

URBAN DESIGN PANEL MINUTES

DATE: March 12, 2014

TIME: 3:00 pm

PLACE: Town Hall Meeting Room, City Hall

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:
Greg Bellerby
Ryan Bragg
Walter Francl
Joseph Fry
David Grigg
Chris Mramor
Matthew Soules

REGRETS:
Joseph Hruda
Jennifer Marshall
Arno Matis
Phil Mondor
Goran Ostojic
Maurice Pez

**RECORDING
SECRETARY:** Lorna Harvey

ITEMS REVIEWED AT THIS MEETING

- | | |
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| 1. | 2095 West 43 rd Avenue |
| 2. | 4949 - 5109 Cambie Street |
| 3. | 587-599 West King Edward Avenue |
| 4. | 880 West 28 th Avenue, 4500 Oak Street (Children's & Women's Health Centre) |
| 5. | 500 West 50 th Avenue |
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BUSINESS MEETING

Chair Bragg called the meeting to order at 3:15 p.m. and noted the presence of a quorum. There was a brief business meeting and then the Panel considered applications as scheduled for presentation.

1. Address: 2095 West 43rd Avenue
DE: 417521
Description: Concurrent rezoning and development application to construct a 6-storey multiple dwelling building containing 56 secured market rental units and commercial uses at grade.

Zoning: RM-3A to CD-1
Application Status: Rezoning and Development Permit
Review: First
Architect: Rositch Hemphill Architects
Owner: Bogner Development Corporation Ltd.
Delegation: Bryce Rositch, Rositch Hemphill Architects
Anca Hurst, Rositch Hemphill Architects
Jonathan Losee, Jonathan Losee Landscape Architect
Leon Bogner, Bogner Development Corporation Ltd.

Staff: Michelle McGuire and Ann McLean

EVALUATION: SUPPORT (6-0)

- **Introduction:** Michelle McGuire, Rezoning Planner, introduced the proposal for a rezoning application for a site located at East Boulevard and West 43rd Avenue. The site is a single parcel that is zoned RM-3A and currently includes an existing church building. Ms. McGuire described the context for the area and noted that there are mostly low-rise residential apartment buildings with single family houses to the east across the lane while further to the north there are mixed-use developments. The proposal is for a 6-storey mixed-use development with 56 residential units that are proposed as secured rental as well as parking for 29 vehicles. The main applicable policy is the Interim Rezoning Policy for Increasing Affordable Housing that allows consideration of proposals for up to 6-storeys fronting onto an arterial street that is well served by transit and within close proximity of identified neighbourhood centre and local shopping area. The other key City policy that applies is the Arbutus Ridge/Kerrisdale/Shaugnessy (ARKS) Community Vision approved by Council that allows consideration of social or affordable housing projects.

Ann McLean, Development Planner, further described the proposal noting that RM-3A is a medium-density apartment zone. As well as the dwelling units the proposal will have two commercial units facing East Boulevard and two that will face West 43rd Avenue. The residential will have mostly one bedroom units with fifteen two bedroom units. Ms. McLean mentioned that the adjacent zone is C-2 and staff have recommended that the setbacks for this zone be used as a guide for the proposal with the exception of the north side where some flexibility could be entertained and that above 4-storeys the C-2 setback lines be continued. Ms. McLean added that the project is required to achieve LEED™ Gold.

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

As this is a combined Rezoning and Development Permit, the Panel was asked for general comments on the building form, use and density proposed through the rezoning and further, for comments on:

- The approach of the transition of building massing to the adjacent lower scale.

- The treatment of uses adjacent to the streets and their interface with the public realm.

Ms. McGuire and Ms. McLean took questions from the Panel.

- **Applicant's Introductory Comments:** Bryce Rositch, Architects, further described the proposal and mentioned that there has been no new rental housing in Kerrisdale in over 40 years. He described the architecture noting that they have sculpted the building to be responsive to the single family homes in the neighbourhood and as well they did a detailed shadow study. The architectural style has a classic expression that is respectful of Kerrisdale. In order for the building to work as a rental project the client needs a certain amount of density. He said they are struggling to keep the density on the site and still make it a viable rental project.

