

URBAN DESIGN PANEL MINUTES

DATE: Wednesday, October 19, 2016

TIME: 3:00 pm

PLACE: Town Hall Meeting Room, Vancouver City Hall

PRESENT: Neal Lamontagne
Stefan Aepli
James Cheng
Veronica Gillies
Ken Larsson
Muneesh Sharma
Roger Hughes
Kim Smith
Meredith Anderson (excused for item #2)
David Jerke (excused for item #1)
Karen Spoelstra (excused for item #4)

REGRETS: Russell Acton
Meghan Cree-Smith

**RECORDING
SECRETARY:** Camilla Lade

ITEMS REVIEWED AT THIS MEETING

- | | |
|----|-------------------------------------|
| 1. | 5030-5070 Cambie Street |
| 2. | 1400 Robson Street |
| 3. | 1345 Davie Street |
| 4. | 1290 Burrard Street (Burrard Place) |

BUSINESS MEETING

Chair Roger Hughes called the meeting to order at 3:00 p.m. and noted the presence of a quorum. After a brief business meeting the panel considered applications as scheduled for presentation.

1. Address: 5030-5070 Cambie Street
 DE: RZ-2016-00018
 Description: The proposal is for a six-storey residential building and two-storey townhouses along the lane (including 51 dwelling units) over two levels of underground parking (including 65 vehicle spaces and 64 bicycle spaces), with a maximum building height of 20.3 m (66 ft.) and a floor space ratio (FSR) of 2.40. This application is being considered under the Cambie Corridor Plan.
 Zoning: RS-1 to CD-1
 Application Status: Rezoning Application
 Review: First
 Architect: Shift Architecture (Cam Halkier)
 Owner: Yi Li
 Delegation: Cam Halkier, Shift Architecture
 Peter Kreuk, Durante Kreuk
 Staff: Graham Winterbottom & Marie Linehan

EVALUATION: SUPPORT (9-0)

- **Introduction:** Graham Winterbottom, Rezoning Planner, introduced the project as a rezoning proposal in the Cambie Corridor for a six-storey market residential building with a courtyard and townhouses at the lane. The site is a three lot assembly on Cambie Street, located between 33rd and 35th Avenues, with Queen Elizabeth Park to the east. The site is currently zoned RS-1 and occupied by single family homes.

Immediately north is the Milton Wong site, an approved rezoning project by the same team, which was reviewed and supported by the Panel almost a year ago to the day (November 18, 2015). The rezoning was approved by Council, June, 2016, and includes a new seven-storey residential building, as well as retention of the Milton Wong single-family house and landscape. The floor area for that project is 2.46 FSR with 49 units and an overall height of 77 feet. The variation in height at that site (to 7 storeys) was considered in recognition of the conservation of the Wong house, and its significance as a rare example of the West Coast Modern style and for being the home of community leader and philanthropist Milton Wong. The Wong site is notable also for the landscape design by Cornelia Oberlander, featuring an exposed basalt rock outcrop. Sites to the rear across the lane are included in the Cambie Corridor Phase III review, with heights up to four-storeys being considered.

The proposal is being considered under Cambie Corridor Phase II in the Queen Elizabeth Neighbourhood. In this area the Plan allows for buildings up to six-storeys with upper level step backs and townhouses at the lane. A density range of 1.75 to 2.25 FSR is recommended subject to urban design performance. The proposed density is 2.40 FSR, and includes 51 residential units with a high percentage (38%) of two and three bedroom family units. Three townhouse units are included at the rear lane.

Marie Linehan, Development Planner, continued the introduction, noting the project is generally consistent with the built form guidelines for the Queen Elizabeth segment of the Corridor. A six-storey principal building with upper level step backs is provided, transitioning down to a row of two-storey townhouses at the lane.

