

URBAN DESIGN PANEL MINUTES

DATE: February 27, 2013

TIME: 4.00 pm

PLACE: Town Hall Meeting Room, City Hall

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:
Ryan Bragg
Daryl Condon (left after 3rd Item)
Walter Francl (left after 2nd Item)
Joseph Fry
Veronica Gillies (left after 3rd Item)
David Grigg
Bruce Hemstock (Excused Item #3)
Phil Mondor
Goran Ostojic (Excused Item #2)
Norm Shearing (Chair)

REGRETS:
Vincent Dumoulin
Joseph Hruda
Peter Wreglesworth

**RECORDING
SECRETARY:** Lorna Harvey

ITEMS REVIEWED AT THIS MEETING	
1.	2154 West 7 th Avenue
2.	2806-2850 Cambie Street and 454 West 12 th Avenue
3.	3138 Riverwalk Avenue
4.	803 West 12 th Avenue

BUSINESS MEETING

The secretary called the meeting to order at 4:05 p.m. in order to elect a new chair for the year. Norm Shearing was elected by the Panel. He noted the presence of a quorum and the Panel considered applications as scheduled for presentation.

1. Address: 2154 West 7th Avenue
DE: 416418
Description: To construct a new elementary school and childcare facility.
Zoning: RM-4
Application Status: Complete
Architect: Acton Ostry Architects
Owner: St. Augustine School
Review: First
Delegation: Russell Acton, Acton Ostry Architects
Mark Simpson, Acton Ostry Architects
Peter Kreuk, Durante Kreuk Landscape Architects
Staff: Paul Cheng

EVALUATION: SUPPORT (8-0)

- **Introduction:** Paul Cheng, Development Planner, introduced the proposal for a new elementary school in the Kitsilano neighbourhood. He gave a synopsis of the RM-4 zoning noting that it is an older residential apartment zone. One of the regulations is for a 135-degree sideyard. This regulation states that on any point of the shared property line, there cannot be any building that infringes past an angle that is 135-degrees. When there is a single family house with both front and rear yards, there is often too much building mass against those yards and this regulation strives to improve neighbourliness. Mr. Cheng said this usually applies to lots that are half a block deep. This proposal is actually a full block in depth and the applicant is seeking a relaxation of the 135-degree set back as it would dramatically reduce the amount of buildable space on the site. As well, Mr. Cheng noted that because of the height regulation of 35 feet and the difficulty of attaining three storeys within that height, part of the building and adjacent outdoor space are a few feet below grade. Staff are concerned with the negative grading with respect to the daycare play area. They are looking at the possibility of increasing the height by one or two feet to mitigate this issue so it is no longer a negative slope. Furthermore there is a pad mounted transformer which needs to be concealed from the public realm, but is located in a pit-like condition.

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

1. The project requests a relaxation of the 135-degree side yard regulation of the applicable RM-4 zoning. Taking into consideration the proposed building mass and the location of the on-site drop-off lane, do the proposed mitigating features including an increased overall setback and landscape screening sufficiently address neighbourliness with the properties located immediately due west?
2. Are there any concerns regarding the proposed below-grade outdoor uses for the daycare play area and the pad-mounted transformer, in terms of quality of the spaces and the interface with the public realm?

Mr. Cheng took questions from the Panel.

- **Applicant's Introductory Comments:** Russell Acton, Architect, further described the proposal noting their interruption of the 135-degree regulation and explained that they are

trying to address neighbourliness in other ways, including landscaped buffers and an overall deep sideyard setback. Regarding the height, Mr. Acton explained that they did a study that showed if they raised the slab of the lower classroom and the daycare it would benefit the project in so many ways. He added that it would bring everything up and then the classroom would only be two feet below grade. Mr. Acton described the context for the area and explained that the existing St. Augustine church, parish and school has been on the site since 1911 and rebuilt in the 1950's. He described how the project would be phased noting that they want to maintain the existing building during phase one of the project. In phase two they will demolish the gymnasium and build a partially underground parking structure with the gym above. In phase three an infill between the stair stairs would be added that will become five classrooms. Mr. Acton described the architecture noting the layout of the classrooms and administrative areas.