Jonathan Losee, Landscape Architect, described the landscaping plans and said in terms of the side yards they are landscaping some small patio spaces and they are treating the edges with a picket fence. One significant feature is to add some significant trees on West 43rd Avenue. There are already mature trees on the Boulevard.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to improve the stepping on the upper floors;
 - Design development to improve the colour palette;
 - Design development to improve the unit layouts;
 - Consider screening on the top floors to reduce overlook to the neighbours.
- **Related Commentary:** The Panel supported the proposal and thought there was a need for rental units.

The Panel supported the building form, use and density and thought it would fit nicely into the neighbourhood. They liked the vertical articulation and thought the applicant had done a good job in diminishing the shadowing to the neighbours. Several Panel members thought there could be some stepping back on the top floor to reduce the mass since most buildings along the street are at 4-storeys. One Panel member suggested easing back on the east façade to get more space on the East Boulevard side. As for the colour palette, some Panel members thought it was too dark and very yellow and had little contextual relevance.

Some Panel members thought the retail spaces might not be viable considering that East Boulevard is lacking in pedestrian use. A couple of members suggested converting the space into residential use to help reduce the mass of the building. Other members thought that the commercial was a positive aspect of the proposal and supported municipal policy. Some Panel members were concerned about the dense, compact plans and that the bedrooms were deeply recessed into the facades. There were concerns regarding access to light and livability in some of the unit designs.

The Panel supported the landscape plans but thought there should be some screening on the 5th and 6th floors to reduce overlook to the neighbours. As well there was concern that the conifers in the garden space would make for a darker area. It was suggested that the sidewalk paving come up to the front doors so that patios could connect to the street.

- **Applicant's Response:** Mr. Rositch said that he appreciated the Panel comments and thought they were helpful.

2. Address:	4949-5109 Cambie Street
DE:	N/A
Description:	The proposal is for three 6-storey multiple dwelling buildings with a total of 202 market residential units.
Zoning:	RS-1 to CD-1
Application Status:	Rezoning
Review:	Second
Architect:	IBI Group
Owner:	Washington Properties
Delegation:	Martin Bruckner, IBI Group Salim Narayanan, IBI Group Gerry Eckford, Eckford Tyacke and Associates Landscape Architects
Staff:	Dwayne Drobot and Sailen Black

EVALUATION: SUPPORT (6-0)

- **Introduction:** Dwayne Drobot, Rezoning Planner, mentioned that the proposal had gone through a redesign since the last review. He noted the proposal is part of the Cambie Corridor Plan and will contain three 6-storey buildings. In this area, residential buildings are allowed up to 6-storeys. The Policy asks to have front doors on the street and seeks to animate and enhance the adjacent lane by providing townhouses or active uses on the rear of the property. As well there should unique and notable buildings developed that respond to the view lines and perspectives created by the unique alignment of Cambie Street. The policy context is the part of the Cambie Corridor Plan for buildings on Cambie Street between West 33rd Avenue to West 39th Avenue. Adjacent to the site is a 50 foot right-of-way on the south of the site identified as a future road.

Sailen Black, Development Planner, further described the proposal on Cambie Street south of McGuigan Avenue. He explained the context for the area noting the single family zoning to the west and south. He also mentioned that Cambie Street is a bicycle route. Section 4.3.3 of the Cambie Corridor Plan provides the specific policy for the site, allowing residential buildings up to 6 storeys. There is an estimated density range of 1.75 to 2.25 FSR for the area contingent on urban design performance with respect to site size, form, typology, height and scale. He added that lanes present a unique opportunity as additional and alternate routes for pedestrians. Lanes are smaller and more intimate in scale and with less traffic so they can be treated distinctly and can help create community-oriented spaces away from the higher traffic volumes found on major streets. The manner in which lanes are treated, both in terms of the lane surface and the way they are enclosed (scale and attitude of edge buildings) has an impact on their respective characters. Mr. Black added that Section 5.3.1 states that where feasible and where lot dimensions allow, lanes should be edged with smaller scale residential buildings in the form of townhouses or other compatible building forms to reinforce the intimate scale and character of the lane. Mr. Black described the changes since the last review noting the variation in the elevation treatment of the three buildings along Cambie Street; revision of the massing of levels one through four of the middle building; revision of the massing of levels five and six of the middle building with a contrasting glass box effect to create a distinct form; and the intent to have the three buildings similar in expression but distinct from each other along the Cambie Street elevation.

