

## URBAN DESIGN PANEL MINUTES

**DATE:** September 11, 2013

**TIME:** 4:00 pm

**PLACE:** Town Hall Meeting Room, City Hall

**PRESENT:** MEMBERS OF THE URBAN DESIGN PANEL:  
Daryl Condon  
Walter Francl  
Joseph Fry  
Veronica Gillies (Chair)  
David Grigg (Items 3 and 4 only)  
Bruce Hemstock (Excused Item 1)  
Joseph Hruda  
Phil Mondor  
Goran Ostojic (Excused Items 2 and 3)

**REGRETS:**  
Ryan Bragg  
Vincent Dumoulin  
Norm Shearing  
Peter Wreglesworth

**RECORDING  
SECRETARY:** Lorna Harvey

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ITEMS REVIEWED AT THIS MEETING	
1.	2806-2850 Cambie Street and 454 West 12 <sup>th</sup> Avenue
2.	333 East 11 <sup>th</sup> Avenue (formerly 275 Kingsway)
3.	753 Seymour Street (650 West Georgia Street)
4.	6629-6709 Cambie Street and 526 West 50 <sup>th</sup> Avenue

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**BUSINESS MEETING**

Chair Gillies called the meeting to order at 4:15 p.m. and noted the presence of a quorum. There being no New Business the meeting considered applications as scheduled for presentation.

1. Address: 2806-2850 Cambie Street and 454 West 12<sup>th</sup> Avenue  
 DE: N/A  
 Description: The proposal is for an 8-storey mixed-use development, with approximately 13, 114 square feet (1218m<sup>2</sup>) of commercial space, 153 residential units, and 216 parking spaces. The proposal includes a height of 93.69 feet (28.6m) and a floor space ratio (FSR) of 3.99. The proposal also includes the preservation of the heritage house at 454 West 12<sup>th</sup> Avenue and its relocation to West 13<sup>th</sup> Avenue and the re-alignment of the lane to exit onto West 12<sup>th</sup> Avenue.  
 Zoning: C2-C, RT-6 to CD-1  
 Application Status: Rezoning  
 Review: Fourth  
 Architect: IBI/HB Group  
 Owner: Shato Holdings  
 Delegation: Jim Hancock, IBI/HB Group  
 Gwyn Voss, IBI/HB Group  
 Derek Lee, PWL Partnership, Landscape Architects  
 Staff: Janet Digby, Tim Potter for Anita Molaro

**EVALUATION: SUPPORT (4-2)**

- **Introduction:** Janet Digby, Rezoning Planner, introduced the proposal for a site that is in a rezoning policy vacuum in that it lies between, but not in, the Broadway Corridor or the Cambie Corridor Plan areas. She explained that Council policies under which the application can be considered include Transportation 2040 and the Vancouver EcoDensity Charter. The current proposal includes an 8-storey building with an FSR of 3.99. The rental units in the heritage "C" house will be replaced with small, ground-related units on the east side of the new building. The parking access location has been changed to the intersection of the east/west and north/south portions of the lane.

Tim Potter, Development Planner, further described the proposal and explained that the site used to be a gas station at the corner of Cambie Street and West 12<sup>th</sup> Avenue. The heritage house will be relocated to West 13<sup>th</sup> Avenue and the lane will be changed behind the development and will connect to West 12<sup>th</sup> Avenue.

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

In addition to any comment on the overall form of development proposed for this rezoning/development application, the Panel's advice was sought on the following questions:

1. In general, has the building massing, form, and height been developed successfully in light of previous panel design workshop comments?
2. Has the massing response and transitions to adjacent residential contexts, along West 12<sup>th</sup> Avenue towards the RT-6 zone, and to the Cambie context to the south been successfully developed having regard for scale transition, privacy and overlook to adjacent context?

3. Comments on the public realm spaces; for example, comments on the success of the north facing terrace along West 12<sup>th</sup> Avenue, the residential entry open space, and the south facing terrace at West 13<sup>th</sup> Avenue.
4. In view of the scale and dimension of buildings along Cambie Street, comment on the scale and articulation of the west elevation of the proposal as it relates to its overall streetscape context.
5. In terms of the broader urban design context at this significant corner, does the project successfully respond to its site and in particular, does the proposed massing preserve the prominence of key views towards City Hall as seen from the downtown peninsula?

