

## URBAN DESIGN PANEL MINUTES

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**DATE:** August 31, 2022

**TIME:** 3:00 pm

**PLACE:** Joe Wai Meeting Room, Vancouver City Hall

**PRESENT:** MEMBERS OF THE URBAN DESIGN PANEL:

Natalie Telewiak (Chair)  
Alan Boniface (excused from item 2)  
Geoff Lister  
Jane Vordrodt  
Meeta Lele  
Margot Long  
Reza Mousakhani  
Jennifer Stamp (excused from item 1)

Guests Panelists:  
Jennifer Marshall  
James Cheng  
Walter Francl (excused from item 2)

**REGRETS:**

**RECORDING SECRETARY: M.Sem**

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### ITEMS REVIEWED AT THIS MEETING

1. 1157 Burrard St
  2. 1450 W Georgia St
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**BUSINESS MEETING** Chair, MS.TELEWIAK, called the meeting to order at 3:15p.m. and noted the presence of a quorum.

1. **Address:** 1157 Burrard St  
**Permit No.:** DP-2022-00461  
**Description:** To develop a 47-storey, mixed-use building with an additional partial storey for an amenity and mechanical room, consisting of Retail use on Level 1, Office use on Levels 2 and 4 (including an arts and culture hub), a 37-space childcare facility on Level 3 and Dwelling uses (289 Market Strata Units) on Levels 4 to 47. Eight levels of underground parking with 297 parking stalls. The total floor area is 283,833 sq. and the floor space ratio (FSR) of 13.37. The proposed building height is 469 ft. The application is being considered under the Higher Building Policy
- Zoning:** CD-1  
**Application Status:** Complete Development Application  
**Review:** Second  
**Architect:** Merrick Architecture  
**Delegation:** Gregory Borowski, Merrick Architecture  
Paul Merrick, Merrick Architecture  
Peter MacRae, Merrick Architecture  
Jennifer Stamp, Groundswell  
David Buddle, Prima  
Kevin Walsh, Integral
- Staff:** Kevin Spaans, Senior Development Planner
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**EVALUATION:** 1157 Burrard St - Support with recommendations (10/0)

**Planner's Introduction:**

Senior Development Planner Kevin Spaans provided an overview of the governing policies applicable to both of the Higher Buildings proposals under review, as follows:

Both 1157 Burrard St and 1450 W Georgia St fall within the boundaries of the *West End Community Plan*: 1157 Burrard St within the Burrard Corridor subarea, and 1450 W Georgia St within the Georgia Corridor subarea. General policies of the *Plan* applicable to both proposals under review include maximizing solar access to public sidewalks, compliance with view corridor limits unless otherwise permitted by the *Higher Buildings Policy*, and prioritizing commercial and public uses along street frontages. Per the *Plan*, the maximum height permitted at 1157 Burrard St is 114.3 m (375.0 ft.) and 152.4 m (500.0 ft.) at 1450 W Georgia St, and maximum floorplate sizes are 698.0 sq. m (7,500.0 sq. ft.) and 603.9 sq. m (6,500.0 sq. ft.) respectively.

Qualifying proposals may be permitted to intrude into View Corridor 3 – Queen Elizabeth Park subject to compliance with the provisions of the *Higher Buildings Policy* including: establishing a new benchmark for architectural excellence; achieving community benefits; providing on-site

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open space contributing to the network of green and plaza space in downtown; minimizing adverse shadowing and view impacts on the public realm, and; demonstrating leadership in sustainable design and energy efficiency.

Mr. Spaans, on behalf of Development Planner Hiroko Kobayashi, introduced the proposal at 1157 Burrard St, as follows:

This UDP session reviews the proposal as submitted for Development Permit application following approval of the CD-1 rezoning by Council on October 19, 2021, The proposal therefore reflects design development in response to the rezoning Conditions of Approval prepared by staff in part with consideration of the consensus recommendations of the UDP on May 15, 2019. In terms of use, density, and height, the proposal complies with the Council-approved CD-1.