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

- Have the items noted by the Panel as key aspects needing improvement been addressed?

- Does the Panel support the proposed density (2.60 FSR), height (79 feet) and setbacks (8 to 14 feet, with right of way)?
- Considering the proposed steps, shoulder lines and other massing elements, does the overall form of development provide an appropriate response to Cambie Street, McGuigan Avenue, and the southern right of way?
- Considering the two courtyard widths between the buildings, and the height of the elevations, does the proposal provide enough space for the livability and amenity of future residents?
- Does the Panel support the proposed building form at the rear of the site, including the building returns or wings to the lane, as achieving the goals of the Cambie Corridor Plan for active and pedestrian-oriented lanes and a transition of scale down to lower density forms nearby?

Mr. Drobot and Mr. Black took questions from the Panel.

- **Applicant's Introductory Comments:** Martin Bruckner, Architect, described the architectural plans and noted the changes since the last review. He mentioned that there are three building blocks on the site and wanted them to be less similar than what they were previously. One way they are achieving that is to have an angled expression that picks up on the axis of the church as well. The massing is a response to the Cambie Corridor Plan requirements of stepped building forms. He added that they have edited that somewhat so that parts of the buildings don't step back to relieve some of the relentlessness showing up in the buildings. This gives variety but still follows the Cambie Corridor Plan requirements. He noted that the building on the future road goes to full height and frames the end of the project. The one to four floors are expressed with concrete frames but are different again in the middle building. He described the colour and material palette for the project. On the rear of the building they have stepped down the facades which transitions to the residential homes across the lane. On the ground floor there are amenity spaces adjacent to the courtyard. Mr. Bruckner added that the project will be LEED™ Gold certified.

Gerry Eckford, Landscape Architect, described the landscaping plans and mentioned that they followed the Cambie Street guidelines and tried to create a more urban edge along Cambie Street. The intention is to step the units with private patios on the front facing units with interior mews going through the buildings with a combination of sitting areas and water features. There are currently street trees along Cambie Street with plans to add more trees. On the lane each one of the buildings has a small interior courtyard adjacent to the amenity space along with children's play area. They are looking at including adventure play in the courtyard. There are generous landscaped patios on all the terrace levels on the back of the building. As well there are roof top gardens on all three buildings for the each of the top units. The south façade anticipates the completion of the future road.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to reduce the project scale and improve variety;
 - Design development to the material and colour palette;
 - Design development to create a more active amenity along the lane;
 - Design development to the ramps, lay-bys facing the lane;
 - Consideration to improve the expression of the rectangular forms;
 - Consideration to interrupt the parapet line;

- **Related Commentary:** The Panel supported the proposal and thought the applicant had addressed the previous comments from the Panel.

The Panel thought the articulation across the Cambie Street elevations had been improved. As well they thought there was a greater degree of texture, variation and relief in the scale of the project. A couple of Panel members thought the vertical rectangular forms needed to be revisited to better match the form and relationship to the unit layouts. Although the Panel supported the height some Panel members thought the parapet line needed to be interrupted to have more variety along Cambie Street. One Panel member wanted to see the three buildings be different in size.

The Panel thought the spaces between the three buildings was appropriate and supported the setbacks to the single family homes across the lane. As well they thought the angled facades adjacent to the shared spaces enhanced those spaces. A couple of Panel members wondered if the parking ramp could be placed elsewhere on the site and that space used as an outdoor amenity or a landscaped route through the site.

Several Panel members thought the colour palette needed to be lightened up a bit to bring brightness and variety to the buildings and to express the structural details. A couple of Panel members suggested having the lighter colour on the bottom and the darker colour at the top to reduce the perceived heaviness of the buildings.