Ms. Digby and Mr. Potter took questions from the Panel.

- **Applicant's Introductory Comments:** Jim Hancock, Architect, further described the proposal noting that they listened to the Panel's previous comments and as a result the building has a more horizontal expression. He added that they have twisted part of the design and still want to have the 4-storey mass above the ground which has been set back in a number of places to improve the streetscape. He mentioned that there are eight residential units that used to be in the house and are now 2-storey townhouses off the mews. The entrance to the parking garage has been changed in line with the lane.

Gwyn Voss, Architect, mentioned that at the ground plane they changed the expression to create a space in the middle of the site and twisted the volumes above to give some dynamism to the elevations.

Derek Lee, Landscape Architect, described the landscaping noting the improvements to the setbacks that have resulted in more space being developed for interactive zones. The restaurant has a setback that allows for a generous patio. They have created some stepping terraces and the mid-block plaza expression has a water feature. The mews will be open to the public and is being defined by arbors to increase pedestrian permeability. Access to the heritage house will be gated with a private yard at the back and two units on the street. As well they wanted to articulate the laneway and the upper terraces will have a cascade of greenery to reinforce the stepping of the building. The lower two terraces are private and they focused on adding a lot of green roofs and some berms to allow for more generous plantings. The upper level will have an outdoor amenity space that will include solar panels. Seating and a play area are proposed along with urban agriculture and some passive space and a harvest table.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
  - Design development to improve the 2-storey curtain wall;
  - Design development to improve the expression in the upper volume;
  - Design development to improve the grade in the public realm;
  - Consider eliminating the stick expression at the corner of West 13<sup>th</sup> Avenue and Cambie Street;
  - Consider an art piece that reflects the history of the site.
- **Related Commentary:** The Panel supported the proposal and thought the applicant had responded well to the Panel's previous commentary from the workshop.

The Panel supported the general massing and height being proposed. They also thought the view analysis was supportable in terms of supporting the massing. As well they thought the

density was essentially achievable. One Panel member mentioned that the building reads as a transition between the taller forms to the west and the assemblage of massing between City Hall and the heritage buildings in City Square. Some of the Panel thought the 2-storey curtain wall needed a little more design development. As well they thought the building successfully responded to the corner of Cambie Street and West 12<sup>th</sup> Avenue.

Some Panel member wanted to see more clarity in the upper volume but thought that the transition between the 4-storey volume and the house on West 13<sup>th</sup> Avenue worked well. As well they thought the relationship between the 4-storey element and City Hall was strong.

The Panel thought the public realm spaces were generally well developed and liked that they are reflecting the front yard setbacks of the single family residential to the east. A couple of Panel members thought there could be a more consistent grading texture with a couple of Panel members stating that the level of complexity at the ground plane needed to be better resolved to achieve some level spaces. As well some Panel members thought it was unfortunate that the lane would exit onto West 12<sup>th</sup> Avenue opposite City Hall. The Panel supported the change to the parking ramp noting that previously it took too much away from the house and the mews.

Some Panel members thought the stick element at grade didn't work and made the corner look like a construction site. They did support the use of green roofs.

The Panel noted that the applicant had made some effort in protecting views down to False Creek and back to City Hall. However, a couple of Panel members thought there was an uncomfortable experience as one approaches from the south and would like to have seen some difference to City Hall.

One Panel member mentioned that there wasn't any discussion regarding public art or heritage and wondered if there wasn't an opportunity to find a public art piece to tell the story of the site.

Regarding sustainability, the Panel supported the commitment to LEED™ Gold and thought having air conditioning in the building would be beneficial considering the proximity to a noise street.

- **Applicant's Response:** Mr. Hancock said they would take the comments into consideration. As well they will explore improving the public realm with the landscape architect.