Peter Kreuk, Durante Landscape Architect, described the landscape plans, which is an exercise of trying to incorporate all the programming on a small site. The outdoor space needs to be robust and respond to all user groups. There is the daycare which will be developed in conjunction with social planning. There is space also for the kindergarten and an outdoor play area with picnic tables and a hard surface for games. The space will be made more useable with some covered space. There are existing street trees on West 8th Avenue and plantings will be added to Arbutus Street.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to elevate the height of the building;
 - Consider adding glazing in the upper levels of the gym;
 - Consider a buffer between the school and the residents across the lane.
- **Related Commentary:** The Panel supported the proposal and thought it was a well-designed project.

The Panel thought the rationale was well presented and thought it was respectful in terms of its massing. The Panel supported the relaxation on the height and the side yard regulation. Most of the Panel thought the building would be improved by elevating it about two feet or more. They thought this would improve the interior spaces of the gym as well as the play space as it is currently somewhat depressed. A couple of Panel members suggested finding ways to give more access to light in the gym with some translucency in the upper levels to enhance that volume.

Several Panel members noted that there is a lot of traffic up and down the lane and thought that area should be improved with perhaps a fence or hedge as to not impose on the neighbours. They also thought there should be some additional consideration made to sight lines across to the neighbours.

One Panel member thought there could be some design development to the covered component for the day care to make it more open and to allow for daylight. There was some concern regarding the permeability of the daycare wall but felt that the play equipment was well conceived. One Panel member wondered if some adventure play and urban agriculture could be included. As well there was some concern with the play elements on the south side noting that there is no overlook from the rest of the school yard.

Regarding the bicycle parking, one Panel member suggested using the blast wall condition to attach the bikes.

- **Applicant's Response:** Mr. Acton thanked the Panel for their comments.

2. Address:	2806-2850 Cambie Street and 454 West 12 th Avenue
DE:	N/A
Description:	The proposal is for a 10-storey mixed-use development, with approximately 14,640 square feet (1360m ²) of commercial space, 141 residential units, and 225 parking spaces. The proposal includes a height of 121 feet (37m) and a floor space ratio (FSR) of 4.11. The proposal also includes the preservation of the heritage house at 454 West 12th Avenue and its relocation to West 13th Avenue, and the re-alignment of the lane to exit onto West 12th Avenue.
Zoning:	C2-C, RT-6 to CD-1
Application Status:	Rezoning
Architect:	Fougere Architecture Inc.
Owner:	Shato Holdings
Review:	Second
Delegation:	Wayne Fougere, Fougere Architecture Inc. Brent MacGregor, Consultant Derek Lee, PWL Partnership Landscape Architects Inc.
Staff:	Farhad Mawani and Anita Molaro

EVALUATION: NON-SUPPORT (0-8)

- Introduction:** Farhad Mawani, Rezoning Planner, introduced the proposal for a site on the east corner of Cambie Street and West 12th Avenue. The western portion of the site is zoned C-2C, which allows for developments up to 35 feet in height while the eastern portion is zoned RT-6, which also allows for heights of 35 feet. Mr. Mawani explained that under the existing zoning a 4-storey building could be anticipated which could be subject to the Director of Planning relaxing the height to 45 feet. Mr. Mawani described the context noting the surrounding zonings.

The applicant applied for rezoning to permit a mixed-use building with a maximum height of 112 feet or 10-storeys. Retail and restaurant uses will be located at grade with a mix of residential units above. The house at 454 West 12th Avenue, listed as "C" on the Heritage Register will be relocated to West 13th Avenue. The eight rental units currently in that house would be replaced and located in the new building. As well the proposal would see a re-alignment of the lane to exit on West 12th Avenue with the current access to Cambie Street being closed. Mr. Mawani explained that the Cambie Corridor policies begin at West 16th Avenue and does not affect this site. As well the Broadway Corridor study only considers the C3-A sites located along Broadway. As the site is on a busy transit corridor, staff are able to consider options outside the existing zoning that align with Citywide policies which is to increase density close to rapid transit, combined with incentives to retain a heritage structure.

Anita Molaro, Development Planner, further described the proposal and gave an overview of the context for the area. She explained that the context along Cambie Street includes a number of low-rise buildings and some higher buildings further south on the street as well as the Plaza 500 Hotel on the corner which is 16-storeys. The zoning to the east is a low density residential neighbourhood with the intent to retain or renovate existing residential buildings which are characteristic to the area.

