

URBAN DESIGN PANEL MINUTES

DATE: February 25, 2015

TIME: 3.00 pm

PLACE: Town Hall Meeting Room, City Hall

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:
Walter Francl
David Grigg
Jennifer Marshall
Arno Matis (Left after 2nd Item)
Phil Mondor
Chris Mramor (Chair)
Matthew Soules (Items #4 & #5)

REGRETS:
Ryan Bragg
Joseph Fry
Joseph Hruda
Goran Ostojic

**RECORDING
SECRETARY:** Lorna Harvey

ITEMS REVIEWED AT THIS MEETING

- | | |
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| 1. | 468 West 33 rd Avenue and 4946-4958 Cambie Street |
| 2. | 501 West 26 th Avenue |
| 3. | 5841 Wales Street (Avalon Dairy) |
| 4. | 2102 West 48 th Avenue |
| 5. | 1910 Ferndale Street |
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BUSINESS MEETING

Chair Mramor called the meeting to order at 4:10 p.m. and noted the presence of a quorum. There being no New Business the meeting considered applications as scheduled for presentation.

1. Address: 468 West 33rd Avenue and 4946-4958 Cambie Street
 DE: N/A
 Description: to develop two new 6-storey mixed-use buildings with a 2-storey townhouse on the lane. This proposal includes commercial at grade and a total of 65 dwelling units.
 Zoning: RS-1 to CD-1
 Application Status: Rezoning Application
 Review: Second
 Architect: GBL Architects
 Delegation: Tom Bell, GBL Architects
 Doug Shearer, HAPA Landscape Architects
 Staff: Ben Johnson and Sailen Black

EVALUATION: SUPPORT (5-0)

- **Introduction:** Ben Johnson, Rezoning Planner, introduced the proposal for a three lot consolidation at the corner of West 33rd Avenue and Cambie Street on the edge of Queen Elizabeth Park in the Riley Park South Cambie area. The site is zoned RS-1 which falls under the rezoning policy contained in the Cambie Corridor Plan. Mr. Johnson described the context for the area noting that adjacent to the site are RS-1 single family houses across Cambie Street and the Holy Name of Jesus Catholic Church across the street along with a small townhouse development. Nearby is the Women's and Children's Hospital as well as the RCMP barracks site. As well there is a possible future Canada Line Station at the intersection of West 33rd Avenue and Cambie Street, but at present there isn't the density or funding to support the station's development.

Mr. Johnson described the policy for the site which is considered part of the Queen Elizabeth neighbourhood in the Cambie Corridor Plan. The Policy supports rezoning for 6-storey residential development with the introduction of townhouses on the lane, where possible. As well, it supports consideration of small-scale, local-serving retail around a possible future Canada Line Station. Opportunities should be explored to create unique and notable buildings that reinforce view lines and perspectives created by the unique alignment of Cambie Street. Mr. Johnson added that the Policy establishes a target to deliver a minimum of 25% family housing.

Sailen Black, Development Planner, further described the proposal noting that there are significant grades across the site. The original proposal for the site was for a 6-storey residential building with 68 residential units, including 2-storey townhouses along the lane. As well commercial space is provided at grade. In the previous review, the Panel had some concerns regarding the response of Building B to the intersection, they wanted an increase in the size of the amenity space and they also wanted to see the commercial space wrap the corner of West 33rd Avenue. In the reviewed proposal there are now 65 residential units although the commercial space has remained the same. The applicant has added a corner turning element to mark the significance of the intersection and more landscaping has been added for privacy to the corner townhouse. Mr. Black also noted that the courtyard dimension has increased from 15 feet to 18 feet at the laneway pinch point and a new building entry has been provided on West 33rd Avenue. He added that the amenity space

has increased in size with an adjacent outdoor space for communal activity within the courtyard.

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

Comments were invited on the overall form of development of this rezoning application in general, including the proposed density, height and setbacks, and specifically:

- Has the Panel's previous concerns been addressed?
- Does the scale of building return along West 33rd Avenue relate well to Queen Elizabeth Park and to the neighbour across the lane?
- Do the indoor and outdoor common amenity areas create useful and liveable spaces?

Mr. Black took questions from the Panel.