The Panel thought the Cambie Street setback offered a lot of public space between the sidewalk and the property. A couple of Panel members suggested adding a double row of trees along Cambie Street and another Panel member noted that the plantings will soften the project over time. The Panel supported the courtyards in opposition to the townhouses that were in the previous scheme.

- **Applicant's Response:** Mr. Bruckner thanked the Panel for their good advice and said he appreciated the comments regarding the colour palette.

3. Address:	587-599 West King Edward Avenue
DE:	N/A
Description:	The proposal is for twenty 3-storey townhouse and five lane-facing lock-off units and includes the restoration and designation of the heritage house of 587 West King Edward Avenue.
Zoning:	RS-1 to CD-1
Application Status:	Rezoning
Review:	First
Architect:	W.T. Leung Architects
Owner:	DT5 Development
Delegation:	Wing Ting Leung, W.T. Leung Architects Konning Tam, W.T. Leung Architects Florian Fisch, Durante Kruek Landscape Architects Helen Liu, E3 Eco Group (Sustainability)
Staff:	Michelle McGuire and Tim Potter

EVALUATION: SUPPORT (6-0)

- Introduction:** Michelle McGuire, Rezoning Planner, introduced the proposal for a four lot site within the Cambie Corridor Plan. The site is on the south side of West King Edward Avenue directly east of Ash Street and is west of the King Edward Station (Canada Line). Included on the easternmost parcel is the Heritage "B" listed James Residence. On this site and sites to the east and west along West King Edward Avenue, the Cambie Corridor Plan anticipates residential buildings up to 4-storeys. Ms. McGuire mentioned that sites in the surrounding area off the arterial streets are developed with single-family homes and will be subject to Phase 3 planning for the Cambie Corridor. The proposal is to retain and designate the heritage house and develop the balance of the site with 3-storey townhouses over shared underground parking. The proposal is for three blocks of townhouses and two coach house units at the rear of the heritage house. The total number of units in the proposal is for twenty townhouse units and one single unit in the James Residence. The rear block of townhouses includes five lock-off units accessed from the lane that could be rented. Access to parking is off the lane and has 40 vehicle spaces and 42 bicycle spaces.

Tim Potter, Development Planner, further described the proposal and mentioned that there is a significant slope from north to south across the site. He described the context for the area noting the single family homes across the lane. The site includes the retention in place of the Heritage "B" listed house, which is the only Heritage listed house within the Cambie Corridor Plan.

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

Comments are sought on the proposed form of development for this rezoning application in general, and in particular:

- Does the proposed height and massing sought in this application demonstrate a sensitive response with respect to neighbouring sites and context?
 - Given the proximity of single family context across the lane, comments were asked on the success of the townhouses located at the lane with respect to height, amenity, and overall interface with the lane edge.
 - The relationship of new buildings to the existing Heritage House and in particular, comments were asked on the east elevation of the proposed new building as it relates to the existing house.
 - Does the panel support the proposed urban design in terms of siting, massing, density, and height?

- Does the Panel have any preliminary advice on the overall design with regard to:
 1. Open space and landscape treatments
 2. LEED™ Gold strategies and Rezoning Policy for Greener Buildings
 3. Indicative materials and composition

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

- **Applicant's Introductory Comments:** Wing Ting Leung, Architect, further described the proposal and mentioned that it is a deep site and with the topography presented an opportunity to set the townhouses back from the lane. This made a fifteen foot setback making for more landscaping along the lane. Since the lane is lower than the street they were able to add lock-off units in the townhouses. The site is two legal parcels with the heritage house and coach house on one parcel and the new buildings on the other. They will have separate parking access because they didn't want to move the house to create parking. The existing house has an elevator in the addition. Mr. Leung described the material and colour palette.

Konning Tam, Architect, further described the architecture noting that the townhouses will have a modern expression in contrast to the heritage house. They are picking up some of the colour but are not recreating the historical aspects of the house.