The building is located at the northwest corner of Burrard St and Davie St. Sited at the symbolic entrance to the Davie Village, the building will need to integrate with and contribute to a place of monumental cultural significance to Vancouverites for decades to come. Thousands of people will interact with the building at grade on a daily basis, and the design of the building at the pedestrian level is of particular importance. Likewise, as a Higher Building, 1157 Burrard St must also be designed as a distinctive component of the skyline that is legible from distant aspects as well. The challenge, therefore, is that the building must present both a pedestrian-friendly interface with the public realm while demonstrating broadly legible architectural design strategies at upper levels. Mr. Spaans demonstrated this by showing perspective images taken from the street level and at the scale of the downtown skyline.

In addition to 3.2.1 (Queen Elizabeth Park), Council-approved protected public views 12.1 (Granville Bridge) and B1 (Charleson Seawall) extend across the site, and the building has been shaped to ensure compliance with these two view corridors.

At their review of the rezoning application on May 15, 2019, the Higher Buildings Panel provided staff with the following recommendations for design development:

- Develop a stronger clarity to the overall project
- Develop ground plane elements to respond to Davie Street
- Develop the street corner plaza to address grade activation and use
- Further, develop the West Coast narrative of the architectural concept.

These recommendations were subsequently factored into the rezoning Conditions of Approval, which included: design development to strengthen the public open space; design development to the expression of the tower and to the podium; activation of the public / semi-public realms, and; review of the shadow impacts of the uppermost storeys of the building.

Mr. Spaans then presented comparative perspective images showing the evolution of the design between the rezoning application and the DP, noting the subtlety of some of the changes at grade and the addition of massing to the roof level.

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

**Overall Higher Building Design Response:**

1. Does the proposal sufficiently respond to the Recommendations of the RZ UDP and RZ Conditions of Approval to establish a significant and recognizable new benchmark for architectural creativity and excellence in accordance with the *Higher Building Policy*?

Please consider the overall evolution of the following:

- i. The proposed building design and articulation of massing (tower and podium expression);
- ii. The proposed materiality.

**Public Realm:**

2. Please provide feedback on the overall evolution of public realm interface between rezoning and development permit with particular consideration of:
  - i. The improvements of the public open space at the south corner of the site;
  - ii. The quality of the public realm and building interface at the lane.

**Applicant's Introductory Comments:**

Applicant gave a general overview and objectives of the project, followed by presentation on the landscape and sustainability strategy.

**Applicant and staff took questions from Panel.**

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

Having reviewed the project, it was moved by **MS. LELE** and seconded by **MS. LONG** and was the decision of the Urban Design Panel:

THAT the Panel Recommend Support with recommendations to the project with the following recommendations to be reviewed by City Staff:

- 1) Design development to add clarity to the expression of various elements of the podium and tower.
- 2) Design development to enhance the eastern façade.
- 3) Consideration to simplify the expression of the material palette.
- 4) Improve expression of how the building meets the sky including design refinement of the mechanical screen.
- 5) Review the configuration of balconies to increase access to usable outdoor space.
- 6) Further study the proposed exterior architectural lighting to mitigate the impacts of light pollution.
- 7) Clarify the design intent of the corner plaza as a significant public space.

**Summary of Panel Commentary:**

In general, the Panel noted the architectural intent of the form is effective, elegant and appropriate at this significant corner.

The Panel noted the refinements of form since rezoning are successful.

Panelists noted the need to add clarity and distinction of the expression of the tower and podium forms. Some Panelists suggested to continue the expression of the façade along the west and towards the east.

Some panelists suggested the expression of the material palette could be enhanced.

In general, the Panel suggested further study to the entry and plaza as a transition space and a gathering space to inform any kind of art strategy within the site.

In general, the Panel suggested that more access to outdoor space throughout the tower should be explored, including consideration for larger balconies and / or more access to roof decks.

Regarding the expression of the uppermost part of the tower, the Panel suggested refining the design of the rooftop screen elements to consider multiple different views and to better integrate with the design concept.