2. Address:	333 East 11 <sup>th</sup> Avenue (formerly 275 Kingsway)
DE:	416870
Description:	Concurrent rezoning and development application to develop the site with a 13-storey mixed-use building, comprising of 195 dwelling units with commercial uses at grade. Three levels of underground parking for 132 cars and 244 bicycles will be provided along with space for future bike share at grade. The rezoning application is being considered under the Rental 100: Secured Market Rental Housing Policy.
Zoning:	C-3A to CD-1
Application Status:	Rezoning/Complete
Review:	First
Architect:	Acton Ostry
Owner:	Edgar Developments Corp.
Delegation:	Mark Ostry, Acton Ostry Jennifer Stamp, Durante Kreuk Landscape Architects Peter Edgar, Edgar Developments Corp.
Staff:	Yan Zeng and Tim Potter

#### EVALUATION: NON-SUPPORT (2-4)

- Introduction:** Yan Zeng, Rezoning Planner, introduced the proposal for a site at the northeast corner of the Kingsway and East 11<sup>th</sup> Avenue in Mount Pleasant. Under the Mount Pleasant Community Plan, the site is within what's identified as the "Uptown Showing Area". The policy direction for this area includes increasing the permitted residential in locations south of Broadway on Kingsway, recognizing Broadway and Main Street is and will continue to be a busy transit interchange. Mz. Zeng noted that the proposal was being considered under the Secured Market Rental Housing Program, also known as Rental 100. That means all of the residential units in the development must be market rental units in perpetuity. Under Rental 100 Guidelines, for C3—A zoned sites, additional density may be considered however, the development should adhere to existing height limits and generally to C3—A guidelines. Ms. Zeng added that the C3-A zoning allows residential uses along with commercial uses at grade. The rezoning proposal will include a 13-storey building with retail spaces at grade fronting Kingsway, a residential lobby entry off East 11<sup>th</sup> Avenue and 193 residential units.

Tim Potter, Development Planner, further described the proposal and mentioned that the Central Broadway C-3A Urban Design Guidelines establish a height of 70 feet in this area. As well there is a rear yard requirement of 7.6m where adjacent buildings contain residential uses. Where the site abuts a lane, this requirement is reduced by half the width of the lane. The proposal is for a 13-storey mixed-use building with an internal corridor covered with a fabric roof. The existing site is currently a tire shop and to the north of the site is a car lot.

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

In addition to any comment on the overall form of development proposed for this rezoning application, the Panel's advice was sought on the following questions:

- Comments on the form and massing in view of the objectives and intents outlined in the C-3A Guidelines as they relate to streetwall composition.
- Comments on the success of the internal corridor typology proposed in this context having regard for the following:
  - The scale of the internal space.
  - The ability of the internal courtyard to enhance the overall proposal.

- c) The livability of the dwelling units.
8. Comments on the separation between adjacent residential developments, Soma in particular, in terms of privacy, overlook and adjacencies.
9. Is the expression and architectural character successful in terms of providing variety of articulation as well as having addressed solar exposure?

Ms. Zeng and Mr. Potter took questions from the Panel.

- **Applicant's Introductory Comments:** Mark Ostry, Architect, further described the proposal and noted that the building form responds to the mid-rise buildings in the neighbourhood. The massing is a 13-storey block form with a penthouse roof. The lobby contributes to a strong streetwall edge along Kingsway and wraps around to East 11<sup>th</sup> Avenue. The project is consistent with the mid-rise heights that were done under the current zoning. There is pedestrian animation at street level with continuous commercial at grade along Kingsway and wraps around to East 11<sup>th</sup> Avenue and culminates at the residential entry. There is access to all the units through the atrium which is protected from the elements with a translucent canopy. Mr. Ostry noted that 25% of the units have multiple bedrooms for families and they are located at the corners of the project. The roof top amenity provides for social space and there are designated indoor and outdoor play areas. As well there is urban agriculture and green roofs. Mr. Ostry described the architecture noting that the building has two complementary expressions and as well he described the material palette. It will be a LEED™ Gold certified project. The building along East 11<sup>th</sup> Avenue is recessed at grade to provide designated bike share parking.