Florian Fisch, Landscape Architect, described the landscaping plans and mentioned that the street front will have gardens with a tree in front of the townhouses. The heritage house will be treated differently by using heritage planting selections. The corner will be emphasized as well as the main pedestrian entry. In the courtyard, there will be stepped planters in the patios and main pedestrian access. A children's play area is proposed with patterning in the pavement along with a water runnel flush with the pavement. As well a metal climbing element is planned.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to improve the relationship between the townhouses and the heritage house;
 - Design development to improve the children's play space.
- **Related Commentary:** The Panel supported the proposal and thought it was a considered and handsome solution.

The Panel supported the retention of the heritage house in situ as well as the proposed height and massing and thought the applicant had done a good job in respecting the single family homes across the lane as well as proposing a clear juxtaposition to the heritage in the contemporary form of the infill. They noted that the articulation of the row house scheme gave flexibility to the proposal. The Panel liked the addition of the lock-off units and thought they related well to the lane.

Although the Panel supported the retention of the heritage house in situ, they thought the flanking walls facing the house set up an awkward relationship. Several Panel members thought the units next to the heritage house needed some improvement. They thought the architecture should continue to respect the heritage house but needed more articulation and fenestration. As well, a couple of Panel members thought Block A was a little tight in proximity to the house and thought there could be more breathing room. The Panel noted

that the relationship to the heritage house would set a precedent for the future adjacent property and must be respectful.

The Panel supported the colour and material palette with one Panel member suggesting adding wood soffits as a way to acknowledge the heritage house's roof material.

Although the Panel supported the landscaping they thought the children's play area could be improved and simplified.

- **Applicant's Response:** Mr. Leung said the Panel had some very good comments.

4. Address:	880 West 28 th Avenue & 4500 Oak Street (Children's & Women's Health Centre)
DE:	417576
Description:	To develop a new Acute Care Centre including inpatient units, an emergency department, medical imaging and procedural suites, hematology/oncology, pediatric intensive care, high risk labour and delivery suite and neo-natal intensive care unit for BC Children's Hospital.
Zoning:	CD-1
Application Status:	Development Permit
Review:	Third (second as development application)
Architect:	CEI Architects
Owner:	Provincial Health Services Authority (PHSA)
Delegation:	John Scott, CEI Architecture Allyn Stellmacher, ZGF Architects Dan Simpson, ZGF Architects Ken Larsson, Sharp & Diamond Landscape Architecture Inc. Eleanor Lee, PHSA
Staff:	Sailen Black

EVALUATION: support (5-1)

- **Introduction:** Mr. Black, Development Planner, introduced the proposal for a hospital site bounded by West 32nd Avenue, Oak and Heather Streets and West 28th Avenue. It is a 46 acre site with a slope from the southeast corner to the northeast corner. Mr. Black noted the context for the area that includes single-family homes to the west, east and south and the St. Vincent's site to the southeast. He reminded the members that the Panel had reviewed and supported the rezoning proposal in November 2010. In May 2012 the Panel reviewed and supported the overall Master Plan that will guide the future phases of the development. He mentioned that there were some items the Panel felt needed to be improved including breaking up the upper floor massing, improving the visibility of the entry sequence and improving the clarity of the open spaces. In November 2012 Council approved the amended CD-1 bylaw and associated Master Plan guidelines and design standards for the development. In January 2014, the Panel again reviewed the proposal as a development application however they did not support the proposal. They found that the applicant needed to improve the wayfinding around the site, more clearly mark the entrances, improve the quality of the courtyards and open spaces and that the colour palette needed to be lighter.

Advice from the Panel on this application was sought on the proposed landscape and architectural design of this complete development permit application in general, and in particular:

1. Has the revised application addressed the Panel's consensus on key aspects of the design needing improvement noted on January 29, 2014?
 2. Are the entryways and paths clear and inviting for the range of needs, from everyday visitors to urgent care?
 3. Is the materials palette, composition, colour and detailing well resolved and appropriate to the range of users and this context?
 4. Does the exterior design strike the right balance between a variety of expressions and break up of scale, and overall cohesion of design?
 5. Are the open spaces beside and on the building successful for their intended uses?
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Mr. Black took questions from the Panel.

