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RE: DP 2017-00064 – 833 W Pender Street, Vancouver, BC

The following is in response to the Urban Design Panel minutes dated May 17, 2017:

- *All facades need design development for quality, light, solar gain, response to context and orientation, to provide meaning to the accents in the facades, and to incorporate a stronger design intent.*

  The front elevation is designed with a vertical rectangular element clad in polished white stone. This solid element, with its massing, punched windows and slender proportions provides a stronger expression that defines the building and gives it identity. (refer to drawing 31). A sleek, curtain glass wall acts as the backdrop to the building elevation and wraps around the solid mass to continue around the exposed corner with 'the Exchange' building. The curtain wall provides a cohesive transition to the side and a prominent expression to the corner.

  The finishes of the building façade are of high quality natural stone and ultra-thermal performance curtain wall system as expected under the design guidelines for the Downtown District.

  Compared to the original design, solar gain is reduced by about 45% due to the solid mass with outboard insulation.

  The accents have been deleted.

- *Look at ASHRAE standards which will influence façade design*

  ASHRAE standards will be met in the design.

- *Revisit height and massing to bring more light into the building, giving some relief to the side loading of the building*

  The building mass and height have been studied with careful consideration to mitigate the impact of the building on the residential units in the Jameson building across the lane. In communication with Planning and with their recommendation, the building height has been maintained as per the original design.

- *Ensure a pedestrian friendly treatment at West Pender, including relocation of services to the lane.*

  All services are to the lane side. The vertical louvers on the side wall of the original design have been deleted. The only service required from Pender Street side is the air intake for the parking floors. The louvers for the intake have been located above the canopy on the back wall of the entrance frame, integrated in the stone cladding (refer to drawing 31).

- *Pop up of stair and elevator needs work noting it is viewed from adjacent towers:.*

  The pop up stair and elevator is treated as a volume that seems to interlock with the main building mass along the east property line. It has a sloped roof that softens the height. The mechanical unit above the stairs is enclosed in a ribbed structure that provides fresh air to the unit while concealing the view from the adjacent buildings. The elevator lobby is a smaller structure that in turn interlocks with the main elevator penthouse. (refer to drawing 10)

- *Roof Garden should be all season*

  The roof deck is designed with different function zones. The Pender street side has a bar and seating areas that encourage gathering in that zone, while the lane side has more landscaping and a reflecting pool with lower occupants that form a buffer with the residential building across the lane. (refer to architectural drawing 10 and landscape drawing)

  A glazed canopy provides shelter and renders the deck more useable all seasons.

  The rich landscaping with the added trees provide a visually pleasant view to the users of the neighboring buildings.

- *The laneway function needs further study.*

  The existing lane is very service oriented with parking entrances, loading zones and recycling functions throughout (refer to drawing 12). The proposed treatment of the lane side at ground level, with the transparent lobby entrance, saw cut concrete floor finish with a pattern design, lighting and 24hr activity will contribute to the enhancement of the lane.