- **Applicant's Introductory Comments:** Tom Bell, Architect, further described the proposal and mentioned that the scheme is essentially same as at the last review. He noted that because the site is curved and they wanted to make is an interesting project so they split the building apart as a concept and made two rectangular buildings. One of the buildings addresses Cambie Street and the other addresses the corner of West 33rd Avenue and Cambie Street. This opened up a hinged park that has west facing light. Mr. Bell described the architecture and the material palette. He noted the pedestrian way through the site and the amenity building with an outdoor space. Mr. Bell explained the changes to the proposal noting that they have pushed the building back 6 feet from the lane and have increased the distance between the two buildings. As well, they changed the Cambie Street facing units to 2-storey townhouses on the ground floor to help mitigate traffic noise. Mr. Bell added that they have increased the size of the indoor amenity room and they added a slotted cut to bring more light into the parkade ramp.

Doug Shearer, Landscape Architect, described the landscape plans noting the treatment with a gate at the lane side through the hinge point. There is an element of play that has been added to the rock outcropping. There is also play elements incorporated in the roof gardens and a double row of street trees have been added along Cambie Street.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - The Panel had no substantial aspects needing improvement.
- **Related Commentary:** The Panel supported the proposal and thought it had gone a long way to address the Panel's concerns from the previous review.

The Panel supported the massing of the buildings and liked the way they have been resolved. The addition of the corner element will make it a prominent site on Cambie Street although one Panel member thought it could be simplified somewhat while another thought it should be expressed more strongly. A couple of Panel members thought the massing of the townhouses on the lane could be improved.

Although most of the Panel supported the colour palette, there were a couple of members who thought the colour scheme could have a punch of colour. It was noted that the dark charcoal in the courtyard could be lightened up to allow for more light in the courtyard, particularly in the winter months. As well it was suggested that the quarry rocks on the site should acknowledge the heritage of the site and Queen Elizabeth Park.

The Panel thought the design of the wedge space in the gap between the two buildings was much improved and the addition of townhouses along Cambie Street and West 33rd Avenue.

One Panel member suggested adding a screen overlooking the neighbour's yard for more privacy.

Most of the Panel supported the location of the retail as well as the animation of the hinge park. They thought that placing both the retail and amenity space on the courtyard was the right location and would make it a pleasant space particularly in the summer. They also agreed that increasing the size of the amenity room was a good idea.

The Panel agreed that the proposal did not need to come back for review at the development permit stage.

- **Applicant's Response:** Mr. Bell thanked the Panel for their positive comments. He mentioned that they will have to excavate the site and there will be a lot of rock so it is their intention to use the rock in the landscaping plans.

2. Address:	501 West 26 th Avenue
DE:	418564
Description:	to develop two new 6-storey residential buildings and townhouses on the lane. This proposal is for a total of 85 dwelling units.
Zoning:	CD-1 Pending
Application Status:	Complete Development Application
Review:	Third (First as Development Application)
Architect:	F. Adab Architect Inc.
Owner:	Dava Developments
Delegation:	Fred Adab, F. Adab Architect Inc. Niels Wilde, F. Adab Architect Inc. Mary Chan-Yip, PMG Landscape Architects Nelson Chung, Dava Developments Charlie Lorenzen, C. Lorenzen & Associates
Staff:	Tim Potter

EVALUATION: SUPPORT (3-2)

- **Introduction:** Tim Potter, Development Planner, introduced the proposal for site on the west side of Cambie Street between Kind Edward Avenue and West 26th Avenue. The proposal is comprised of a three lot assembly and has a north-south slope across the site. In describing the context, Mr. Potter noted that there are single family homes across the lane. The proposal is a development application subsequent to a CD-1 rezoning under the Cambie Corridor Plan. At the rezoning review, the Panel thought there needed to be some improvement to the shoulder setbacks, the building's expression, how the proposal transitioned across the lane as well as moving the entries to Cambie Street.

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

How well has the applicant responded to the concerns at the previous review:

1. Comments on the north elevation in terms of its expression, articulation and relationship to adjacent sites.
2. Comments on the success of the landscape design in terms of public realm interface, treatment of courtyard, and treatment of roof areas.

Mr. Potter took questions from the Panel.

- **Applicant's Introductory Comments:** Fred Adab, Architect, further described the proposal and mentioned that there have been a number of changes since the last review. They have changed the expression of the facades. As well they increased the number of units from 75 to 85 by reducing the size of some of the units while maintaining the same FSR. Mr. Adab also mentioned that the setbacks have been slightly adjusted to respond to the new façade variations and to increase the shoulder height setbacks at the 5th floor. He added that the material palette remains the same as at the rezoning however painted exposed concrete and stucco has been introduced to the 1st to 4th floors and a panel system has been introduced to the 5th and 6th floors.