The recommended front yard setback of 12 feet along Cambie is provided. A larger front setback is provided at the north end to transition to the Wong Residence. The recommended side yard setbacks of 10 feet are provided to ensure adequate day lighting and outlook from side facing windows, as well as sufficient spacing between buildings as the corridor develops. Further building step backs are provided at the 3rd and 4th level at the north end to transition to the lower height of the Wong Residence. There is a notch in the footprint to align with the adjacent courtyard at the Wong site, with the recommended 24 foot courtyard width for the remainder of the site.

The recommended setback of 4 feet to townhouses at the lane is provided, and the townhouses meet the maximum frontage widths under the Plan. The recommended primary building frontage width is 150 feet, with the main mass of the proposed building being about 120 feet.

In terms of shoulder step backs at the primary building, a three-storey shoulder is recommended at the rear to transition to lower density sites across the lane. However, staff are considering a four-storey shoulder at the rear in light of the additional carving of the massing that was provided at the north end of the building in response to the unique adjacency of the Wong house, and noting that two-storey townhouses are provided to assist in the massing transition at the lane. The primary residential entry is located at the north end of the building, as well as indoor and outdoor amenity space.

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

1. Comment on the overall height, density and massing relative to the expectations of the Cambie Corridor Plan.
 2. Comment on the massing at the north end and whether a suitable transition is provided to the retained Milton Wong house and site.
- **Applicant's Introductory Comments:** The applicant introduced the project as an urban design response to the Wong House next door. The main aim was to create enough space in order to give the Wong house and courtyard 'room to breathe'. The intention was to create 'rhythm that marches down the street' with the main mass. The main entry is setback with small reflecting pool along the entry path. The uniqueness of the entry is reinforced with a concrete façade, which could also be tile or brick, with vertical windows.

The upper levels facing Cambie Street have a more horizontal expression similar to the townhouses at the lane. The rooftop amenities are private with the public amenities located on the lower level. There are exterior stairs to access the roof. The buildings should not have a lot of overlook issues. There is greenery proposed along the lanes, as well as entrances to the townhomes.

The proposed courtyard has children's play areas. There is a generous rooftop green space in the design. The building materials include architectural concrete, glass and metal spandrels, and a concrete frame.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - The landscape should be integrated with the Milton Wong landscape at the entry;
 - Design development of The north end of the building to enhance the relationship to the Milton Wong House possibly with horizontal elements. As well, the north wall treatment should have a finer grain, such as brick or tile, rather than monolithic concrete walls;
 - The courtyard does not perform well with regards to livability and sun penetration;

- **Related Commentary:** The panel supported the height, density, and massing, and noted that the finer vertical grain of the development was welcomed.

It was noted that the scale of the building fit well with Cambie Street, and the cadence of vertical elements along Cambie was seen as a positive. It was suggested that horizontality could be introduced at the north to respond to the Wong House. One panel member felt the entry should be relocated to the south end for improved privacy, but most felt it should be kept at the north end adjacent the Wong house and landscape, together with the amenity space.

It was noted there could be a more considered response to Cornelia Oberlander's landscape design. It was suggested to provide more natural contours at the entry to 'blur' the edge with the Milton Wong site, as opposed to a more abrupt planter wall. It was noted that the basalt rock treatment could be incorporated elsewhere on the site, such as the courtyard. The massing transition to the Milton Wong house was welcomed, and it was noted that crowding of the house could be further relieved with design development.

The Chair noted commentary from members with respect to the performance of the courtyard and the Guidelines. Concerns were noted regarding the minimum 24 foot courtyard width, sun penetration, and provision of common play space. It was noted that the courtyard provided a light well, and circulation paths between private patios. It was suggested that there be more flexibility in the design strategy for Cambie Corridor sites to allow consideration of no townhouses at the lane and opening up of the courtyard.

It was noted that exposed concrete was not the best option for the large end walls due to concerns with scale and thermal bridging. As well, a panel member preferred public access to the rooftop amenity, instead of private.

- **Applicant's Response:** The applicant thanked the Panel for the comments and expressed appreciation in general towards Panel feedback. The materiality of the buildings is meant to differentiate the buildings, but this approach will be re-considered. The entry sequence feedback was appreciated.