Jennifer Stamp, Landscape Architect, described the landscaping plans. Along Kingsway there is one existing tree that is being retained and more trees will be added along East 11<sup>th</sup> Avenue and Kingsway. Along East 11<sup>th</sup> Avenue there is a grass boulevard and after the entry portal there is foundation planting to the lane where raised planters will be added. The interior atrium has a planter with a vine maple tree and seating platforms. The roof top is zoned for different uses including outdoor kitchen with barbeque, outdoor fireplace, urban agriculture and children's play area. There is also a portion of green roof on top of the amenity building.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
  - Design development to reduce the bulkiness of the building;
  - Design development to improve the expression of the building;
  - Design development to allow for visual access into the atrium space;
  - Design development to improve the privacy issues with the Soma;
  - Design development to improve the landscaping in the atrium;
  - Consider improving the sustainability strategy.
- **Related Commentary:** The Panel did not support the proposal although they liked the building topology.

The Panel liked the courtyard concept in the proposal but they thought the design made for a somewhat bulky building and thought more height would work with the surrounding context. One Panel member suggested pulling back the top floors to reduce the mass. Another Panel member thought the amount of window wall and the material choices was not helping the building's expression. A couple of Panel members noted that the building had an institutional feel.

A couple of Panel member thought there needed to be some visual access through the courtyard as a way for the public to understand more about the building. One Panel member thought there should be windows from the units into the courtyard space to add light and ventilation.

Some Panel members thought the proximity between buildings was not intrusive on the neighbours while others thought there were some privacy concerns with the separation from the Soma.

Most of the Panel thought the landscape treatment could be improved at the ground plane as they though the scale seemed rather small. They wanted to see something simple and straight forward. They did however support the landscape plans for the roof and liked how it was programmed. Although the Panel liked the atrium concept it was noting that it would be challenging to grow bamboo in the space. As well they thought it should social role for the residents and as well they were concerned about how the space was accessed through a number of steps.

Regarding sustainability, it was noted that the treatment of the west façade was the same as the east and they needed to be acknowledged that they are different.

- **Applicant's Response:** Mr. Ostry thanked the Panel for their comments and said they will work on the design development to address the issues.

3. Address:	753 Seymour Street (650 West Georgia Street)
DE:	N/A
Description:	Amend the existing DD zoning to CD-1 to allow for a 32-storey office tower with retail at grade, with a density of 15 FSR (990,635 square feet) and a height of 403 feet.
Zoning:	DD to CD-1
Application Status:	Rezoning
Review:	First
Architect:	Musson Cattell Mackey Partnership
Delegation:	Mark Thompson, Musson Cattell Mackey Partnership Renante Solivar, Musson Cattell Mackey Partnership Kelty McKinnon, PFS Studio Geoff Heu, GWL Realty Advisors
Staff:	Karen Hoesse and Paul Cheng

#### EVALUATION: SUPPORT (7-0)

- Introduction:** Karen Hoesse, Rezoning Planner, introduced the proposal for a rezoning application which is part of the Vancouver Centre site, which extends to Georgia Streets and over to Granville Street. A portion of the site, mid-block between Georgia and Robson Streets was rezoned to CD-1 in 1983 to allow for an above-grade parkade with 535 parking spaces, serving the Scotia Tower and other nearby commercial uses. Ms. Hoesse explained that the current zoning which allows the sole use of "parking garage" and limits the density to 5.56 FSR and the height to 59 feet. The application proposes to replace the parkade with a 32-storey office building with a density of 18.5 FSR (based on the CD-1 site area) and a height of 403 feet. The proposal will include retail space and a lobby that connects with the Vancouver Centre at street level; above-grade parking on levels two through five, designed to allow the space to be converted to office space in the future; and six levels of underground parking. This site is within the city's prime business district and recent policy for the area supports the increase in commercial capacity. As well the MetroCore Jobs and Economy Land Use Plan emphasize non-residential uses and the creation of job space close to transit. The subsequent Rezoning Policy for the Central Business District (CBD) was adopted in 2009 and allows for consideration of increased office space through increased density and heights up to the view cones. Ms. Hoesse reminded the Panel that all rezonings are subject to the Green Buildings Policy which requires LEED™ Gold certification with specific emphasis on optimized energy performance.

