

URBAN DESIGN PANEL MINUTES

DATE: November 20, 2013

TIME: 4.00 pm

PLACE: Town Hall Meeting Room, City Hall

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:
Ryan Bragg (Chair for 1st Item)
Daryl Condon
Walter Francl
Veronica Gillies
David Grigg
Bruce Hemstock
Phil Mondor
Goran Ostojic
Norm Shearing (Chair)
Peter Wreglesworth

REGRETS:
Vincent Dumoulin
Joseph Fry
Joseph Hruda

**RECORDING
SECRETARY:** Lorna Harvey

ITEMS REVIEWED AT THIS MEETING

- | | |
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| 1. | 3120 Knight Street |
| 2. | 458-476 West 41 st Avenue |
| 3. | 5325 West Boulevard |
| 4. | 626 Alexander Street |
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BUSINESS MEETING

Chair Bragg called the meeting to order at 4:13 p.m. and noted the presence of a quorum. There being no New Business the meeting considered applications as scheduled for presentation.

1. Address: 3120 Knight Street
 DE: N/A
 Description: To allow for a 6-storey housing development consisting of 55 rental housing units. This application is being considered under the Interim Rezoning Policy for Increasing Affordable Housing Choices.
 Zoning: RT-2 to CD-1
 Application Status: Rezoning
 Review: First
 Architect: Stuart Howard Architects Inc.
 Owner: Beech Developments
 Delegation: Stuart Howard, Stuart Howard Architects Inc.
 Otto Lejeune, Stuart Howard Architects Inc.
 Rebecca Colter, PMT Landscape Architects
 Orienne Johnson, Stuart Howard Architects Inc.
 Staff: Yan Zeng and Colin King

EVALUATION: NON-SUPPORT (0-8)

- **Introduction:** Yan Zeng, Rezoning Planner, introduced the proposal for a rezoning application for three properties at the southeast corner of Knight Street and East 15th Avenue. The proposal is to rezone the site from RT-2 to CD-1 to allow for the construction of a market rental development. The rezoning application is being considered under the Interim Rezoning Policy on Increasing Affordable Housing Choices Across Vancouver's Neighbourhoods. Ms. Zeng described the policy noting that it is one of the action items under the Mayor's Task Force on Affordability, and it states that rezoning proposals will be evaluated based on criteria in the following categories: affordability, location and form of development. The affordability criteria under the Interim Rezoning Policy, is being met by the applicant through an all-rental proposal. There are a total of 54 market rental units, consisting of a range of unit types including one, two and three bedrooms.

In terms of location and form of development, the Interim Rezoning Policy outlines that for sites fronting on arterials that are well served by transit and within close proximity (i.e. a five minute walk or 500 metres) of identified neighbourhood centres and local shopping areas, mid-rise forms up to a maximum of 6-storeys maybe considered. The subject site is on Knight Street and is within 500 metres to the C-2C1 zoned commercial area along Commercial Drive. Therefore, under the Interim Rezoning Policy, a development up to 6-storeys maybe considered for this site. However, it is important to note that the policy clearly states that the achievable height and density of any given site would be subject to urban design performance and a demonstration of a degree of community support.

Ms. Zeng noted that the site is located in the Kensington-Cedar Cottage Community Vision area which was adopted by Council in 1998. The Vision supports housing agreement projects in general which is required for this type of project but does not anticipate an up-zoning of Knight Street. She added that further along Knight Street, south of East 17th Avenue, the zoning has been changed from RT-2 to RM-1, the courtyard rowhouse zone, to allow a transition from the single-family and duplex area to the neighborhood centre at Knight Street and Kingsway.

Colin King, Development Planner, further described the proposal as well as the context for the area noting the lower one and two family dwellings along East 15th Avenue. He mentioned that the IRP allows for the consideration of 6-storeys depending not only on the location criteria but also based on urban design performance, contextual fit, neighbourliness to adjacent developments, shadowing and overlook, and streetscape character. The applicant is considering a predominately 6-storey apartment block with stepping to 4-storeys along East 15th Avenue. The project will have 53 units including required family units with a single level of parkade access from the lane. Mr. King mentioned that Knight Street has an intense amount of traffic with high truck volume and is difficult as a pedestrian street. The IRP does look for ground oriented units and most of the family units are located at the main floor level. Units are accessed internally from the residential lobby and terraces are heavily enclosed. As well there are varying side-yard widths and balconies are provided for some articulation and animation of the building mass along Knight Street but it is substantially a solid mass at 6-storeys given the noise issues to the street. On the lane there is a large extent of a green wall system being proposed to soften the transition across the lane. Mr. King added that the project is expected to meet LEED™ Gold Standards.