**General Panel Commentary:**

The Panel made the following general observations about the proposal:

- The building fits the scale of Burrard St.
- The daycare will be a positive contribution to this location.
- The massing as approved by Council is supportable for this location.
- View corridors create opportunities for shaping of built forms and add interest to the skyline.
- The project is successful in creating a scale on Davie St and Burrard St that can be viewed successfully at the corner.
- The expression of the Davie St-oriented podium of the building (referred to by the Panelist as the “bustle building”) could be edited down but still be clearly discernable from other building components.
- The use of the public plaza must be carefully considered, and public art placement, as approved by the Public Art Committee, should take this into account. The panel noted it is unclear if the entry plaza is designed as a forecourt, circulation space from sidewalk to sidewalk, and/or a public plaza.
- The building entrance at the corner should read more strongly when viewed from the public realm.
- The tower form is elegant and appropriate, especially when viewed from the south, but could benefit from editing and reconsideration of the material palette.
- The panel noted the concept of the pixilation through exterior blinds is successful.

- Design modifications to the Burrard St-oriented façade of the tower between rezoning and DP requires more consideration, with a panelist noting that the white bands appear incongruous with the architectural language of the rest of the building.
- The panel noted the significance of the approach from the south along Burrard, and that design enhancements are needed.
- The screening at the top of the building requires further consideration, including exploration of better concealing the elevator overruns when viewed from other aspects.
- Animation of the laneway is successfully achieved through the design changes between rezoning and the DP application.
- Triangular balconies as proposed contribute to the overall form, but can be less usable than rectangular balconies. Recommend study of how to increase usability of balconies while maintaining tower form.
- Some panelist noted concern for the architectural lighting of the tower, and the need to study light pollution and sustainability of exterior lighting strategy.
- The slight twist of the balconies when viewed from further away should be extended the height of the tower.
- An amenity and landscaping should be considered at Level 20 as a means to increase outdoor space for residents.
- Commercial retail units should be kept smaller to match the character of the Davie Village and to encourage viable local retail tenants.
- The design of the column at the corner should be further explored and developed.
- The application of the material palette requires refinement, with terracotta / solid materials located closer to grade and other materials further up the building.

**Applicant’s Response:** The applicant team thanked the panel for their comment.

**2. Address:** 1450 W Georgia St  
**Permit No.:** DP-2022- 00505  
**Description:** To redevelop a 47-storey residential tower comprising 135 strata and 162 secured rental units. Retail space at grade. Floor Space Ratio of 14.14. A total floor area of 26,602 m<sup>2</sup> (286,345 sq.ft.) A maximum height of approximately 145 m (476 ft.) Seven levels of below grade parking and bicycle storage having vehicular access from Nicola Street.  
**Zoning:** CD-1  
**Application Status:** Complete Development Application  
**Review:** Second  
**Architect:** Yamamoto Architecture  
**Delegation:** Taizo Yamamoto, Yamamoto Architecture  
 Evan Lewis, Wesgroup  
 David Stoyko, David Stoyko Landscape Architect  
 Aird Garby, Alpin Martin Civil Engineer

**Staff:** Carl Stanford, Development Planner

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**EVALUATION:** 1450 W Georgia St - DP – Recommend Re submission (6/1)

**Planner's Introduction:**

The Development Planner, Carl Stanford, began by noting this application proposes to develop at 1450 West Georgia Street a 47-storey mixed-use building consisting of a commercial unit at grade, 162 market rental units and 135 strata units; all over seven levels of underground parking with 251 vehicle stalls and 691 bicycle spaces. The proposed floor area is 26,603 sq. m (286,360 sq. ft.), the building height is 145 m (474 ft.) and the floor space ratio (FSR) is 14.14.

