist the applicant in a developing a subsequent DP application.
- **Applicant’s Introductory Comments:** The applicant team gave a brief summary on the design concepts of co-housing and history of the development and then took questions from the panel.

- **Panel’s Consensus on Key Aspects Needing Improvement:**
 - The main entry and front yard landscape require design development, as the current entry is subdued and “tunnel-like”;
 - More design development of the common areas is needed, including making the courtyard more active and green;
 - Architectural detailing should be carefully considered at the DP stage, as the current design is over-articulated in some areas, and under-articulated in others;
 - The building could express more of Main Street’s character;
 - More expression of the individual co-housing units may be desirable;
- **Related Commentary:** Some members of the panel noted that the project does not look like what they might expect of a passive house project. Some commented that the L-shape is not responsive to the neighbourhood, although most members agreed that the large courtyard was a valuable aspect of the project.

Several panel members commented that the building is “over-articulated” They also noted that it looks like “many other” buildings in Vancouver, and wished that, as a co-housing development, it would have a more unique architectural expression. The building feels very grey and dark, and could benefit from a brighter material/colour palette.

Some members suggested that the public walk should be developed, as a terminus of a pedestrian “network” connecting to the Little Mountain area.

The main also feels subdued and should be open it up to make it more welcoming. A more open corridor would be great for gathering and bring more interest to the front of the building. Bringing the green-scape a bit further into the rear courtyard will activate it more than outdoor furniture. The north side yard should be further developed, as the garbage enclosure and exit stairs are unneighbourly.

- **Applicant’s Response:** The applicant noted the building circulation is half-enclosed and half-open air, so both of these opportunities exist for residents. As well, co-housing developments generate much less waste, and it is interesting to highlight this cultural piece by locating it in the side yard instead of in more traditional parkade areas. Finally, passive house is a “building standard”, rather than a design approach, and so does not infer a particular architectural style.

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3. Address: 2153-2199 Kingsway
Permit No. RZ-2016-00019 / DP-2016-00426
Description: The proposal is for a six-storey mixed-use building including; 101 market rental units; commercial use on the ground floor; a floor space ratio (FSR) of 3.37; and two levels of underground parking accessed from the lane to the north of the site. This application is being considered under the Secured Market Rental Housing (Rental 100) Policy.
- Zoning: C-2 to CD-1
Application Status: Concurrent Rezoning and Complete Development Application
Review: First
Architect: IBI Group (Peter Lang)
Owner: Hua Long International Technical
Delegation: Peter Lang, IBI Group
Kixx Solar, IBI Group
Jennifer Stamp, Durante Kreuk
Staff: Michelle Yip & Paul Cheng
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EVALUATION: SUPPORT (6-1)

- **Introduction:** Michelle Yip, Rezoning Planner, and Paul Cheng, Development Planner, introduced the site as a concurrent rezoning and development permit application being comprised of five parcels on the northwest corner of Kingsway and Gladstone Street.

The site is located in the Kensington-Cedar Cottage local area. It is also located just outside the Norquay Neighbourhood Centre Plan, which ends at Gladstone Street. Under the plan the Kingsway Rezoning Area allows for rezoning consideration from 10 to 14 storeys. The property on the north side of Kingsway has the potential for 10 storeys. The site on the south side of Kingsway is the Kensington Gardens site, which is currently under construction and consists of three 14-storey buildings and a six-storey mixed-use podium.

The area north of the lane is zoned RS-1. This site is currently zoned C-2, which allows for four-storey mixed-use buildings. The proposal is being considered under the Secured Market Rental Housing Policy (Rental 100), which allows for consideration of up to six-storeys. The proposal is for a six-storey development containing retail at grade and 101 rental housing units above for an FSR of 3.37.

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

1. In a typical C-2 development on a corner site, residential uses are required to be setback from the side property line by 12 ft. in order to transition to the R-zoned properties located further away from the arterial.

Does this proposal warrant a waiving of this setback requirement, given the proposed use of residential townhouses facing the rear lane?

2. Given the long site frontage of 231 ft., does the proposed Kingsway-facing elevation provide a sufficient amount of architectural variety?
 3. Further setbacks to the fifth and sixth storeys from the rear property line were directed by staff in order to mitigate any increase in shadows, overlook and building mass on the R-zoned properties located due north.
 4. Do the proposed setbacks provide a sufficient response to these concerns?
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- **Applicant's Introductory Comments:** The applicant team has requested a relaxation of a loading space which required full loading access to everything. This shifted everything slightly.

A blank commercial wall was not wanted up against the lane, so the residential wraps around that corner now. The architecture gets lighter and opens up to act as a transition towards the northern neighbourhood. There is also a 5.5 ft. setback which becomes a 7.5 ft. setback at the corner to help act as a transition piece going around the corner. The proposed setbacks are more than enough to capture the best solar angles and light penetration.

More street trees are not supported by the City, but a pedestrian sidewalk has been provided which is separated from the lane. Amenity is provided onto the lane with consideration of overlook.

There is a planter at level 2, and a small amenity patio which is not linked to a room. At the upper level there is planting along the parapet. Patio planting includes the soil depth to accommodate mature trees.