2. Address:	1400 Robson Street
DE:	DP-2016-00376
Description:	To construct a mixed-use building including a three-storey podium on Robson Street with retail use on the ground floor and office uses on the second and third floors with two residential towers above (containing 280 dwelling units, comprised of 57 social housing units and 223 market units), all over four levels of underground parking accessed from the lane, with a building height of 300 ft. and 30 storeys, and a floor area of 393,850 sq. ft.
Zoning:	C-6
Application Status:	Complete Development Application
Review:	First
Architect:	MCM Partnership (Bill Reid)
Owner:	1488 Robson Street Holdings
Delegation:	Mark Thompson, MCM David Hoggard, PDP/LDN Jeffrey Staates, PFS Studio
Staff:	Sailen Black

EVALUATION: NON-SUPPORT (2-6)

- **Introduction:** Sailen Black, Development Planner, introduced the project, a complete development application located on the south side of Robson Street, between Nicola and Broughton Streets. Currently located at the site is the 42-storey Empire Landmark Hotel with a three-storey podium. The lot size is 330 by 124 feet deep with a 30 foot cross-slope.

The policy falls under the *C-6 District Schedule* zoning, intended guidelines allow new development compatible with the primarily residential character of the West End. There is an emphasis on external building design with a scale and function oriented to pedestrians. The external design regulations call for display windows, individualized tenancy unit design, building articulation and architectural features which facilitate pedestrian interest.

The *West End Community Plan (WECP)* outlines built form principles including a ground-oriented focus in uses, and public realm quality. The new development needs to contribute to public realm vitality by contributing active uses towards pedestrian interest as well as a thoughtful building approach, tenancy and related public realm design quality. The character of Lower Robson is an opportunity to allow for larger format commercial uses that will help to animate the street and better connect Robson and Denman Villages.

Policies for Lower Robson include overall heights that are 60 feet outright, up to 210 feet conditionally, or heights can be relaxed in connection with 20% social housing up to 300 feet. Podium heights can be up to three-storeys. Density can be up to 2.6 FSR, but can be relaxed up to 8.75 FSR in connection with social housing. To maximize views and sunlight on to sidewalks, residential floor plates should be set back above the podium level(s) and should not exceed 5,500 square feet. Also, a 7 foot setback from the property line is required to enhance the pedestrian realm.

The WECP aims to enhance public spaces and improve walkability on the commercial streets. It notes that while laneways primarily function as service corridors for loading, parking, and parkade access in commercial areas, they also provide secondary walking routes within the West End, and present an opportunity to enhance the walking experience.

The proposal is for 30 and 28 storey towers up to 300 feet tall, with a total density including heritage import of 9.625 FSR. The building would deliver 20% Social Housing, located from the lane level to Level 6. On Level 4 there is social housing with outdoor space. There is a substantial market housing amenity space, which occupies most of Level 5. The podium ranges from three to five storeys depending on the location. The residential plate size above Level 3 is 23,328 square feet.

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

1. Does the proposed design support this form of development at:
 - Height of 300 ft.
 - Setbacks of approximately
 - 2 ft. to the lane
 - 0 ft. to Nicola
 - 7 ft. to Robson
 - 3 ft. to Broughton
 - Density of 9.625 FSR, with total floor area of 395,802 sq. ft.
 2. Does the Panel support the proposed podium and tower dimensions with respect to natural light, livability, and compatibility with the built context?
 3. Does the design meet the intents of the West End Community Plan such as street animation, enhanced public spaces, and improved walkability?
- **Applicant's Introductory Comments:** The applicant introduced the project as having retail and office uses in the podium with car parking below grade, including bike parking, 59 social housing units, and 223 residential units above the podium. The important part of the context is the mixed use component. The plan is to utilize all available open space opportunities.