This site measuring 1,882 sq. m (20,253 sq. ft.) is located on the southeast corner of the intersection of West Georgia and Nicola Streets and is bounded by Alberni Street to the south. The site has a frontage of 51 m (166 ft.) along Georgia Street and depth of 45m (148 ft.). The Alberni Street frontage is slightly shorter at 40 m (131 ft.). The site has a significant slope of approximately 5.0 m (16 ft.) from the southeast corner down to the northwest corner where it abuts the intersection of Nicola and West Georgia Streets. In terms of existing context to the west of the site across Nicola Street at 1500 W Georgia, there is a proposed 41 storey residential building and to the south of the site at 1444 Alberni there are proposed a 43 and 48 storey residential developments all approved at public hearing. To the north of the site, at 1455 Georgia there was a rezoning application for a 46 story building subsequently withdrawn. To the east of the site, there is a 21 storey existing residential building. The lot is currently developed with a 22-storey mixed-use building, the Georgian Tower, with 162 rental residential units and one commercial unit fronting Georgia Street. The majority of units are subject to the City's Tenant Relocation and Protection Policy. The building is not listed on Vancouver's Heritage Register (VHR) but has been evaluated to merit addition to the VHR in the "B" class category. The Vancouver Heritage Commission (VHC) suggested an "A" class heritage resource Classification would be their preferred classification.

Applicable policy for the site includes the 'West End Community Plan', the 'Higher Building Policy', 'View Protection Guidelines', and Downtown Official Development Plan. The site was originally zoned at DD allowing a maximum outright height of 300' and conditional of 450' with a maximum FSR of 6.0. The proposal is subject to enactment of the CD-1 By-Law and Council approval of the form of development following a rezoning application submitted in 2018. The Allowed Height under the CD-1 by law is 149.88m/491.73' with a maximum density of 14.14 FSR. The proposed height of 145m/474' and density complies with this limitation. The site falls within Area B of the Georgia Corridor of the West End Community Plan, which establishes a 500 foot height limit and is included within the Discretionary Building Height zone established by the City of Vancouver's General Policy for Higher Buildings (Central Business district shoulder 500'). The West End Tower Form, Siting and Setbacks Bulletin guides the massing and siting of the proposed building, and provides specifics to supplement the general guidelines of the plan. Under these guidelines, typical tower floor plates of up to 609.9 sq. m (6,500 sq. ft.) are permitted to maximize views and sunlight on sidewalks. Here, the floorplate size varies from 7112 square feet for the rental and 6834 square feet for the market strata, with 5876 square feet at the upper levels. The applicant proposes an average floor plate of ~6300 square feet. Staff consider this a reasonable interpretation as the floor plate variation in this proposal is comparable to that in other buildings approved in the immediate area.

The Higher Buildings Policy identifies this site as eligible for discretionary height of up to 500 feet, in order to reinforce the West Georgia Corridor within the City's skyline. The Higher Buildings Policy requires that any higher building development encroaching into the Queen Elizabeth view cone 3.2.1

establish a significant and recognizable new benchmark for architectural creativity and excellence, while making a significant contribution to the beauty and visual power of Vancouver's skyline. The Higher Buildings Policy also ensures that any new tall building will provide a legacy of public amenities and public art for the neighbourhood. There are two key considerations when evaluating higher building height in this area: the tower's contribution to the Vancouver skyline and the potential shadowing impacts generated by the additional height.

The site is located under three View Cones; View Cone 12.1.13 Granville Street Bridge, View Cone 3.2.1 Queen Elizabeth Park & View cone Laurel Lanbridge C1. View cone Laurel Lanbridge C1 does not traverse the building. View cone 12.1.3 Granville Bridge has a maximum height limit of ~167.3m / 548.9' and is unaffected. View cone 3.2.1, Queen Elizabeth Park has a maximum height limit of ~146.5m/ 480.64'. The proposed building encroaches only into the Queen Elizabeth View Cone as allowed by the Higher Building Policy by approximately ~40' subject to technical review. The buildings measured height is proposed at **145m/474'** with building elements above this.

Staff assessed shadow impacts from 10am to 4pm on the March and June Equinoxes on nearby public spaces at rezoning stage and noted that the proposed height of the tower does not result in significant shadow impacts during key daylight hours. Staff have concluded that the tower height is supportable given the broader urban design objectives embodied in the West End Community Plan, which aim to achieve a legible "dome shaped" skyline and to strengthen the urban frame of the Georgia and Burrard corridors in contrast with the established neighbourhood of the West End.