Paul Cheng, Development Planner, further described the proposal and mentioned that it is part of an overall site that includes the Scotiabank tower and London Drugs. He explained that there is currently a multi-level, above-grade parking garage, the operation of which currently uses two curb-cuts and a third of loading purposes for the entire site, all through the front property line. Mr. Cheng explained that the site is currently zoned DD. In response to the parking requirements of the entire site including the existing buildings and the proposed tower, parking will be provided on six levels underground and four levels above grade located above the ground storey. Pending future changes to the City's parking requirements, the above-grade parking levels have been designed so they can be converted into office space at a later date. Mr. Cheng added that the proposal takes the opportunity to perform some "urban repair" by reducing the number of curb cuts off Seymour Street to one, widening of the sidewalk to 18 feet and a covered urban plaza fronting the office lobby.

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



This project proposes a significant building encroachment over the Seymour Street sidewalk. Currently, the Planning Department may only consider encroachments of this nature for the purposes of weather protection canopies and/or enhanced sustainability performance.

Does the proposed encroachment over public property demonstrate a significant enhancement of sustainable building performance, while minimizing any negative impact on the public realm?

Aspects for consideration include:

- immediate context such as orientation of the façade in question, its location on the façade, Vancouver's climate, nearby buildings and their shadow impacts;
- effect on the sense of enclosure for this street block;
- effect on the viability of adding new street trees
- effect on the access to direct sunlight and ambient natural light for the public realm;
- architectural interest

Ms. Hoese and Mr. Cheng took questions from the Panel.

- **Applicant's Introductory Comments:** Mark Thompson, Architect, further described the proposal and explained that the parkade has become less utilized which gave an opportunity to create a new office component linked to Vancouver Centre and creating a multi-use, transit oriented node. He mentioned that the block is all work space which includes the Telus block, Scotia Tower and the Vancouver Block. There are two view corridors that cross the site. The ground plane is challenged by its narrow nature and there are multiple crossings including a right-of-way the City has into the lane which is used as loading access. By moving the right-of-way to the southern portion of the site, only one curb cut access is needed which clears up Seymour Street's pedestrian realm. Mr. Thompson said they tried to generate floor plates that are within the optimal size for the market in Vancouver (14,000 to 15,000 square feet) and they massed the building with a cut at the top for some smaller floor plates (10,000 square feet). He explained the parking strategy with the idea of replacing the parking with office space sometime in the future. He added that it will be a LEED™ Gold project and they are looking at sharing energy performance with the whole centre. There is an interior and exterior amenity space on level 27 as well as an open space at grade to make a pocket plaza.

Renante Solivar, Architect, mentioned that the proposal has two volumes; the tower and the podium. He then described the architectural design noting that they gave a front and back to the massing. In terms of the expression, the idea was to integrate the tower and the podium piece. In terms of sustainability the glazing is triple which will allow them to add different layers such as low-e coating or frit to respond to the different orientations.

Kelty McKinnon, Landscape Architect, described the landscaping plans and mentioned that there is an opportunity to create a more open pedestrian experience along Seymour Street. The landscaping in the plaza and forecourt were meant to extend the feeling of a plaza from the curb line all the way to the interior. A large massing of native ferns spans from the interior to the exterior space that is aligned with benches. As well, conceptual carpets have been added that span from the interior to the exterior. The trees along Seymour Street are intermittent so they will be filling in the gaps to create a soft green backdrop. On level 27 the open space has a wood terrace that will be used for corporate events. Planters are used to create rooms and there is an overhead canopy. As well there is a fireplace and several benches to enjoy the view. On the third level there is a small courtyard space that is a connection between the buildings and a garden that can be viewed from above.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
  - Design development to move the building to improve the view to the Vancouver Block;
  - Consider making a visual connection on the level 27 from the elevators to the deck;
  - Design development to improve the atrium space.
- **Related Commentary:** The Panel supported the proposal and thought it was interesting to see the greater density of office space.