Ms. Molaro mentioned that when the enquiry began the existing condition consisted of two separate sites. One site at the corner of West 12th Avenue and Cambie Street and the other site at the corner of West 13th Avenue and Cambie Street. One of the challenges facing the development of this block and access to the development is the location of the lane.

The applicant is proposing to close the lane and realign it out to West 12th Avenue within the footprint of the existing C-2C frontage along Cambie Street with no separation from the RT-6 site, Heritage C building. She noted that this presented some challenges in terms of both vehicle sight lines and building mass adjacencies to the heritage building. Engineering staff considered the realignment of the lane to offer some improvement to the neighbourhood in general, especially for those accessing the existing restaurant. To address the proximity of the lane to the corner of West 12th Avenue and Cambie Street, the applicant is proposing to include the RT-6 site facing Cambie Street and establish a new lane, now 118 feet from the corner. Given the heritage value of the house, the applicant proposes to relocate the building to the existing RT-6 site (now being used as a parking lot) facing West 13th Avenue. The adjacent two houses along the immediate frontage are Heritage B and Heritage A buildings.

With respect to the overall development Ms. Molaro explained that the site does not fall within the Cambie Corridor design principles. The previous proposal that the Panel reviewed was for an 8-storey building with a modest 9th floor. In the revised proposal the height is now ten storeys exclusive of the roof access. There is a slight reduction in FSR and an increase in height from 105 feet to 122 feet.

Ms. Molaro described other City guidelines regarding the important views of City Hall from the downtown peninsula and to respect the prominence of City Hall to maintain heights that would not compete with City Hall. She also mentioned that the Panel's previous commentary generally supported the form of development including the height and density. Some of the Panel had concerns regarding the density and thought it was aggressive. As well they were concerned with the horizontal expression but supported the closure of the lane.

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

- does the panel support the revised urban design response developed for this site:
 - form of development, massing (scale and bulk), including:
 - revised density (reduced to 4.19 FSR); and
 - revised height (increased to 122 ft.- 10 storeys) taking into consideration the contextual views of City Hall from the downtown peninsula.
 - Has the revised proposal responded to the panel's previous concerns with regard to:
 - Strengthen the response to City Hall;
 - Distinguishing the site mid-block in a more fundamental way;
 - Modifications to the massing at West 12th ave to respond to the context of City hall, Plaza 500 including increasing the sidewalk and stepping the building back from the street edge;
 - Better transition to the residential context;
 - Consider reviewing the materials;
 - Consider greater separation between heritage house and entrance to the parkade; and
 - Review passive design response.
 - public realm interface, open space design and landscape treatments.
 - LEED Gold/Sustainability strategies including passive design.
 - preliminary advice on the indicative materials and composition.

Ms. Molaro took questions from the Panel.

- **Applicant's Introductory Comments:** Brent MacGregor, Consultant, commented on the C-3A zoning issue noting that it is not part of the site, as it is in the foreground of City Hall. He added that he thought it was a Council issue that they would have to change in the

Guidelines. He described the process the applicant team went through in designing the project. He noted that they purchased the heritage house in order to facilitate the lane and the relocation of the house to West 13th Avenue. He added that they took the Panel's last review seriously and adjusted the design. The mass has been better articulated, the sidewalks have been widened and they have stepped the building back. Mr. MacGregor said they added another storey to the building because they felt proportionately it was better and gives access to the roof area.

Wayne Fougere, Architect, further described the proposal and stated that they have redesigned the building. They tried different massings to address the issues and believed they have achieved a vertical nature to the building. They have freed up about 2,000 square feet on the ground plane which has been given to Cambie Street as additional setbacks and the plaza. The outdoor amenity areas are on top of the 7th, 8th and 9th floors. Solar panels are proposed for one of the roofs and will account for about 70% of the lighting in the parking, stair wells and corridors. The unit count has been increased to 141 units and the residential parking stalls have been reduced to 130. The commercial parking stalls have been increased from 55 to 95 mostly because they thought they would need more for the restaurant area. Mr. Fougere said they did not consider added shading to the west elevation as there is only sun on that façade around 4:00 PM and is in shade from other buildings the rest of the time. He described the various setbacks around the building noting that there will be a two foot setback around the sidewalks and the plaza will be setback 21 feet.