### **Form of Development**

Since receiving staff advice on the original rezoning enquiry on September 07, 2021, the applicant revised the expression and articulation of the tower in address a number of items identified as requiring development. The tower provides retail at grade, rental units from levels 3 to 20, with strata units from level 21 to 47. The project also incorporates a series of amenity spaces throughout, including a pool and lounge on level 1, gym, yoga and outdoor amenity space on level 3, and an indoor / outdoor dining space and viewing deck on level 19. One lobby serves all residents. The massing of the building is drawn from the concept of a tree like structure and provides a pronounced edge on West Georgia Street, with balconies that wrap around the corners to animate the façade. An outer structure supports the encircling balconies. These elements flare upwards around the rectangular form to create a pronounced fluting crown at the upper levels.

The proposal located at the corner of Nicola & W Georgia Street has a midblock connection from W Georgia to Alberni at the eastern edge of the site. There is a landscaped plaza proposed along Nicola on the Western edge of the site. The walkway provides porosity through the site as well as additional public space. It also provides an opportunity to commemorate the previous tower and record what once stood on the site. The previous building had a "Welcome to Friendly Vancouver" sign which was painted on the east wall of the small retail component of the building, facing what was at the time a large surface parking lot. The proposed NE stair tower re-creates this signage, however the sign is carved into the stone cladding of the tower, giving it a more permanent expression. The stone volume is linked to the stairs at the northern end of the walkway, which is connected to the stone base of the retail volumes. A plaque commemorating the original Georgian Towers building and Lounge is located on the exterior west wall facing the public walkway. This plaque adds interest along the mid-block connection, providing a layer of historical narrative into the public realm.

At Level 1, a CRU unit at grade is accessed off W Georgia Street with the u/g parkade accessed off Nicola St. the area at grade is landscaped and includes a plaza in the character of existing landscaped spaces along W Georgia. The plaza will a possible location for the Public Art piece. The ground is pulled up from the Southeast to the Northwest and remains at grade at the Southeast



corner of the site. The floor is pulled up to become a roof, with the level 2 and ground connected by a sloped landscaped surface along the south side of the building. At the rear off Alberni we have the Residential entry lobby. It remains “at grade”, with the ground lifted on the other side to provide roof for plaza and landscaping/open space above. By using the elevated ground to define the plaza, the applicant hopes to create a larger civic-scale gesture. The Residential entry lobby remains “at grade”, with the ground lifted on all other sides to provide roof for plaza and ground level program. By using the elevated ground to define the plaza, the applicant hopes to create a larger civic-scale gesture. Below the elevated ground, the plaza space is defined by a series of elements. Retail spaces and lounge volumes are treated as curved glass volumes that take on a geometry independent from the rectilinear tower above. The base of these glass volumes are stone, and tie into the series of large curved stone platforms that define the stepped plaza and respond to the slope of the site. The experience of this space is defined by a continuous, sculptural soffit

At level 02 we have a pool with changing rooms for the residents with the main residential entry on the north side off Alberni located in the south eastern corner of the podium adjacent the mid-block walkway. There is large lounge adjacent to the lobby area on the western side. The level three amenity space provides an indoor gym and meeting rooms that overlook the outdoor spaces on the western side. Planting is set towards the perimeter of the slab, and shaped to define zones with different uses. The Child’s play area is located at the southwestern portion, and connected directly to the landscaping. A central zone incorporates urban agriculture in a series of circular pots that become sculptural elements within the outdoor space. A seating area is proposed at the northwest corner where residents can have access to views towards the water and to the North Shore Mountains.