The Panel supported the form of development, density and massing and noted that this block of Seymour Street was unique in the city and the proposal was appropriate for this location. They thought the placement of the tower relative to the Scotia tower was in the right location. However, they also noted that the Vancouver Block is an important building in the city as viewed from Granville Street and thought the proposal should be moved over ten to twelve feet to give more space to the Scotia tower and particularly the Vancouver Block. They commended the applicant on the exploration that had been undertaken regarding the façade draping. They also supported the notion of the flared skirt at the base and thought it would be a foil against the Telus building.

The Panel supported the parking strategy and thought it was a great idea to design a building on parking needs that might not be needed in the future. One Panel member wondered if the parking was necessary since the city is trying to get people to use transit but we are still building projects with lots of parking spaces.

The Panel supported the landscape plans and liked the setback for street trees. They liked the level 27 roof deck but thought there was an opportunity to make it a visible indoor/outdoor connection especially when coming out of the elevators. A couple of Panel members thought the atrium space didn't work and wondered if it could be pushed back to be made larger for the lunch hour crowd and to add more light into the space. The Panel supported the idea of the canopy encroaching on the sidewalk. One Panel member was concerned with the plaza space and wondered what would happen if Engineering said there needed to be a continuous sidewalk.

A couple of Panel members thought there could be end of trip facilities for cyclists such as showers and lockers.

Regarding sustainability, the Panel thought the applicant had gone a long way to earn the LEED™ Gold certification but could improve the energy points.

- **Applicant's Response:** Mr. Thompson explained that the ends of trip facilities for cyclists are in the existing building of the Vancouver Center. He added that he thought they could work on the proximity issue and will work with Planning to make the changes.

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4. Address:	6629-6709 Cambie Street and 516 West 50 <sup>th</sup> Avenue
DE:	N/A
Description:	The proposal is for a residential development including two 6-storey buildings and 2-storey townhouses over one level of underground parking with 132 vehicle parking spaces. The proposal consists of 128 dwelling units with a floor area of 116, 258 square feet and floor space ratio (FSR) of 2.49. The maximum building height is 18.9 m (62 feet).
Zoning:	RS-1 to CD-1
Application Status:	Rezoning
Review:	First
Architect:	Ramsay Worden Architects
Owner:	Mosaic Homes
Delegation:	Bob Worden, Ramsay Worden Architects Peter Kruek, Durante Kruek Landscape Architects Benn Duffell, Mosaic Homes Daniel Roberts, Kane Consulting
Staff:	Michelle McGuire and Sailen Black

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**EVALUATION: SUPPORT (4-3)**

- **Introduction:** Michelle McGuire, Rezoning Planner, introduced the proposal for a site that is comprised of six parcels at Cambie Street and West 50<sup>th</sup> Avenue. The proposal is being considered under the Cambie Corridor Plan which contemplates residential buildings in this area up to 6-storeys. Ms. McGuire noted that the site is close to the 49<sup>th</sup> Avenue/Langara College Canada Line Station. To the west of the site are single-family properties that will be included in Phase 3 of the Cambie Corridor Plan. Ms. McGuire explained that the rezoning application proposes to rezone the site from RS-1 to CD-1 to allow development of two 6-storey residential buildings and two 2-storey townhouses over one level of shared underground parking with a maximum height of 62 feet. This proposal includes 128 dwelling units and parking for 132 vehicles as well as 160 Class A and 12 Class B bicycle parking spaces.