The proposed towers are offset to mitigate the overlook between the towers and to give a stronger expression to the podium on the corner of Nicola. The western tower was rotated in order to create a sense of gateway, to announce the 'gateway aspect', and optimize the separation between the towers. There are also entries at different locations in the podium, for example the residential and social housing have different entries. The expressions of the entries are different from each other.

The towers were meant to be clean and simple expressing the residential component. The balconies are meant to create a rhythm and dynamic to the façade. The balconies were meant to be deep to have a 'presence', and the guards have bronze trim. There is a curved profile that runs along the façade floor edge projections creating a horizontal emphasis on the building. The proposed glazing system is bonded onto the frame so there are no projecting exterior frames, and the proposed building is about 75% glazed.

On Robson Street the proposed podium cladding is stone for added texture and warmth. The retail shop front design comprises simple glazed canopies with projecting black boxes at the entrances. By creating a setback angle for the residential units on the lane, the aim is to allow better longer views, and access to daylight, as well as to express smaller housing modules. The angled 'chevroned' setback is also intended to provide better privacy.

The proposed laneway is paved, elevated, and there are planted boulevards. The street has trees, concrete sidewalk and planted boulevards. On the Robson Street side, there is a dual public realm treatment. On Level 4, there is a private balcony for each social housing unit.

On the lane side of level 4, there are children's play spaces and quieter social spaces and a green roof. The 5th floor has a weather protected connection between the two towers. There is a series of 'pavilion elements' on the both sides of the towers and weather protected canopies. All of the proposed social housing units have outdoor space. Copper coloured aluminum material is used for the horizontal cornice element that tops the podium facing Robson Street.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - The horizontal expression of the buildings was considered monotonous and did not work well with the context of the fine grain and slope of Robson Street;
 - There were concerns about the massing and how the buildings do not stack to create a composition for a contextual fit that justifies the increased density;
 - The lane elevation is problematic in terms of creating a pedestrian friendly walkable environment, perhaps because the saw tooth form of the building at this level makes it so irregular;
 - The 2 foot setback in the lane was a concern with respect to livability of the units and the pedestrian environment;
 - The podium height and mass was questioned especially with respect to the grain on Robson Street;
 - There should be better resolution to the social housing entries;
 - The long hallway connecting the elevators for the social housing units needs access to daylight and relief from the length.
- **Related Commentary:** The Panel supported the 300 foot height, but thought the density is not earned with the proposed massing, architectural expression and organization of uses. The three components of the composition do not come together to earn density on the site. Some panel members suggested the buildings would be more interesting as two different heights. The Robson Street setback is generous but it separates the pedestrian movement from the shop front edge and the repetition is monotonous. Broughton and Nicola Streets should have more animation to break up the generous amount of space, and additional weather protection should be added according to one panel member. The proposed soffits were handsome according to another panel member.

The podium linked together with the long copper cornice creates a larger scale and works against the small grain of the street. One panel member suggested the copper band should be 'more integrated' because it separates the top and bottom of the building. The podium is 'too well behaved, too monotonous' and 'needs more quirkiness and energy to work' with more gesture to public realm and more variety along Robson Street.

With respect to sustainability, there is too much glass and the 70% window to wall ratio was not supported. Another panel member suggested 'thermal separation of the slab edge profiles' especially for the balconies to mitigate energy use. The balconies add to the bulk of building, which make the buildings seem larger.

The public realm needs to be enhanced. One panel member mentioned the hallway is too long in the social housing with no natural light, which affects the livability of the social housing units. The play area for children was a good feature according to a few panel members. Overall, there should be more street animation, the proposal lacks 'fine grain'.

- **Applicant's Response:** The applicant thanked the panel for their commentary and found the feedback insightful.