The tower consist of rental dwelling units from L3 to L18 referencing the original rental building on site and is market strata dwelling units thereafter. The proposal incorporates a series of indoor and outdoor amenity spaces at the base of the building at level 2 and in the middle of the tower at level 19. The mid-tower amenity space includes a large dining area, kitchen, media lounge, as well as outdoor seating areas and spaces for outdoor dining. The mid-tower amenity at level 19 is burrowed into the side of the building. The opening creates a transition in scale between the size of the void space and individual residents within the space. Several zones of outdoor seating are provided, allowing people to maximise use of the space. Indoor and outdoor dining areas are provided with views towards the water and North Shore Mountains. The exterior columns frame three-storey views of the surroundings. The mid-tower amenity void is set at the height of the existing Georgian Tower, commemorating the former building and previous height of Vancouver’s West End skyline. This inset floorplate continues for another two stories after level 19 creating a recess in the middle of the tower for additional articulation and commemorating the existing building on site and its history. The tower provides strata units from level 21 to 47 with thermally broken balconies cantilevered off structural columns. These balconies are expressed as 6 volumes on the façade flaring out at the crown. Levels 45-47 provide the penthouse units which are setback on the southern side at the uppermost two stories. The top of the tower is defined by the faceted tops of the six balcony volumes. The upper level balconies provide balcony space for upper level units, as well as screening for mechanical units, ensuring that the clarity of the overall form is maintained. The top of these balcony volumes incorporate closely spaced horizontal louvers.

With regard to materials used in the tower, we have a mix of louvres, glass panels, aluminium and granite cladding at grade. The podiums curved surfaces will be clad in metal panels. The metal panels used will be constructed using an aluminum, composite metal panel that can handle the intricacies of the faceted panels. Panel widths are set to minimize material waste and ensure panels can be brake-formed from a single sheet of material. The panels provide texture to the core of the

tower, fulfilling the role of a protective outer skin, while also giving the tower a distinctive character.

At rezoning stage there were 10 recommendations which included:

- 1) Consider simplifying the design intent of the 'tree' concept in the building form.
- 2) Consider the materiality, design expression and design detailing of the building and balcony to enhance and support architectural excellence in the execution and integration of the 'tree' concept narrative.
- 3) Revisit and revise the corner expression of the building to simplify building form including the fins.
- 4) Consider shaping and developing the design of the building crown.
- 5) Design development on the West Georgia Street frontage including the canopy.
- 6) Creative design development on the West Georgia Street frontage to improve activation, materiality and the celebration of the civic quality of the street.
- 7) Consider how the building transitions to and interfaces with the ground plane.
- 8) Consider the grade change across Nicola Street to improve the porosity and functionality of the spaces.
- 9) Consider the amount, shape and location of the water feature and public art.
- 10) Enhance the size and experience of the midblock connection on the east side of the building.

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

1. Has the proposal achieved architectural excellence required by the Higher Building Policy in the execution of its conceptual narrative, material expression, detail design, and articulation of its form including the crown?

2. Has the proposal achieved a well-executed public realm consistent with the intent of the Higher Building Policy including an activated frontage, an effective transition to grade, and adequate porosity across the site, and a successful well-integrated landscape design.

**Applicant's Introductory Comments:**

Applicant gave a general overview and objectives of the project, followed by presentation on the landscape and sustainability strategy.

**Applicant and staff took questions from Panel.**

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

Having reviewed the project, it was moved by **MS. LONG** and seconded by **MR. CHENG** and was the decision of the Urban Design Panel:

THAT the Panel Recommend Re-submission addressing the panels comments with the following recommendations to be reviewed by City Staff:

- 1) Design development to better integrate and improve the transition from the podium to the tower.
- 2) Design development to enhance the clarity of how the building transitions to the ground and how the design of the project responds to the local context.
- 3) Design development to improve how the project addresses Nicola St.
- 4) Design development to soften the tower's expression.

- 5) Design development to add clarity to the approach of the tower expression based on panel's comments.

**Summary of Panel Commentary:**

- The Panel had mixed reviews on whether the location of the site had a ceremonial character and responded well to the West Georgia location.
- The Panel noted there needed to be further consideration to respond more effectively to Nicola Street and the proposals treatment there.
- The Panel in general supported the 'parti' of the tower but felt it needed to be further refined to achieve design excellence.
- The Panel suggested marrying the podium of the building more successfully with the tower element in particular the podium and adding clarity to how the building meets the ground.
- Some Panelists noted they were not clear as to how the midblock is benefiting the ground plane experience and urban design in its current configuration.
- The Panel supported the size of the balconies and access to outdoor space but felt the balcony expression could be more refined.
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- Some Panelists noted the color of the building, the pattern, textures and repetition of treatment could benefit from further development.