Sailen Black, Development Planner, further described the proposal and mentioned that the proposal is required to meet LEED™ Gold and 63 points. Mr. Black described the context for the area noting the detached housing to the north, west and south of the site. As well he described the Cambie Corridor Plan and mentioned that properties in the area between West 49<sup>th</sup> And West 59<sup>th</sup> Avenues have an estimated floor space range of 1.5 to 2.0 FSR and that the density may be more or less depending on urban design performance with respect to site size, form/typology, height and scale appropriate for respective locations and transition to adjacent neighbourhoods. As well the setback from Cambie Street should be in a range from 10 to 15 feet and the form of development should have a strong expression of a 4-storey street wall with a notable step back at the 5<sup>th</sup> storey. Mr. Black described the proposal and explained that it will be an all residential building with two 6-storey buildings, two 2-storey townhouses and a 1-storey bike room at the back of the property. As well he described the architecture noting the open brick frame intended to express a street wall with a 4-storey shoulder line facing Cambie Street. There is a lighter structure of open balconies to express a step above the 4<sup>th</sup> storey facing the lane. The lane has a proposed mix of townhouses, landscaping, bike storage as well as the entrance to the parkade.

Advice from the Panel on this application was sought on the overall form of development and design of this rezoning application in general, along with specific commentary considering aspects of the policy:

- The Cambie Corridor Plan recommends a street setback of 10 to 15 feet for residential buildings, a density range of 1.5 to 2.0 FSR and a height of 6-storeys for this area. The achievable density depends on urban design performance with respect to site size, form/typology, height and scale appropriate for respective locations and transition to adjacent neighbourhoods. Does the Panel support the proposed setback (10 feet), density (2.49 FSR) and height (62 feet) for this site?
- The Plan is intended to create a strong street wall on Cambie Street and an appropriate transition of scale to the adjacent neighbourhoods. Does the proposed section (townhouses, courtyard, open balcony stack, enclosed building, and brick framework) provide the intended performance on each side?
- Does the Panel have any preliminary advice on the quality and livability of outdoor spaces around the site, including the framed balconies, side yards and aperture between buildings?

Ms. McGuire and Mr. Black took questions from the Panel.

- **Applicant's Introductory Comments:** Rob Worden, Architect, further described the proposal and noted that there is an eight foot setback between the balcony plane and the building. He explained that by moving the front entrance over to one side they could raise the entire building although he said he wasn't sure this was the best solution given the slope across the site. The units face front and back and the buildings are conceived as two separate strata titles with a right-of-way at the shared parking ramp. The applicant team presented further material in electronic form.

Mr. Worden stated that both buildings have the same amenity package. There is a townhouse facing north/south with a private courtyard space. There is also a garden that contains children's play, barbeque areas and urban agriculture plots. As well there is a number of seating areas and bike workshop and storage area.

He said there are opportunities for public art with the use of laser cut metal screens around the main entry with a matching one at the back garden.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
  - Design development to avoid repetition and sameness of design, especially the frame
  - Consider lifting the building further out of the ground to improve the ground floor units;
  - Consider adding a common amenity space.
- **Related Commentary:** The Panel supported the proposal and thought it was an interesting approach to a wood frame building.

The Panel supported the idea of the proposed open frame in general. One Panel member noted that it was a supportable strategy particularly for a 6-storey wood frame building. The Panel supported the 10 foot setbacks, height and general massing of both buildings. Several Panel members thought the ground floor units should be higher out of the ground to make them more liveable.

Most of the Panel thought there was a relentless quality to the architecture of the buildings and suggested that perhaps the buildings could be modulated differently so the brick façade isn't consistent all the way across. This would give some relief to what appears to be one very long building. The Panel supported the colour palette although a couple of members thought the buildings could be different but retain a similar palette. As well the Panel supported the landscape treatment.

A couple of Panel members would like to see a path between the buildings noting that it was a long way around the entire site. The Panel commended the applicant for taking the bikes out of the garage and onto the lane. A couple of Panel members were concerned that there wasn't any common amenity space in either building. As well there was some concern that each building would have its own strata as there might be a problem when it comes to having enough people to serve on the council.

Regarding sustainability, it was noted that Cambie Street is very noisy with the amount of traffic and that there should be an acoustical consultant involved in the proposal. As well the west facing units could be uncomfortable in summer and it was suggested that fritted glass or blinds would provide privacy from the residential behind the site as well as help with solar gain.

- **Applicant's Response:** Mr. Worden said they had similar discussion regarding the architecture since this was a new design. He added that the Panel was very helpful with their comments.

#### **Adjournment**

There being no further business the meeting adjourned at 9:15 p.m.