Derek Lee, Landscape Architect, described the landscape plans indicating that the roof will have urban agriculture that conform to the guidelines. In addition there will be a harvest table and a pergola over top. The play area is surrounded by intensive green roof plantings. He added that they expect to add trees to the area for shading. They have created a whole series of small semi-public garden spaces expressed on the lower podium level on the second floor. As well there are some private patios. Mr. Lee mentioned that they have changed the expression around the parkade entrance by creating an elevated lawn space with a linear up stand planter. As well they have increased the sense of privacy through the mews. A double row of trees is proposed along Cambie Street.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to improve the massing, height and density;
 - Design development to better transition the building to the residential context;
 - Design development to improve the interface between the heritage building and the proposal;
 - Consider reducing the amount of parking spaces; and
 - Improvement to the sustainability strategy.
- **Related Commentary:** The Panel did not support the proposal as they felt there were still issues with the height, density and massing.

The Panel noted the importance of this intersection and recognized it was a difficult site requiring a high level of architectural resolution.

The Panel agreed that there was justification for placing density on a transit oriented site but felt there was a larger issue as to how it relates to its context. The Panel thought there was too much density or it was the manner in which it was being massed that was an issue. One Panel member noted that there were three influences on the massing: the Cambie

Corridor program, the existing neighbourhood of single family and heritage homes and the larger buildings such as City Hall and the Plaza 500 hotel. The Panel thought the proposal was not relating to any of the three influences and as well the scale seemed out of place. One Panel member noted that the relationship to the context had gotten worse and how it relates to the residential context was weaker than in the previous submission.

The Panel members thought it was critical the massing and architecture of the building respect the heritage of City Hall. While the City's view corridors address views to City Hall this application highlights the important role buildings to the south of the Hall have on supporting public views.

The Panel supported the relocation the heritage building as well as the realigning of the lane.

The Panel thought the increase in the setbacks was good gesture but and over-all sense of design cohesion was lacking. They also thought the programming of the ground floor would help to activate the street the design approach of recesses and entry points lacked clarity and thus negatively impacted the public realm experience along Cambie. The panel also felt the overhang to the entry court needed further design development and refinement.

The Panel thought the landscaping needed to have a role to play with the interface between the proposal and the single family homes at the back. They thought the upper roof levels were well handled but thought the edge adjacent to the heritage building still needed some design development.

The Panel thought there was more parking being included than was needed considering the closeness to a transit node.

The Panel had some concerns regarding the sustainability strategy and thought there were a number of items missing including shading on the west elevations. A couple of Panel members thought the applicant might want to look at pursuing geothermal to heat and cool the building. Another Panel member noted that with the traffic noise from both streets, the applicant might consider ways to mitigate that issue.

- **Applicant's Response:** Mr. MacGregor said that the parking was in response of having a larger restaurant on the site and to reduce parking on the residential streets. He added that it was a challenging site but they felt the current design was a good solution. As to sustainability, they didn't bringing their consultant as they haven't put the effort into that area at this time. He said they would be back after Council's review. He noted that they had pulled back the massing on the West 12th Avenue façade and reduced the density somewhat to transition to the adjacent residential. Incorporating the heritage house as part of the project provides a great benefit as well as relocating the lane.

3. Address:	3138 Riverwalk Avenue
DE:	416463
Description:	4-storey wood framed building in East Fraser Lands.
Zoning:	CD-1
Application Status:	Complete
Architect:	Shift Architecture
Owner:	Polygon Homes
Review:	First
Delegation:	Cameron Halkier, Shift Architecture Chris Sterry, PWL Partnership Landscape Architects Kevin Shoemaker, Polygon Homes
Staff:	Pat St. Michel

EVALUATION: SUPPORT (4-3)

- **Introduction:** Pat St. Michel, Senior Planner, introduced the fourth residential project for East Fraser Lands that will include 62 units in a 4-storey wood-frame building. She gave a short overview of the site noting that it is located at the foot of Kerr Street next to the Kerr Street Plaza and River District Experience Centre and fronting on the Fraser River and future foreshore park. This park will be part of a mile long riverfront public space with a separated bike and pedestrian paths. She also mentioned that across the street there are two 4-storey wood-frame buildings nearing completion. To the immediate east is a recently approved development (Parcel 9B) which will have a 5-storey and a 7-storey building. The project under review will share vehicular access and one level of underground parking with Parcel 9B and between the buildings will be a pedestrian mews offering public access to the riverfront.