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

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

1. Staff are seeking commentary regarding the general form and massing along East 15th Avenue as it relates to existing streetscape context; and more specific commentary regarding the height proposed along the east property line as it relates to overlooking of the neighbouring dwellings.
2. Staff are seeking advice regarding the performance of the main floor level as it relates to the provision of ground oriented units and the amenity level of private spaces as proposed, recognizing the difficulties posed by the intensity of vehicular use along Knight Street.
3. Staff are seeking commentary regarding the 6-storey massing as proposed along Knight Street as it relates to contextual fit with the lower scale of adjacent development in the streetscape.
4. Staff are seeking advice regarding proposed height and massing along the lane to the south, particularly as it relates to the transition from proposed 6-storey height to adjacent 2-storey development.

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

- **Applicant's Introductory Comments:** Otto Lejeune, Architect, further described the proposal and mentioned that there is a slope across the site. The massing has been pulled back from the single family homes across the lane. This gives more daylighting and residential outdoor space. As well the 6th floor is stepped back to minimize the impact along East 15th Avenue. On the lane there is hard landscaping with the parkade entrance so they have stepped it back and added a green wall system. There will be 54 rental units in the building with three 3-bedrooms, eleven 2-bedrooms and thirty-eight 1-bedrooms. It is a 6-storey building that will be a LEED™ Gold wood frame construction on top of a concrete parkade with 68 bicycle stalls with 14 regular and 11 small and handicap parking spaces as well there are two car share stalls on the outside of the building.

Stuart Howard, Architect, further described the proposal and added that they have worked hard to find the right site for this building. He said they have tried to design the building for the least amount of impact on the east neighbour. As well they have set the 5th and 6th floor back so that the shadowing is reduced on the site next door. Mr. Howard said the

proposal is a purpose built rental building and is family oriented and all the ground floor units are larger family units with private outdoor space.

Rebecca Colter, Landscape Architect, described the landscaping plans and mentioned that there is outdoor space for all of the units at the ground floor. There are outdoor spaces on floors five and six where there are community garden spaces as well as picnic and barbeque areas. They added trees to buffer to the neighbouring property and a trellis over the parkade entrance.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to reduce the massing and density;
 - Consider removing the green wall;
 - Consider moving the entrance to East 15th Avenue;
 - Consider sustainability measures for solar response and noise abatement.
- **Related Commentary:** The Panel did not support the proposal and thought the development was at odds with the neighbourhood.

The Panel agreed that the building was an anomaly in the neighbourhood and doesn't relate to the context. They thought there was too much density on the site and although they acknowledged the effort of stepping back the top floor it was at the expense of the lane edge. They thought it made for a pretty formidable face to the neighbourhood. One Panel member thought the 5th floor should be forward on the north side and that by losing two units it would make for a better fit into the neighbourhood. As well there would be room for a better outdoor amenity space.

There were a number of suggestions from the Panel on how to make the design work including starting the stepping at the 4th floor or removing the top floor as well as flipping the plan and have the entrance on the side street.

Most of the Panel thought that having the hedge in front of the ground oriented units on Knight Street did what it was intended to do but they felt there didn't need to be a connection from the units to the street as there was a benefit for not having walkways and gates to the street. However other Panel members thought the street was too busy and thought the outdoor spaces wouldn't be used. They also thought the green wall didn't do a good job of breaking down the massing and as well it probably won't survive over time.

A couple of Panel members had some concerns regarding the vehicle access from Knight Street to the parkade.

Regarding sustainability, the Panel noted that there didn't seem to be a strategy for the proposal and would like to have seen the LEED™ score card. Also, it was mentioned that there wasn't any mitigation for the noisy street or solar gain in the building.