**Panel Commentary:**

- The Panel noted concern about how the project is addressing the street and the podium meeting the ground.
- A panelist noted that the building could be located anywhere in the world, and could benefit from further response to Vancouver.
- Some Panelists noted concern about the clarity of project reflecting the character of West Georgia Street as a formal ceremonial street and Alberni Street as a residential street.
- Some Panelists noted the ground plane needs to be further activated.
- Some Panelists noted there needs to be a way to marry the base of the building better with the tower form.
- A Panelist suggested rethinking the position of the landscape treatment ramping up Nicola Street as they are not creating usable open space given the slope.
- Some Panelists noted concern that Nicola Street has only shaded areas and the floor plan shows garbage room next to drive way all beside the main plaza. The need for light in apartments and public places also outweighs a heavily forested landscape.

- A Panelist noted the midblock connection is not connecting to anywhere and is just a corridor without an active frontage or sufficient destination at its termination.
- A Panelist noted the generous cover area on Nicola doesn't carry all the way through. It is not clear how that space would be used.
- A Panelist noted the open space at the upper level of the podium above the overhang is reasonably well resolved.
- A Panelist the deep overhang on Nicola St is problematic in its interface with West Georgia Street.
- A Panelist noted appreciation for the covered outdoor space in this project, as the positive benefits of covered spaces enables people to be outdoors for a much longer portion of the year.
- A Panelist suggested consideration to soften the expression at the underside of the building and provide a wider feeling for the pedestrian on Georgia St.
- A Panelist noted the beautiful curved space on the under side of the podium could also be on the edge of the podium creating a great reflection on the building.
- Some Panelists noted the edge of the podium could reflect the curve -not rectilinear.
- Some Panelists noted the opportunity to add clarity to the urban design rationale.
- A Panelist noted that they must ensure that trees have adequate soil depth and technology to support them.
- A Panelist noted the importance of ensuring the landscape for this project succeeds.
- A Panelist noted the undercroft is disconcerting as it has nothing to do with the building above.
- A Panelist noted the Nicola St frontage is not pedestrian friendly and not well resolved.
- A Panelist noted the underbelly could be successful if the loading space got relocated so there could be retail and glass along Nicola.
- Some Panelists felt the whole podium needs to be more curvilinear with the rectilinear overhang softened.
- Some Panelists noted the need for the project to examine how the tree concept has relevance.
- Some Panelists noted there is an opportunity to break from a stringent interpretation of the Douglas fir tree concept and respond effectively to the public realm particularly as well as to the adjacent contextual conditions and built environment.

- Some Panelists noted in the previous proposal, the wood building looked a lot more architecturally cohesive and the building was a lot lighter. This building is very dark and the colour of the building is potentially polarizing.
- Some Panelists noted the comparison between models shows the development permit model material treatment as very brooding and dark in comparison to the lighter rezoning model.
- A Panelist noted the rezoning was a bit more of “Vancouver type” building with lighter colours this proposal is a departure from that.
- Some Panelists suggested considering a colour that would contrast to the dark material of the building.
- Some Panelists noted this building does not relate to the building next door, or the 2 towers across the street
- A Panelist suggested making level 19 entirely amenity space.
- Some Panelists noted the potential to use the balconies to further soften the expression and add lightness.
- A Panelist suggested making the soffits underneath the balconies a lighter colour.
- A Panelist noted concern about the illuminated tops of the balcony.
- One Panelist noted appreciation for the simple and elegant form of the balconies.
- A Panelist suggested loosening of the balconies would help soften the window expression.
- A Panelist noted the tree concept could be further refined to be more consistent with the character Georgia Street.
- Some Panelists suggested increasing the randomness of some of the facades to create visual interest.
- A Panelist noted the uniformity of the diamond pattern, there should be numerous facet sizes that are applied in a more random fashion because currently it is too rigid.
- A panelist noted the project has positive momentum from the rezoning submission, but requires further work.
- **Applicant’s Response:** The applicant team thanked the panel for their comment.