Ms. St. Michel stated that the applicant team originally envisioned a 3-storey building stepped to the river but have instead pursued a step down in height to the Kerr Street Plaza to reinforce the form and height to the east.

Ms. St. Michel noted that the Guidelines ask that developments to capture the history of the site in the forms, components, materials and other characteristics of the working river, industrial past and the riverfront location. The materials being proposed included brick veneer, painted fiber cement siding, aluminum composite siding panels, robust painted metal balcony support frames and a timber entry canopy.

As well the south facing landscaped court along the foreshore draws on river elements with decks and a connection to the park. The applicant is pursuing Built Green Gold and will connect the building to the temporary boiler system for East Fraser Lands. Engineering staff and Parklane Developments are continuing to work towards supplying the development with waste heat from the Metro Incinerator in Burnaby.

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

- The general architectural expression and materiality in relation to the guidelines recalling the forms, components, materials and other characteristics of the working river and the industrial past.
- The relationship of the ground floor units and landscape to the foreshore park along the southernmost face of the building.

Ms. St. Michel took questions from the Panel.

- **Applicant's Introductory Comments:** Cameron Halkier, Architect, further described the proposal noting that they have two projects that are one strata and the materials borrow from Parcel 9B with similar brick. They have divided the building into a lower two levels that reflect city homes on the front of the building that has been carried across to the back. The upper two floors are split level units and is reflected in the expression on the facades. There are steel elements on the building that will be developed to reflect the industrial nature of the site. On the south side there will be sun shaded up to the third floor with generous overhangs on the fourth level. On the northeast corner of the site there is access to the parkade for visitors.

Chris Sterry, Landscape Architect, described the landscaping plans for the proposal. In terms of the hard landscape elements they are planning to use concrete, brick details, metal strapping and metal construction with mesh infill on the balcony guardrails and fences. The proposed plantings will be native and fruit varieties.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to better reflect the industrial nature of the site;
 - Consider a stronger residential entry;
 - Consider attaching the inside amenity space to the outdoor space.
- **Related Commentary:** The Panel supported the proposal but had some concerns with the architectural expression.

The Panel thought the architecture did not express the industrial past or the working river of the site and felt the building could be in any area of the city. They also thought it wasn't modern enough with one Panel member stating that they would like to have seen a similar expression to the building across the street. Several Panel members stated that they felt it was a well resolved and proportioned building but it just didn't meet the requirements in the Guidelines for the area and that the references to the industrial past were superficial. The Panel felt strongly that greater architectural expression and detail were needed to address the historical references as outlined in the Design Guidelines.

The Panel also thought the building entry needed to be better resolved to make it a more pronounced element. Given the riverfront setting the panel suggested making a stronger reference to both the river and the Kerr Street pier. The Panel felt the north elevation needed further design development. The "dog house" next to the visitor's entry could be better integrated. As well they thought the parkade entrance required further design development.

The Panel thought there was an opportunity to better tie the indoor amenity space to the outdoor space. As well Panel members thought the pedestrian mews could be improved to give a clearer route to the waterfront.

Regarding sustainability it was mentioned that the balconies on the south side of the building could be bigger to help address issues of solar gain.

- **Applicant's Response:** Mr. Halkier said he appreciated the Panel's comments and felt it was good information for them to better resolve the project. He said he agreed that the size of the members and steel bits might be too wimpy on the project and needed to be more robust. He also agreed that they could get the project to better reflect the industrial nature that would put some tension between the residential and the industrial past.