- **Applicant's Response:** Mr. Howard said they had submitted a complete LEED™ checklist. As well he noted that they did look at having the entrance of East 15th Avenue but the priority was having outdoor space for the ground floor units. He added that they thought Knight Street was a more utilitarian space and that was the right location for the parking entrance. Regarding stepping the building, Mr. Howard said that the high end of the site is in the south and they thought it was appropriate to have the building come up on that side. He added that they will take another look and see what they can do.

2. Address:	458-476 West 41 st Avenue
DE:	N/A
Description:	The proposal consists of a 6-storey residential building and 2-storey townhouses at the rear of the site all over one level of underground parking. The proposal includes 50 secured market rental dwelling units.
Zoning:	RS-1 to CD-1
Application Status:	Rezoning
Review:	First
Architect:	GBL Architects
Delegation:	Amela Brudar, GBL Architects Amber Paul, Durante Kreuk Landscape Architects
Staff:	Michelle McGuire and Sailen Black

EVALUATION: SUPPORT (7-2)

- **Introduction:** Michelle McGuire, Rezoning Planner, introduced the proposal for a rezoning application that is comprised of two parcels on West 41st Avenue directly east of Cambie Street. The proposal is being considered under the Cambie Corridor Plan which contemplates residential buildings in this area along West 41st Avenue up to 6-storeys with consideration for up to 8-storeys for these two parcels closest to Cambie Street. The site is approximately 300 feet from the West 41st Avenue Canada Line Station. Sites along Cambie Street are contemplated under the Cambie Corridor Plan as mixed-use from 6-storeys up to 12-storeys at West 41st Avenue, however higher heights may be considered through planning in Phase 3.

Ms. McGuire described the context for the area noting that across Cambie Street to the west is the Oakridge Shopping Centre currently subject to a rezoning application. To the north and south of West 41st Avenue are sites zoned RS-1 that will be included in planning for Phase 3 of the Cambie Corridor. This rezoning application proposed to rezone the site from RS-1 to CD-1 to allow development of one 6-storey residential building and 2-storey townhouses over one level of shared underground parking.

The proposal is also being considered under the Rental 100 Policy with 100% of the units as secured market rental housing. The proposal includes 50 units and parking for 28 vehicles as well as bicycle parking for 63 Class A and 6 Class B Bicycles.

Sailen Black, Development Planner, further described the proposal noting that new builds in the area above 4-storeys require that the upper floors be stepped back from West 41st Avenue. As well building should provide front doors onto the street and need to activate and enhance the adjacent lane by providing active uses or townhouses on the rear. As well development proposals should include required public realm features (i.e. street trees, landscape setbacks, etc.). The proposal is for a 6-storey building with 2-storey townhouses.

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

1. Does the Panel support the proposed density (2.54 FSR), height (6-storeys) and setbacks (0.5 to 13 feet) shown?
2. Does the proposal form respond well to its specific context, especially the setbacks and transition of scale to nearby neighbours?
3. Noting the rezoning stage of this application, does the Panel have any preliminary comments on the exterior expression and treatment of the different open space?

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

- **Applicant's Introductory Comments:** Amela Brudar, Architect, described the proposal and noted the courtyard scheme and the 2-storey townhouses at the rear. The building is conceived as a contemporary building with an expression of its residential uses. Ms. Brudar described the architecture noting that the volume along the front is floating over a slightly undercut ground floor and terminates at the fourth floor when the building steps back. At the back is the horizontally expressed cubic form that floats over the two levels at giving some extra relief to the courtyard. The back façade is not stepped as the townhouses provide a transition to the single family homes across the lane. The entrance is on the northwest corner and is further undercut and fully glazed. The street level units can be accessed through the building and also through entries from the courtyard. As well the townhouses can be accessed from the courtyard while others are accessed from the lane. There will be enclosed balconies on the West 41st Avenue façade to mitigate traffic noise and open balconies on the back of the building. Ms. Brudar noted that they haven't finalized the material palette but are planning on using brick, cementation panels and extruded aluminum soffits.

Amber Paul, Landscape Architect, described the landscaping plans and mentioned that on the West 41st Avenue frontage there will be new street trees. There is a five foot wide planter separating the public and private realm. Private terraces open to the courtyard and have planters for a buffer between the private space and the courtyard. The amenity space in the courtyard has a trellis and seating area. There are planters along the lane. On top of level two of the townhouses a green roof is proposed.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to simplify the expression;
 - Consider modulating the lane massing;
 - Consider sustainable measures to reduce solar gain on the south façade;
 - Consider altering the material and colour palette;
 - Considering increasing the depth of the courtyard.
- **Related Commentary:** The Panel supported the proposal.