Mary Chan-Yip, Landscape Architect, further described the landscaping plans and noted that the townhouse entries have been recessed to allow for more of a landing and as well fencing and trees have been added to improve the lane expression. She also noted that the amenity plaza on the 3rd floor has been redesigned to allow for more landscaping. As well the grade elevations and landscaping in the courtyard have been revised allowing for larger private patios and public spaces.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to improve the shoulder setbacks;
 - Consider improving the colour palette;
 - Design development to improve the top floor expression against the adjacent property;
 - Consider ways to further separate the access stairs;
 - Consider adding a roof top amenity space;
 - Consider adding solar shading on the facades.
- **Related Commentary:** The Panel supported the proposal and thought the design had come a long way since the rezoning review.

The Panel agreed that the shoulder setbacks have been looked at but thought they could be improved further. They also thought that the proposal conformed to the Cambie Corridor Guidelines and that the building expression was moving in the right direction. However, they thought the colour palette could be improved as they noted that there was a lot of grey on the building. They wanted to see the stucco in a lighter colour.

The Panel thought the unit layouts and changes had helped a lot in terms of clarifying the exterior. However, they thought the top two floors particularly on the north façade should be treated differently than the rest of the building to help break up the large volume. One Panel member noted that even if something gets built on the corner lot to the north, this proposal doesn't adequately address the context, since the applicant referred to the elimination of the stepped planter at the north property line resulting in a larger "flat" area for a courtyard relationship between properties, not clearly identified in proposal.

A couple of Panel members thought the stairs to the west were too close to the other set of stairs and was an impediment to the amenity room and play area. As a result there is visual barrier from the amenity space to the children's play area.

The Panel supported the landscape plans but felt it was a lost opportunity to not take advantage of the roof for an amenity space. A couple of Panel members thought the landscaping on the lane could be improved. As well one Panel member recommended adding some trees with scale in the courtyard to mitigate the views across the courtyard.

Regarding sustainability, the Panel thought the wall to window ratio went a long way to helping with the sustainability strategy, but wanted to see passive solar shading on the south façade. As well it was noted that solar mitigation was not successfully addressed on the west or east facades as well.

- **Applicant's Response:** Mr. Adab thanked the Panel for their comments. He mentioned that they need to have the stairs close together due to the 4th and 5th floors being setback. However, he agreed that they could do some design improvements to mitigate the situation. As well he said they could try to improve the corner although the site has a sharp slope but they would look at manipulating the patio and wall.

Charlie Lorenzen, LEED™ Consultant, mentioned that they are looking at the windows to reduce the solar gain which will be built into the design of the windows. As well they are looking at achieving more points for energy on the LEED™ score card.

3. Address:	5841 Wales Street (Avalon Dairy)
DE:	418569
Description:	To develop six new residential buildings and the retention and alteration of the existing single family dwelling, heritage house with a new amenity room (5805 Wales Street), at the Avalon Dairy site. The proposal is for a total of 55 dwelling units.
Zoning:	CD-1
Application Status:	Complete Development application
Review:	Fourth (First as Development Application)
Architect:	Robert Ciccozzi Architecture
Owner:	Avalonna Homes Ltd.
Delegation:	Robert Ciccozzi, Robert Ciccozzi Architecture
Staff:	Rod Maruyama, Maruyama & Associates Landscape Architects Tim Potter

EVALUATION: SUPPORT (5-0)

- **Introduction:** Tim Potter, Development Planner, introduced the proposal for a development on the former Avalon Dairy site. The existing building is an "A" listed building currently on the Vancouver Heritage Register. Mr. Potter mentioned that the proposal will retain in place this house and construct six small townhouse blocks. Parking access is to the rear of the site from the lane. He noted that there are many trees on the site that will be retained, although some might be removed to accommodate the construction. As well the proposal allows for the enhancement of the Greenway east of the cul-de-sac at East 43rd Avenue.

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

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

1. On the last appearance, the Panel requested design development on a number of items. Comments were asked for on the success in addressing the following concerns:
 - a) Design development to improve accessibility for persons with disabilities;
 - b) Design development to add outdoor space for the indoor amenity;
 - c) Design consideration to add rain protection over the exterior stairs;
 - d) Consider adding an indoor amenity space for the benefit of the project and community;
 - e) Design development to simplify the townhouse expression and colour palette.
2. Comments on the overall expression of the architecture having regard for roof forms, choice of architectural motifs and effect of colour selection on architectural massing and form.
3. Comments on the balconies and their effect on massing in addition to the privacy and overlook between units and/or adjacent sites; and
4. Comments on the success of the updated Landscape Plan.