4. Address:	803 West 12 th Avenue
DE:	416467
Description:	To construct a new 8-storey acute care hospital building to consolidate existing mental health facilities at VGH and UBC hospitals. The building will out-patient facilities on levels one and two with 100 in-patient beds on levels three to seven, the top floor will be for roof garden and mechanical space. This preliminary development permit also includes updates to the master plan that are affected by this building, including, demolition of the Willow Chest Building (2647 Willow Street) and Health Sciences Building (715 West 12 th Avenue) along with the relocation of the Bulk Storage Gas Tank Farm.
Zoning:	CD-1
Application Status:	Preliminary
Architect:	DYS Architecture
Owner:	Vancouver Coastal Health
Review:	First
Delegation:	Knut Boeck, DYS Architecture Dane Jansen, DYS Architecture Jonathan Losee, Jonathan Losee Landscape Architects Sam Collins, Vancouver Coastal Health
Staff:	Sailen Black

EVALUATION: SUPPORT (4-2)

- **Introduction:** Sailen Black, Development Planner, introduced the proposal regarding the Vancouver General Hospital for a preliminary development permit application that will update the master plan and add a new building. The proposed building is a new 8-storey acute care centre for mental health patients. The building will include out-patient facilities as well as a 100 in-patient beds. On the top floor a roof garden is planned. Mr. Black described relevant aspects of the CD-1 by-law, the VGH Precinct CD-1 Guidelines, and the existing Preliminary Development Plan and Open Space Agreement applicable to the site, including height limits and the intent to create a legible pedestrian-oriented public realm.

Advice from the Panel was sought on the architectural, landscape and open space design in general, and in particular:

- Does the proposed form of development support the future open space off the Heather Commons with its front on the Willow pedestrian corridor?
- Does the relationship between the building entries and the Willow corridor create an inviting amenity for hospital patients, staff, and the public?

Mr. Black took questions from the Panel.

- **Applicant's Introductory Comments:** Knut Boeck, Architect, further described the proposal. He noted that the building was designed to get as much natural light into the building as possible. As well there is a one storey grade difference between level one and level two making the building at grade on the north and east side. The main entrance is proposed on the east side. There is a set of stairs in the master plan that will be pushed back to the south to create level access at level one and allow at-grade access from West 10th Avenue. There is a 2-storey atrium linking level one and two with a separate entrance on the south side of level two. He noted the upper floors are cut back at the courtyard to

allow more light into the floors. Mr. Boeck described the programming for the proposal. He noted that they will be achieving LEED™ Gold for the building. Mr. Boeck stated that they are providing glazing at grade to create street animation and as well there is the 2-storey atrium that relates to the Blusson Pavilion. The elevation of the courtyard at level three picks up the Blusson Pavilion canopy elevation.

Jonathan Losee, Landscape Architect, described the landscape plans. He mentioned that the primary focus was to see how the building impacts on the Willow Street corridor. The retaining wall will follow the slope at an angle to have a seating height edge just outside the building. There will be a set of steps to the front door but there will also be wheelchair access via the Willow corridor path to the east. On the upper levels of the building, vertical landscaping is proposed for the walls between the patio spaces. The roof terrace will be used for patient activities, so gathering places are proposed with an area for future gardening. The courtyards, although shady, will be visible from inside the building. A water feature is planned along with some plantings to act as buffers between the courtyard and the adjacent office spaces.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to improve the area around the east entrance;
 - Design development to increase the amount of natural light in the courtyards.
- **Related Commentary:** Although the Panel supported the proposal but they thought there was room for improvement.

The Panel supported the form of development and liked the architectural expression of the building. However they thought there were some challenges in the proposed open space relative to the Willow Street alignment and the future Heather Commons. The Panel felt that the relationship between the entries and Willow Street didn't work as shown, and actually made the entry hard to find. They also felt that depressing the Willow promenade to meet the east entry level diminished the formality of the street, and recommended raising the entrance. As well the Panel thought the location of the stair was not successful, with one member suggested pulling them back to the north. It was suggested that the Willow corridor might work better more as a street than a green space, with some Panel members recommending activating the street more. A couple of Panel members noted that there might be too many trees at the entrance that didn't help to clearly define the entry.

The Panel also had some concerns regarding the lack of daylight getting into the courtyard space as the building seemed to be shadowing itself. They felt this would make it a less livable space for the patients.

- **Applicant's Response:** Mr. Boeck thanked the Panel and said the comments were very helpful. He added that they will try to incorporate them. Regarding the entrance he noted that the entrance was set but they could develop it further.

Adjournment

There being no further business the meeting adjourned at 8:18 p.m.