The Panel supported the density, height and setbacks for the proposal and thought it responded well to its context. Most of the Panel thought the notion of the U shape elements was a strong organizing concept but felt the design needed to be simpler. It was suggested that the solid parapet needs to be rethought as it reads as an overriding element and fights the general formal concept of the design. As well the Panel thought the lane massing felt like it wanted to be modulated a bit rather than one long façade. One Panel member noted that the building felt almost like a motel. Most of the Panel did not support the large overhang and felt it should be on the south side to reduce solar gain.

Several Panel members were concerned with the depth of the courtyard and wondered if the space would benefit from stacking the units as this would make for more useable outdoor space. As well the lane building would relate better to the height of the main building. The Panel supported the daylighting of the stair wells.

The Panel thought that the material pallet required further design development as they were quite familiar to the applicant's previous projects and needed to be altered a bit. They wanted to see the applicant use real wood and have the colour and textures be different from its neighbour.

The Panel suggested adding more greenery to the courtyard and as well a larger amenity space.

Regarding sustainability it was suggested that the window to wall ratio needed to be reduced and there was some concern regarding the energy points. As well the south side could benefit from passive features to reduce solar gain.

- **Applicant's Response:** Ms. Brudar said the comments were valuable and will help refine the project.

3. Address:	5325 West Boulevard
DE:	417275
Description:	To construct a new 4-storey mixed-use building containing retail on the first storey and 38 dwelling units on the first to fourth storeys.
Zoning:	C-2
Application Status:	Complete
Review:	First
Architect:	GBL Architects
Owner:	Redekop (Kerrisdale) Homes Ltd.
Delegation:	Amela Brudar, GBL Architects Amber Paul, Durante Kreuk Landscape Architects
Staff:	Marie Linehan

EVALUATION: NON-SUPPORT (4-5)

- **Introduction:** Marie Linehan, Development Planner, introduced the proposal for a site that is located in the C-2 zoning in Kerrisdale at the southwest corner of West Boulevard and West 37th Avenue. Ms. Linehan described the context for the area and mentioned that the small strip mall development across West 37th Avenue to the north which is an older CD-1 zoning from 1997. Directly across the lane to the west is RS-5 single-family zoning and across the lane to the southwest of the site is RM-3 zoning which permit up to 12-storey tower developments on large sites. Point Grey Secondary School is across the boulevards at the corner of West 37th Avenue and East Boulevard and is also in the RS-5 zoning.

Ms. Linehan described the proposal as a mixed-use building, with commercial at grade and three storeys of residential above. The primary residential entry is at West Boulevard, with a secondary entry at West 37th Avenue. Loading and parking is accessed at the south end of the development at the lane, with five residential units provided at the lane. There is a stepped height envelope at the rear of C-2 sites to assist in transitioning to the smaller scale single-family sites across the lane. From the rear property line, a two foot setback is provided to 1-storey portions of the building, a twenty foot setback to the 2nd and 3rd storeys and an additional fifteen foot to provide a thirty-five foot setback to the upper most 4th storey. The overall height limit is forty-five feet.

Ms. Linehan noted that the proposal is compliant for the overall height but is seeking a relaxation of the stepped envelope at the 4th storey. Rather than a fifteen foot setback from the storey below, a six foot setback is provided which is consistent with the setback at the street frontages. She added that due to the L-shaped plan, the setback for the remainder of the rear elevation is significantly more the required 20 feet at approximately fifty feet. There is also an improved presentation to the lane due to the residential units. The units have a twenty foot setback with landscaped patios, as opposed to a the two foot setbacks required for 1-storey commercial uses, which would have more of a 'back-of-house' service wall presentation to the lane.

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

1. Relaxation of stepped height envelope at the 4th storey at the rear (lane) elevation.
2. Treatment of the rear (lane) elevation relative to adjacent single-family development.
3. Overall design in light of conditional density to 2.4 FSR.

Ms. Linehan took questions from the Panel.