Mr. Potter took questions from the Panel.

- **Applicant's Introductory Comments:** Robert Ciccozzi, Architect, further described the proposal and mentioned that they have provided an elevator from the parkade and universal accessibility to the patio for the new amenity space in the heritage home. He added that the heritage home will have one, 2-storey unit with an amenity space in the basement. The exit stairs have roofs over them for weather protection. Mr. Ciccozzi mentioned that they have simplified the architectural expression and used the roof design to articulate the gable elements. He added that they wanted to pick up on the Arts and

Crafts flavour of the original building with the new structures including taking the colour palette from the heritage home. They took some other colours that are reflected in the neighbourhood to strengthen the colour palette and create some individual precincts. As well he noted that they have tried to provide some level of privacy for the townhouses through the landscaping.

Rod Maruyama, Landscape Architect, described the landscape plans and mentioned that they have responded to the previous concerns by the Panel. There has been a minor building relocation to preserve the tree root zones along with new street trees. The landscape responds to the architecture and the greenway responds to Engineering Services requirements.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to simplify the architectural expression;
 - Consider removing the circular arches over the doors;
 - Design development to improve the roof expression;
 - Design development to improve the colour palette;
- **Related Commentary:** The Panel supported the proposal and thought it was an improvement since the last review.

In terms of the architectural expression, the Panel thought the applicant had done a good job with the overall expression but wanted to see it go back to a more simple expression. They noted that elements of the heritage house were well reflected in the new buildings. However they thought the circular arches over the doors seemed inconsistent with the semi-rural expression.

Several Panel members thought the roof expression didn't suit the architecture and wanted to see a more shed like roof to match the heritage house or even just one roof plane. As well they didn't support the colour palette and thought two tones was not appropriate choice for a craftsman expression.

A few Panel members thought the balcony expression could be improved and seemed a little large even if they though they provide rain cover. They also thought the columns on the south façade seemed rather weak and that the units on the cul-de-sac had their back to the street. One Panel members suggested adding windows to allow for a view down the street.

The Panel agreed that the applicant had dealt with the accessibility through the site and improved the public realm expression particularly how the lawn folds down to the outdoor amenity space. As well they commended the applicant for adding roofs over the exit stairs for rain protection. Some Panel members wanted to see the children's play area more centrally located and closer to more of the units.

- **Applicant's Response:** Mr. Ciccozzi thanked the Panel for their comments. He noted that the arched entries have been replaced and agreed that on the south elevation they could look at cladding the columns to make them appear more substantial. As well he said that they would look at painting the trim boards with a monochromatic colour and individualizing the roofs to break up the expression. As well he said they would look at integrating the balconies into the architecture.

Mr. Maruyama said that the concept for children's play was that of a front yard. There is a lot of open space around the farm house where children's play will naturally occur. He stated that they didn't want to have the children playing in front of any of the units as this could be noisy for the residents. Mr. Maruyama said he believed the location is a nice semi-open space between the buildings and will be a great place for parents to sit and monitor their children and not be a conflict with anyone's front yard.

4. Address:	2102 West 48 th Avenue
DE:	418576
Description:	to construct a new 4-storey mixed-use building. This proposal includes retail at grade and a total of 37 dwelling units.
Zoning:	C-2
Application Status:	Complete Development Application
Review:	First
Architect:	IBI/HB Group Architects
Owner:	Cressey Development
Delegation:	Martin Bruckner, IBI/HB Architects Jeff Christianson, IBI/HB Architects Peter Kreuk, Durante Kreuk Landscape Architects Julien Kendall, Cressey Developments
Staff:	Allan Moorey

EVALUATION: SUPPORT (5-0)

- **Introduction:** Allan Moorey, Development Planner, introduced the proposal for a site on the northwest corner of West Boulevard and West 49th Avenue. He described the context for the area noting the residential homes surrounding the site. A significant aspect of the proposal is the extent of slope across the site. The proposal is for 4-storeys with a single commercial tenant at grade. Under the primary retail floor there is a meeting room, exercise room and internal children's play area and hard surface outdoor space at the lane. Mr. Moorey described the relaxations being sought including a large service space adjacent to the loading that encroaches into the rear yard setback. There are a number of enclosed balconies across levels 3 and 4 that encroach about two feet into the setback. The 3-storeys of residential provide 37 units, all two bedrooms. There is a roof top outdoor space with private access to units below. The residential entry is off West 48th Avenue in the northwest corner. As well there is a single 2-storey townhouse that helps to define the residential entry. Parking access is in the northwest corner of the site for commercial and residential parking. Two internalized loading bays are providing with garbage and recycling space adjacent.