The applicant team then took questions from the panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Consider getting more light into the south units;
 - Extend the simplicity of the dark brick across the back;
 - The rooftop amenity should be a children's play area;
 - Make it a simpler beige brick box on the corner.
- **Related Commentary:** The panel started by noting that consideration should be given to the long relentless roofline to break it up more. While some members thought that the break-up approach to Kingsway seems sufficient, others thought that the Kingsway side needs a bit more design development.

Panel members fully support a rooftop amenity as an outdoor kid's space amenity with consideration for proper setbacks. The proposed setbacks do provide sufficient response and show a high level of consideration to shadows and the neighbours. However, consideration should be given to the livability of the townhomes as they seem a bit dark; get more light into these units.

There is good use of colour in the project and a good sense of rigor and play, but higher quality materials would add a sense of whimsy and delight and take away from the soberness. If the entry were moved to the 'gap' it would make a lot more sense. Consider privacy issues at the back.

- **Applicant's Response:** The applicant team thanked the panel for their well thought-out comments. They will take a look at the mechanical venting of the retail, and consider having less 'break-up' and more of a box. They will also consider the privacy of the Level 2 deck and the addition of a rooftop amenity.

4. Address:	1755 W 14th Avenue
Permit No.	DP-2016-00389
Description:	To construct a 12-storey residential building including: 116 rental dwelling units; 17,919 sq. m. (192,881 sq. ft.) of floor area (new and existing buildings); a building height of 36.5 m (120 ft.); three levels of underground parking accessed from the lane; and the addition of two new rental dwelling units to the existing 13-storey residential building.
Zoning:	CD-1 Pending
Application Status:	Complete Development Application
Review:	Second (First at Development Application)
Architect:	MCM Partnership (Celso Stifelmann)
Owner:	Sun Life Assurance Co.
Delegation:	Mark Whitehead, MCM Partnership Peter Odegaard, MCM Partnership Peter Kreuk, Durante Kreuk
Staff:	Timothy Potter

EVALUATION: SUPPORT (7-0)

- **Introduction:** Timothy Potter, Development Planner, introduced the project as a full-block site at 14th Avenue and Burrard Street which is served by a lane. The proposal is for a new market rental development through a development application subsequent to a rezoning.

Panel's Previous Consensus on Key Aspects Needing Improvement:

- Design development to improve solar response;
- Design development to improve termination of the tower;
- Consider removing the townhouse block and leaving the pool in its current location;
- Consider moving the garden plots to the roofs of the new tower;
- Consider improving the sustainability strategy.

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

1. With respect to the above consensus items above, how well have the panel's previous comments been addressed?
 2. Please comment on the pedestrian scale and interface along the laneway;
 3. Please comment on scale and interface of along Burrard Street and W 14th Avenue in terms of grading, openness and pedestrian scale.
 4. Please comment on the overall landscape plan and the treatment and the design and programming of open spaces.
- **Applicant's Introductory Comments:** The applicant team noted that the previous panel liked the scheme, with one exception. They also noted that a pedestrian traffic-light will be going into this location. Work is being done with the City with regards to parking, but there really is not an issue with regards to the building's response along 14th Avenue or Burrard Street.

Double glazing was looked at but did not seem appropriate. This is a LEED Gold project which is a balance between affordability and sustainability.

The garden space is in the sunniest spot on the site. The ground floor is 4 ft. above W 14th Avenue and the slope is currently being managed with a wall, but stepping is also being considered. To get the depth for greenery required by the City something had to happen, and since nothing could go down the building came up a bit.

At the back along the lane there is potential to step the planters; there is a transformer here but a bit of room for give and take to put in a planting strip. There is also an open lawn area, children's play space, outdoor kitchen and urban agriculture. All of this is accessible to both buildings.

The applicant team then took questions from the panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - The lanes needs to be addressed through landscape and some articulation with the concrete - the higher wall could be acceptable if this is done;
 - The corner of the lane and Burrard Street could be eased a bit;
 - Consider a larger space adjacent to the amenity rather than a series of open spaces.
- **Related Commentary:** The panel started by noting that it seems like most of the previous panel's comments have been resolved.

The biggest design challenge rests on the plinth; there is a huge opportunity here which creates a wonderful challenge as a certain level of porosity needed with regards to Burrard. Consider developing the corner of the lane and Burrard. The transformer room needs room but the telecom room does not, so easement could be considered to soften the corner a bit.

It's hard to believe that support could be given to more thermal bridging, but functionally solar response has been improved.

The raised parking is understandable and acceptable in principle. The transition along 14th Avenue is ok, but there are moves on the wall and landscape which relate back to the building in some ways and which need to be refined a bit more.

Make the laneway really great with lighting schemes, integrated trellises or a bit of carving out to demarcate the area. If a wall is going to be done then it should be a really nice wall. Overall the building is extremely utilitarian and needs to tie into the block better.

The panel agreed that garden plots on the roof do not seem like a feasible option, and noted that the overall landscape treatment is good. However, there is an opportunity to have some more interesting landscaping solutions, especially at the back. The retained big trees at Burrard Street and 14th Avenue are beautiful and great for adding privacy, but the outdoor dining space should be bigger by combining the 'two' smaller spaces into one large open space.

- **Applicant's Response:** The applicant team apologized for any confusion with regards to the drawings and noted that they will continue to work with the City on developing the lane and other subtleties.

Adjournment

There being no further business the meeting adjourned at 8:16 p.m.