- **Applicant's Introductory Comments:** Eleanor Lee gave an overview of the long term plans for the hospital. She mentioned that there are seven phases to the development of which the Acute Care Centre is part of Phase 2. The first phase involves the relocations and renovation of various spaces on site to enable the demolition of three buildings located in the centre of the site. Once Phase 1 is complete (April 28, 2014) it will allow for the construction of the Acute Care Centre. Ms. Lee mentioned that part of the plan was to create continuous green spaces and reduce the amount of surface parking. Phase 3 will be repurposing of the 1982 building, as the existing programs will move into the Acute Care Centre building and Sunny Hill Health Centre for Kids will move onto the site. Ms. Lee said that when they were developing the Master Plan, they wanted to construct community benefits such as the Wellness Walk. It is intended to be a multi-sensory experience with the planting of over 10,000 new trees, shrubs and plants as well as integrating public art. Ms. Lee mentioned that they have developed a comprehensive wayfinding strategy involving maps, banners, building signage using universal symbols.

Allyn Stellmacher, Architect, described the architecture for the proposal and mentioned that the principle access is off Oak Street with signage to help people find their way to the arrival points. He said that they have moved away from the flat canopy with angled canopies that are split in three pieces. There is a larger component that wraps two sides of the building clearly identifying the emergency entrance. As well he noted that signage is integrated into the building. The architecture has been simplified on the building and they have used nature to make up the colour palette for the wayfinding as well as the building.

Ken Larsson, Landscape Architect, described the landscaping plans and mentioned that they wanted purposeful outdoor spaces for patients and visitors. There is covered seating, open seating and outdoor gardens to strengthen the connections to the existing buildings. They have also included active play for children. The pedestrian stream links the internal lobby of the building to the existing café's outdoor patio.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to the entry canopy;
 - Consider reducing the brown in the colour palette;
 - Consider further refinement to improve the courtyard space.
- **Related Commentary:** The Panel supported the proposal and thought their concerns from the previous review had been addressed.

The Panel thought the pathways were more inviting and that the emergency entrance was well-articulated. However a number of Panel members thought the hierarchy of the canopies could be improved. They noted that before it had a singular expression and now was rather fragmented and they thought it could have two levels rather than three.

In terms of the material and colour, some Panel members thought the applicant had done a good job on simplifying the palette and they particularly liked the introduction of the nurse log idea on the tower. Some panel members thought a greater relationship between the colour palette and the wayfinding should be achieved. A couple of Panel members however, thought it could go a little bit further as they felt there was too much dark brown on the building.

Some Panel members thought the general movement through the lobby spaces and entries was well improved but felt the entrance could be more strongly presented. One Panel member wondered if it was possible to have the glazed walkways run from the lobby to the emergency area.

The Panel supported the general use of the courtyard space and their adjacency to the lobby. One Panel member suggested engaging in a lighting study to improve the light in the courtyard spaces. The Panel also liked the idea of the triangle parks and the landscape treatment that extends down to the cafeteria.

The Panel agreed that the public art plan was an exciting part of the proposal and thought artists would have a real opportunity to participate in the healing process.

The Panel appreciated the applicant describing the context regarding the master planning effort and how the phasing strategy will work.

- **Applicant's Response:** Ms. Lee thanked the Panel for their comments. Mr. Stellmacher said he appreciated the Panel's comments regarding colour. Regarding the internal gardens, he mentioned that they see them as view gardens with the glazing coming down to the floor. They are more of a zen garden experience. Mr. Scott noted that the windows in the courtyard are a modest size with an accent panel of glass below and above the window.

5. Address:	500 West 50 th Avenue
DE:	417594
Description:	To develop two 6-storey multiple dwelling buildings with two townhouses on the lane. This proposal is for a total of 126 units.
Zoning:	CD-1
Application Status:	Development Application
Review:	Second (first as development application)
Architect:	Ramsay Worden Architects
Owner:	Mosaic Homes
Delegation:	Bob Worden, Ramsay Worden Architects Peter Kreuk, Durante Kreuk Landscape Architects Benn Duffell, Mosaic Homes Daniel Roberts, Kane Consulting (LEED)
Staff:	Sailen Black