- **Applicant's Introductory Comments:** Amela Brudar, Architect, further described the proposal and mentioned that the building is replacing an ageing 2-storey mixed-use building

that is currently on the site. The proposal has commercial at the street level with a 2-storey streetwall expression and an eight foot setback at the top floor. The building expression is contemporary with high quality materials. Ms. Brudar described the architecture noting that it is a horizontally expression building with rectangular frames. The second and third storey expression floats above the glazed commercial. The residential entry is on West Boulevard and the commercial expression turns the corner onto West 37th Avenue where there is a secondary residential entry. Ms. Brudar mentioned that they are proposing townhomes along the lane. She described the colour palette of soft greys and charcoals and the materials are stone, brick masonry and vinyl windows that are aluminum clad.

Amber Paul, Landscape Architect, described the landscaping plans for the site and mentioned that there will be new street trees along West Boulevard. On the lane there is a landscape treatment of buffers for privacy to the residential patios and terraces. There are trees in planters and planting beds that will also be repeated on the upper level decks.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to improve the insider corner of the building;
 - Design development to improve the overall expression of the upper floor;
 - Design development to improve the column expression;
 - Design development to improve the retail interface;
 - Consider improving the sustainability strategy.
- **Related Commentary:** The Panel did not support the proposal.

The Panel supported the relaxation at the 4th storey at the lane elevation noting that the residential approach has been done successfully in other developments. As well they thought the setbacks were appropriate. Although the Panel supported the overall design a number of Panel member noted that the inside corner at the rear of the building had some difficult liveability issues. The location of the pad mounted transformer should be reviewed in terms of it impact on the surrounding suites. As well other Panel members thought the corner expression was a bit weak. The applicant was encouraged to simplify the exterior expression of the building and wanted to see further rationalization of the white frame element. As well it was noted that the way the frame has been carried into the balcony is making the top floor look a little pinched. One Panel member suggested higher ceiling heights to improve the balance to the elevation.

Several Panel members didn't support the way the columns seemed to be holding up nothing but the canopy and wanted to see a finer grain order to the expression. They remarked that the elevations seemed confused and lacked rigor.

The Panel supported the colour and material palette but wondered about the use of aluminum panels in only one area. As well there was some concern with the retail interface with one Panel member stating that it looked flat and whether there was an opportunity to enliven the retail expression. One Panel member noted that there was a bus stop in front of the entry and perhaps the applicant might increase the canopy size since people will want to wait there in the rain.

Regarding sustainability, it was mentioned that there should be some visible sustainability features and that the windows wall ratio on the west side was high and could be reduced. A couple of Panel member thought the enclosed balconies were well done.

- **Applicant's Response:** Ms. Brudar mentioned that the rail at the top level is clear glass to help open up that floor. She said that the strong horizontal line at the top of the building is intentional. She added that the randomized columns are drive by the rhythm of the commercial space.

4. Address:	626 Alexander Street
DE:	417264
Description:	To construct a 4-storey residential building with 29 dwelling units, including five units of social housing at ground level.
Zoning:	DEOD
Application Status:	Complete
Review:	First
Architect:	Gair Williamson Architects
Owner:	Epix Developments
Delegation:	Gair Williamson, Gair Williamson Architects Jenny Chow, Gair Williamson Architects Erika Mashing, HAPA J. Waldman, Epix Developments
Staff:	Patrick O'Sullivan

EVALUATION: SUPPORT (9-0)

- **Introduction:** Patrick O'Sullivan, Development Planner, introduced the proposal and mentioned that the applicable policy is the Downtown-East Side Oppenheimer District Official Development Plan. Goals that are relevant to the proposal include retaining existing and providing new affordable housing for the population of the DEOD area and to increase the proportion of self-contained dwelling units. This area is intended as medium-density, mixed light industrial/residential area that is appropriate for small-scale, light industrial and residential uses. Mr. O'Sullivan mentioned that the DEOD Design Guidelines speak to issues such as streetscape consistency, weather protection where pedestrians congregate, traffic noise mitigation to residential uses and the emphasis for the area's need for useable private and semiprivate open space serving residential uses. As well courtyards, rooftop decks, terraces and balconies should be considered. Mr. O'Sullivan described the context for the area noting the SRO buildings, office buildings and a music studio on the streetscape. The proposal will have social housing units on the main floor with parking and bike storage. The second floor will contain one bedroom units and a semi-private courtyard space. The third and fourth floor has two level units. The proposal includes 29 units with 12 one bedroom units, twelve two bedroom 2-storey units and five social housing units with 12 foot ceiling heights. The units at grade are setback from the front property line and proposed to be screened by bamboo. Mr. O'Sullivan mentioned that a parking relaxation is being sought. Parking is provided at grade and accessed from the lane. The proposal provides eight regular, four small cars and one car share space.