3. Address:	1345 Davie Street
DE:	DP-2016-00373
Description:	To construct the site with two 18 and 19-storey residential towers containing 153 dwelling units, with a three and four-storey podium containing 68 social housing units over three levels of underground parking (including 257 vehicle spaces) accessed from the lane with a total floor space ratio (FSR) of 6.55.
Zoning:	RM-5D
Application Status:	Complete Development Application
Review:	First
Architect:	Henriquez Partners Architects (Norman Huth)
Owner:	Marcon Davie Ltd.
Delegation:	Richard Henriquez, Henriquez Partners Architects Norman Huth, Henriquez Partners Architects Laura Macdonald, Hapa Collective Nic Paoella, Marcon Davie Ltd.
Staff:	Patrick O'Sullivan

EVALUATION: SUPPORT (10-0)

- **Introduction:** Patrick O'Sullivan, Development Planner, introduced the project, a development application that falls into the Lower Davie Corridor of the West End (WE) Community Plan. The Plan considers increased density under zoning through contributions to social housing or rental housing.

The proposed zoning is RM-5D, which permits a maximum density of 7.0 FSR and height of 190 feet, provided that 20% of the floor area is used for social housing. This proposal contains 153 market residential dwelling units and 68 social housing units. View cone 20 limits the height of the West tower to 174 feet and the east tower to 156 feet. The proposed density is 6.59 FSR.

The surrounding context includes a 20-storey residential building to the south east currently under construction, a nine-storey building across on Broughton Street, an 11-storey building to the south, 10 storeys to the north, 11 storeys to the north, a 25 storey slab tower to the south east, and a six-storey building across from the slab tower. The subject site is 264 feet by 131 feet. Uses at grade comply with part of the WE Plan which provides the option for commercial use at grade, but is not required.

There is a 12 foot setback to the building face of the podium along Davie Street, which complies with the WE Plan. The WE Plan requires an uninterrupted hardscape enhanced Public realm setback for pedestrians of 7 feet from the Davie Street property line. This is not provided. Instead, a fence is proposed at the property line and a 4 ft. drop in grade is proposed along Davie Street. A depressed, below-grade space along Davie frontage accommodates a children's play area adjacent to the indoor amenity space for the social housing, located adjacent to the social housing indoor amenity space.

The tower separation complies with regulations. The tower dimensions are 60 feet wide by 91.5 feet deep, and the balconies extend beyond these dimensions. The West End Plan states that towers should be set back above podium levels. The tower floorplates may not exceed 5500 square feet (the proposed floorplates comply).

The Plan includes guidance ‘to sculpt built form to maximize sunlight on the sidewalks’ and to ensure new development maintains important public street end views to the North Shore mountains, English Bay, and Stanley Park.

One of the seven principles of the WEP built form guidelines is responsiveness to private views; the Plan states that “new development should be responsive to adjacent and nearby private views by shaping built form to optimize performance. Responsive building forms can help achieve a distinctive architectural identity.” The Plan also states a maximum height of podiums of three storeys. The proposal has a fourth storey of podium at the westerly end of the site and in the centre of the site for the market amenity, which is located on the roof of the podium. There are also 7 units along the rear of the site with direct access to the lane. These units are set back beneath a deep overhang, which may affect livability.

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

1. Will the proposed form, scale, position, and orientation of towers create positive streetscapes on the fronting streets and a compatible “fit” with the immediate context and as viewed from a distance? *I.e. please comment on the level of comfort with the proposed density and how it is massed.*
 2. Does the proposal respond well to the Plan’s stated objective to preserve private views, specifically, views of English Bay from “the Jervis” building to the immediate east?
 3. The maximum podium height according to the West End Community Plan is “up to three storeys”. *Do you support the proposed increased podium height to four storeys?*
 4. Will the lower one-level units at the lane receive sufficient access to light? (refer to section A2.02)
 5. Does the proposed public realm design (frontages along Davie and Broughton Streets) contribute to an engaging pedestrian experience? Specifically, please comment on:
 - the proposed negative space fronting Davie Street;
 - the proposed fence on Davie Street and the 4 foot drop in grade along Davie Street behind the property line (refer to section B on A2.02);
 6. Please comment on the overall approach to the landscape design.
- **Applicant’s Introductory Comments:** The applicant introduced the project as a product of the West End Plan, which prescribes an 80 foot separation between the buildings to preserve views for neighbouring buildings. The FSR limit is not reached due to the height limit. The southwest facing courtyard provides ‘open space’ in the front.