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

- The proposed development presents a building frontage along West Boulevard of 80m (265 feet). Comments were asked on the extent to which the building massing, materiality and open space provided contribute to animating and providing visual interest to the interface with the public realm along West Boulevard.
- The stepped rear yard setbacks recommend in the C-2 zoning are intended to transition in scale, from forms of mixed use development having greater height to adjacent, lessor scale residential. They are intended to address issues of privacy, shadow and overlook. The proposed development seeks a number of relaxations from these setbacks. Comments were asked for on the effectiveness with which the proposed form of development meets the "spirit" of the C-2 zoning and transitions to the RS-5 residential to the west.
- Comments on the location provided for amenity functions and collocated common access to outdoor space from the perspective of livability.

Mr. Moorey took questions from the Panel.

- **Applicant's Introductory Comments:** Jeff Christianson, Architect, further described the proposal and mentioned that the 4th floor setback is intact except for the enclosed balconies. He noted that levels 2 and half of level 3 have increased because of the

elevation changes but level 4 except for the enclosed balconies is at the setback. The retail space is designed to be one use but there are openings provided for the provision for small units if that should change. The setbacks from West Boulevard are intended to enhance the geometry of the site which curves to the south. The at-grade amenity space is also adjacent to an at-grade entrance to the bicycle storage. The materials are a subdued palette of brick and metal panel as well as concrete. On the front façade the horizontal banding is limestone. There is the opportunity to use waste heat from the retail space in the hot water generation for the remainder of the project.

Peter Kreuk, Landscape Architect, described the landscaping plans noting that the roof is private deck spaces with a fair bit of plantings. There are plantings on the edge to reduce overlook to the neighbours. The planters on the ground along the lane are easy to maintain. On the corner of West Boulevard and West 49th Avenue there is a patio area and there are trees on both streets. The townhome on the corner of West 48th Avenue brings a residential scale as the site transitions to the neighbourhood.

Martin Bruckner, Architect, mentioned that there is an opportunity to incorporate the outdoor amenity with the indoor amenity room. Since they need to adhere to the 4-storey height, they were not able to put the amenity on the roof. He added there is an encroachment into the height for the elevator but they will try to reduce the height a bit.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to accentuate the residential entrance;
 - Consider deleting the brick from the facades;
 - Design development to move the amenity space and increase the children's play area;
 - Consider adding plantings on the blank wall on the lane.
- **Related Commentary:** The Panel supported the proposal and thought it was a promising project.

The Panel supported the general proposition of the building massing and liked how the ends of the building book ended the mass. One Panel member noted that the part of the building that pokes out into the lane made the project somewhat hostile to the neighbourhood. Some Panel members thought the residential entrance seemed a little understated and that the canopy size could be increased.

Although the Panel supported the material palette some members thought the brick elements seemed somewhat disconnected from the rest of the materials and didn't fit into the context.

The Panel wanted to see the outdoor amenity space be accessible from the indoor space. As well they thought the children's play space was too small. They suggested that the amenity space could be off the elevator core at the lobby or added on the southern end of the project.

Some Panel members thought the retail space along West 49th Avenue needed to be broken up with smaller grained CRUs. As well they thought the patio at the corner was a little too small for an outdoor space for a coffee shop or restaurant.

The Panel supported the landscape plans but thought the blank wall on the lane could be softened with some plantings to break up the larger surfaces. A couple of Panel members suggested extending the louvers over the façade to help the plant life grow.

- **Applicant's Response:** Mr. Bruckner thanked the Panel for their comments. He said that he thought they could easily address their concerns and thought that having the amenity space at the southern end was agreeable. He noted that the store front on West Boulevard would be similar to other C-2 projects where the whole store front is glass. He added that they have already talked to the food store about not allowing the windows to be the back of the store.