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

1. General comments on the building massing and architectural expression.
2. The ground-plane interface of the residential units at the street with respect to privacy, screening and CPTED.
3. The allocation of outdoor spaces generally and whether sufficient private outdoor space has been provided for the fronting units at grade.
4. Comments on the overall landscape design as it relates to the courtyard space and the rooftop spaces.

Mr. O'Sullivan took questions from the Panel.

- **Applicant's Introductory Comments:** Jenny Chow, Architect, further described the proposal and mentioned that the design came from the industrial history of the area with a bit more contemporary detailing. Each window is lined with aluminum sheet metal to punctuate the windows and they are using composite grade panel that was inspired by

some of the tones in the area. They lifted up the ground floor to provide a stoop at the ground floor units with some landscaping. The entrance into the market component is on the west side of the building and has carrera marble and a black metal door. The entrance is a breezeway into the courtyard. She noted that the courtyard level units are one bedroom and all of the walkways are exposed. Ms. Chow described the colour palette noting the proposed art wall along the back with access to the ground level parking and service area.

Gair Williamson, Architect, mentioned that since the building faces north, the attention to window detailing is emphasized on the North façade. The window surrounds are three inches off the building rather than putting in overhangs. He added that the windows in the courtyard units are a high-level design so there aren't any issues of privacy.

Erika Mashing, Landscape Architect, described the landscaping and mentioned that it appears on three levels. At the street level they are going to be working with the City to repurpose existing drive way. There is a slight grade change up to the units that will create a threshold between the private and public realm. As well there is a small planter to define the entry and provide some screening. The courtyard is shared space with a communal table and the stair wells are frames with steel planters. On either end is a green wall system with a river rock perimeter and planters to define the entrance to the units. The fifth level patios are private and are accessed through hatches. They have steel planters and a three foot setback from the guardrail.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Consider adding a privacy element for the ground floor units;
 - Design development to add weather protection over the stairs and elevator in the courtyard;
 - Design development to improve the weather protection at the front entrance;
 - Consider taking out the storage space in the units and putting it elsewhere in the project;
 - Design development to improve the livability of the transformer facing unit;
 - Consider adding a covered area in the courtyard.
- **Related Commentary:** The Panel supported the proposal and thought it was well suited for the location.

The Panel supported the building massing and architectural expression and thought it was an interesting topology. They thought the ground-plane interface of the residential units at street level was a different way to engage the street and agreed that it made for some interesting units. One Panel member suggested adding an element for privacy such as a fence or gate. As well it was suggested that something could be added over the large windows for more privacy.

The Panel supported the outdoor spaces and thought there was sufficient private outdoor space for the street fronting units. As well they supported the courtyard design however one Panel member suggested finding a way to protect the stairs and lobby entry near the elevator from rain. As well a couple of Panel members thought the arrival sequence at the front entrance could be improved further especially regarding rain protection.

The Panel supported the material and colour palette and thought that the public art piece could be used to brighten up the project. A couple of Panel members suggested

accommodating the storage somewhere central rather than in the units to give more useable space. One Panel member suggested removing the kitchen island and having it along one wall for more useable space in the units. Another Panel member noted that the transformer affected unit was a bit tough and suggested the applicant find a way to improve the liveability.

The Panel supported the landscape design and thought the roof top would be well used and as well they liked the hatches as they thought they would be functional. They also liked that the courtyard would be used as a communal space. One Panel member suggested adding a covered area in the courtyard that could be used during inclement weather.

Regarding sustainability it was suggested that the windows on the south could benefit from an overhang for solar and rain protection.

- **Applicant's Response:** Ms. Chow said that all the Panel's comments were valid especially having rain protection in the courtyard. She added that they will try to eliminate the transformer. Mr. Williamson said they were unable to do solar shading as they can't encroach into the lane. He added that the architecture was trying to be recessive and defer to the iconic building across the street.

Adjournment

There being no further business the meeting adjourned at 8:30 p.m.