The site has a residential podium on it. The building has modernist responses to the West End in the 60s with alternating geometry of the corner suites and trellises for privacy on the lower balcony. The proposed setback at the east end of the site along Davie transitions between commercial to a residential width sidewalk with a pavilion and seating. The fence on Davie is there to maintain security for children. The applicant claimed that the proposal responds to the West End Plan’s requirement to be responsive to nearby private views by providing the 80 feet of separation between towers.

Landscaping includes vines that would grow up the trellises, and generous planters on the balconies. The applicant proposes to retain existing trees on Davie Street as well as Broughton. The proposed amenity area has edible landscape, and the sides of the building have evergreen plantings. The upper patios have a more 'rich and lush' landscape. The lane design has irrigated local plant species. The penthouse would have two gardens on the roof of each building. The proposal has lacquered metal frames fabricated out of punched metal and aluminum, as well as concrete. The outdoor amenity space is meant for families and the design is south facing for maximum exposure to sunlight.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development of the fence on Davie balancing the need to protect the play area while possibly opening up or lowering sections to enhance the relationship of the ground plain to the street;
 - There were questions about the play features in terms of accessibility, as well as the sand and water which could be 'messy' and the recommendation of adding a play feature for 'stretching';
 - Design development of the lower units on the corner of Davie and Broughton and the depressed units in the south tower to address the privacy of these units from the adjacent street.
- **Related Commentary:** The Panel felt the proposal is an elegant, restrained and delightful project and that the form and scale fit well with the surrounding neighbourhood and the 1960s aesthetic of the West End. The density, height and massing were also unanimously supported. Although one panel member felt that more differentiation in tower heights would be preferred. The balconies were seen as creative and reflective of the overall aesthetic. The social housing is treated with dignity. The panel supported the proposal's response to the protection of private views from the Jervis citing that the 80 feet minimum tower separation had been provided, and no additional tower shaping was required. The panel supported the four-storey podium on Broughton Street.

The livability of the lower one bedroom units on the lane were also supported and felt to be a 'trade-off of privacy versus light'. Setting the units back and giving them the landscaped forecourt is successful and makes those units very livable.

The Panel unanimously supported the Davie Street frontage and the 'depressed' void at the middle of the site, saying that locating the play space below grade on the busy part of the site was delightful and creative.

The Panel supported the proposal's not providing an enhanced public realm pedestrian setback on Davie Street, despite its requirement in the Plan. The Panel also supported the 4 foot grade manipulation at the Davie property line to permit light into units that are below grade. There was concern expressed by some panel members that there would be privacy issues for these lower units on Davie as well as the lower units at the corner of Davie and Broughton. The master bedroom of the three-bedroom corner unit, Level 1, on Davie and Broughton does not appear to have a window. The fence on Davie Street was the most contentious feature of the design, with some comments on its visual porosity and position, but some of the panel thought it could be left as is. Once panel member mentioned 'this part of Davie has a different, non-commercial character', which is a welcome break to the retail in the neighbourhood. The landscaping design was supported, though one panel member recommended additional outdoor seating at the east end of the site.

- **Applicant's Response:** The applicant thanked the panel for the comments, and said the fence could not be removed but it could be shortened. However, the widening of the sidewalk was not provided because the proposed setback is consistent to the 'rhythm' of the buildings on the next block, in particular the Gabriola building.