EVALUATION: SUPPORT (6-0)

- Introduction:** Sailen Black, Development Planner, introduced the proposal for a site at West 50th Avenue and Cambie Street. The proposal is for two 6-storey all residential buildings with 128 dwelling units and two 2-storey townhouses and a bike room. Mr. Black described the context for the area noting the detached housing to the north, west and south of the site. As well he mentioned that the Langara Canada Line Station is one block to the north. In describing the policy for the site he explained that setbacks from Cambie Street should be in the range of ten to fifteen feet and that the form of development recommends a strong expression of a 4-storey street wall with a notable step back at the fifth storey. He also noted the alternate approach to the recommended street wall form. In cross section, the floors are stacked with the same depth on every level. There is an open brick frame to express the street wall and signify a 4-storey shoulder line facing Cambie Street. A lighter structure of open balconies rises to a similar step above the 4-storey line on the lane side. Mr. Black noted that the lane proposes a mix of townhouses, landscaping, and bicycle storage and service areas.

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

Seeking comments on the architectural and landscape design in general, and in particular:

- Detailed design of the expressed brick frame, in terms of its multiple intended functions.
- The quality and livability of outdoor spaces around the site, including the framed balconies, side yards and aperture between buildings.

Mr. Black took questions from the Panel.

- Applicant's Introductory Comments:** Bob Worden, Architect, further described the proposal with the use of a Power Point presentation. He mentioned that it is a wood framed building with a focus on simplicity, durability, energy efficiency and well as livability. The building responds to the orientation of the context. The building is stepped at Levels 5 and 6 with corner balconies at the north and south facades. The stepping form is achieved with a 4-storey screen layered on the building mass. The Cambie Street façade has a masonry wall while the lane is a framework of columns and beams creating a vertical garden wall. The entries are articulated with bright accent colours.

Peter Kreuk, Landscape Architect, described the landscaping plans and mentioned that along the lane will be edible planting. The Cambie Street frontage has a row of street trees

while the at grade units have private patios. Two courtyard spaces are at the back of the buildings with structures for bike storage, a workshop and meeting room. Other areas will be provided for outdoor dining and barbecuing as well as children's play.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to improve the setback from Cambie Street;
 - Design development to provide greater variety along the Cambie Street frontage;
 - Design development to privacy screens, especially at offset balconies;
 - Consider revising the colour palette away from primarily black and white;
 - Consider adding trees along the lane in a larger setback.
- **Related Commentary:** The Panel supported the proposal and thought it was a creative way to establish the street wall scale and massing without having a step back.

The Panel thought the architecture offered a lighter and more open solution to the Cambie Corridor Guidelines with one Panel member stating that it was a wonderful example of an experiment in architecture. The expression allowed for an inventive way to add open balconies. However, a couple of Panel members thought there was too much of a vertical expression and from the street there was no noticeable setback. A member observed that the increased building depth caused by exempting the streetwall from floor area consumed open space on the site and should not become a pattern in the Corridor. As well they thought the brick frames provided an opportunity of combining the west and east frame with one Panel member suggesting the applicant hire an artist to design how they could be used. It was noted that a difference in the scale of the frames would contribute to a different modulation.

The Panel for the most part liked the screen strategy as a response to the setback requirements. However one Panel member suggested using the screen behind the brick façade for added privacy. Several members wondered if the lightweight screen on the west could be used on the east side as well for variety.

The Panel had some concerns regarding the colour palette noting that several proposals have come to the Panel with black and white palettes. They suggested the applicant consider other colours for the proposal.

The Panel thought the applicant had done a good job with the setback on the lane and the addition of some social spaces. They thought it was a great way to activate the lane and transitioned well to the neighbours across the lane.

The Panel supported the landscaping plans with one Panel members suggesting adding trees in the lane. They liked the gardens and the amenity spaces and thought they were successful. One Panel member suggested swapping the play area and the edible garden to have the play area near the townhouses and adjacent to the amenity spaces.

- **Applicant's Response:** Mr. Worden thanked the Panel for a list of great ideas.

Adjournment

There being no further business the meeting adjourned at 9:11 p.m.