

**Appendix E**  
**URBAN DESIGN PANEL MINUTES**

**EVALUATION: Support with Recommendations: (5/0 Support)**

**Planner's Introduction:**

Hamid Shayan, Development Planner gave an overview of the neighbourhood context in relation to the proposal, followed by the expectations of the built-form guidelines for this project. Grace then gave a brief description of the proposed project before concluding with Staff questions for the Panel.

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

1. Please comment on the quality of the public realm and building interface at Robson St, Jervis St., and Rosemary Brown Lane.
2. Please comment on the architectural expression, articulation of the massing, and material treatment with consideration of the below:
  - a. Is the massing sufficiently articulated to produce a high-quality addition to the prominent urban culture of West End area?

**Applicant's Introductory Comments:**

Gregory Henriques, the Architect, noted the objectives and gave a general overview of the project. Vikas Tanwar from Paul Sangha Creative, the Landscape Architect, then gave a presentation on the landscape strategy.

The planning team then took questions from the panel.

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

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

THAT the Panel Recommend Support with recommendations with the following recommendation:

- 1) Further development of the tower's proportion and massing, especially levels 6-10.
- 2) Consider the entries to better defined.
- 3) Consider outdoor opportunities for the restaurant.
- 4) Consider further articulation of the east and west facades.
- 5) Consider accessibility of the hotel rooms, residential units, amenities, and site.
- 6) Further development of the landscape specially at outdoor amenities.

**Summary of Panel Commentary:**

The panel has some concern with the proposed massing especially from levels 6-10.

The panel suggested that the massing portion of the building with levels 6-10 should get wider.

The panel supported the location of the tower not to provide shadowing on the Robson Village.

Some panelists noted the project is beautiful and will enhance the Robson Street area.

Some panelists noted to Consider stretching the height of the residential portion to bring down the horizon line at the top of the hotel to create a much more interesting composition.

Many panelists noted the hotel entrance would benefit from being closer to Robson Street.

Panel noted the east and west facades have too much of a break.

Some Panelists noted to Consider more indoor and outdoor - interaction between the restaurant and hotel lobby.

Some panelists suggested to Consider some introduction of public art in the corner.

The panel noted to provide more seating in the ground plain.

The panel noted to Consider accessibility of the site.

The panel noted to Consider further development of the landscape.

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