5. Address:	1910 Ferndale Street
DE:	418591
Description:	To construct a new 4-storey mixed-use building. This proposal includes retail at grade and a total of 27 residential rental units.
Zoning:	C-2
Application Status:	Complete Development Application
Review:	First
Architect:	Cornerstone Architecture
Owner:	A. Bosa & Company
Delegation:	Simon Richards, Cornerstone Architecture Scott Kennedy, Cornerstone Architecture Gwill Symonds, Cornerstone Architecture Mary Chan-Yip, PMB Landscape Architects Bruno Benedet, A. Bosa & Company David Bird, A. Bosa & Company
Staff:	Colin King

EVALUATION: SUPPORT (5-0)

- Introduction:** Colin King, Development Planner, introduced the proposal for a 4-storey mixed-use building with 27 residential units and retail at grade. The site has frontages on Turner Street as well as Ferndale Street and Victoria Drive. There is no lane interface to the existing single family dwelling to the east. The retail at grade runs the length of the Victoria Drive frontage behind a widened commercial sidewalk with continuous weather protection. Mr. King noted that there is a significant grade change along Victoria Drive and that given the difficulty in the changing grade, access to the parkade is from Ferndale Street. The change in the grade also means that the retail height at the Turner Street end of the site rises from 14 feet to 17 feet and increases again at the residential lobby to 20 feet.

The residential units are a mix of 2-bedroom and 1-bedroom with the rear units having private open spaces. Mr. King described the architecture noting that in C-2 it is expected that there are setbacks on the upper level to achieve a stepped massing. The landscape plans include tree protection along Victoria Drive with plantings to the rear at the interface to the single family dwellings. The materials on the street frontage are predominately bronze metallic siding with brick facing piers and charcoal grey trims. Mr. King added that under the zoning there is no requirement for LEED™ Gold.

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

- Comments from the Panel on access arrangements and grade activation, specifically as it relates to the Turner Street and Ferndale Street elevations.
- Comments on the massing and expression of the upper level, especially as it relates to the Ferndale Street elevation.

Mr. King took questions from the Panel.

- Applicant's Introductory Comments:** Scott Kennedy, Engineer, further described the proposal and noted that Bosa Foods has been on the site for 58 years. They were assigned to create a new retail space and as well have a number of rental units under the Rental 100 Program. He added that they wanted some consideration with respect to the height since they are trying to make an accessible building on a sloping site. Engineering Services told them that they wanted the sidewalk widened by seven feet which has to do with the long term notion of putting bike lanes on Victoria Drive. He added that the seven feet doesn't

apply to the parkade. It is their intention to have a street patio on the corner as part of the development. He noted that loading will have smaller trucks since this is not Bosa's main store.

Gwill Symonds, Architect, described the architecture and mentioned that they were trying to find a look that was befitting the company and made it contemporary, but not too bold. The massing is expressed with a series of smaller volumes that will help to break down the overall mass.

The materials include stone and aluminum cladding and white hardie paneling with a change of material on the top floor to give the impression of a setback. The residential access is near the loading bay but will have quality materials and a canopy.

Mary Chan-Yip, Landscape Architect, described the landscaping for the proposal and mentioned that they are supplementing the street trees on all three streets. She noted that along the east side of the site there will be planters as well as a cedar hedge.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to clean up the material and colour palette;
 - Consider adding windows into the bike parking;
 - Reconsider the bedroom layouts on Victoria Drive;
 - Consider adding more plantings in the patios and on the blank wall in the lane.
- **Related Commentary:** The Panel supported the proposal and thought it was an improvement over what currently exists on the site.

The Panel supported the loading and thought it was well handled. As well they supported the smaller retail on the northwest corner and thought it would be a great place for a coffee shop with room on the patio. They also liked the articulation of the four blocks which corresponds to the change in grade.

The Panel saw the logic of the façade but thought it could be tidied up a bit and noted that the limestone loses articulation as it goes around to the side yard. As well they thought the black frame seemed too applique or pasted on.

Some Panel members thought the top floor could be treated differently on Victoria Drive to make more of a penthouse expression. One Panel member noted that the band at the top could be stronger as a distinctive element.

The Panel supported the material and colour palette although some found that the desert bluff brick was a strong vertical element that on Turner and Ferndale Streets becomes horizontal and weakens the scheme. As well some Panel members thought the white hardie panel seemed too strong against the rest of the colour palette and also diminished the strength of the rest of the building.

A few Panel members thought there might be some CPTED issues in the parkade stair. A couple of Panel members thought there might be some livability issues with the bedrooms on the Victoria Drive side. One Panel member thought there should be some windows into the bike parking facility to add daylighting.

The Panel thought there should be an amenity space in the proposal and suggested adding some space on the roof. It was noted that the private patios don't seem to have much landscaping and that there needed to be a buffer to the neighbouring properties. As well they wanted to see the blank walls on the lane have some greenery.

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

Adjournment

There being no further business the meeting adjourned at 8:21 p.m.