4. Address:	1290 Burrard Street (Burrard Place)
DE:	DP-2016-00355
Description:	To construct a 13-storey commercial building comprising of vehicle dealer, restaurant, retail, and office uses over five levels of underground parking and vehicle repair use.
Zoning:	CD-1 (587)
Application Status:	Complete Development Application
Review:	Fourth (First at Development Application)
Architect:	IBI Group (Jeff Christianson & Mahsa Adib)
Owner:	Reliance Properties
Delegation:	Jeff Christianson, IBI Group Mahsa Adib, IBI Group Derek Lee, PWL Partnership Jon Stovell, Reliance Properties Dan Robert, Kane Consulting
Staff:	Patrick O'Sullivan

EVALUATION: SUPPORT (9-0)

- **Introduction:** Patrick O'Sullivan, Development Planner, introduced the project, a development application to construct a 13-storey commercial building, comprising a vehicle dealership, restaurant, and office uses over five levels of underground parking and automobile service use.

This is the first appearance of this proposal as a development application. The rezoning was approved in October 2014. The UDP has reviewed the proposal as a rezoning on three occasions from 2011 to 2013.

The proposed commercial building is one of three towers approved in the rezoning for this site. A development permit has been issued for the 54 storey landmark residential tower. The other is a future residential tower to be located midblock along Hornby Street at a height of 368 feet. A development application for the third tower has not been submitted.

The site is located at the Corner of Burrard and Drake and is 225 by 120 feet deep. The surrounding context includes, a 15 storey residential building, the "Alta Dena" to the north, an 11 storey office building at Burrard and Davie, and low rise commercial buildings on Davie and Hornby. To the south, is a 10 storey residential building "Anchor Point." Three residential towers at heights of 17, 19 and 19 storey residential buildings are located across Burrard (south to north), and to the southeast is a 31 storey residential on Hornby and Drake, the "Salt" building. The tower separation includes: 61 feet to the residential tower, 68 feet to Alta Dena residential tower, and 78 feet to Anchor Point.

Mr. O'Sullivan noted that the general exterior form and expression of the proposal is largely unchanged from the rezoning stage. Changes include a refinement of the entry on Burrard St. and a more solid and less pedestrian-friendly appearance of the lane elevation at grade. This façade now includes a car lift, a double vehicle delivery entry, and a blank wall at the restaurant's back of house. The stone paver treatment of the lane is intended to encourage pedestrian travel from Drake into the site.

The 13 storey building is for commercial uses, including:

- A vehicle dealer and showroom on the first three levels;
- Office uses on levels 4 through 13;

- An amenity lounge and shared board room on Level 4;
- Restaurant use at the north end at grade, with a patio open to the pedestrian mews;
- Vehicle Service Centre and parking below grade;

The proposed density is 7.86 FSR. Height is limited by view cone 12.1 from Granville Street Bridge, and the proposal complies with the view cone with a height of 182 feet. Floor to floor heights are proposed at 12 feet. The office tower floorplate ranges from 12,000 to 13,000 square feet.

The public realm includes a triangular open space at the southeast corner of the site and an open space at the corner of Burrard and Drake by the showroom. This space near the office building entry features stone benches and custom bollard/seating.

A pedestrian mews is proposed at the north end of the site between the office tower and the existing building to the north at 1238 Burrard Street. This mews space aligns with a breezeway of the residential development through to Hornby Street to encourage pedestrian travel into and across the site. The mews space between the two buildings contains an outdoor patio for the restaurant, stone clad seating, planting, a water feature, a green wall and a significantly sized public bike share.

A bridge connection is proposed at Level 4 to extend across the lane to connect the office uses to the amenity level of the residential building to the east. The bridge permits travel and energy transfer between the buildings. The bridge connection was approved in the development permit for the residential tower. The building skin material is curtain wall glazing, with spandrel glass, frit, and integrated lighting fixtures.

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

1. Please comment on the detailed architectural design and expression - including the curved non-faceted curtain wall with both fritted and highly transparent glazing.
 2. Please comment on the proposed sustainability attributes.
 3. How successful is the overall approach to the landscape design including the public realm (at-grade plaza areas, seating areas, and weather protection, surface treatments), the pedestrian mews, and green roof?
 4. How successful is the proposed treatment of the lane “frontage” (uses, glazing to solid wall ratio, pedestrian engagement)?
- **Applicant’s Introductory Comments:** The applicant introduced the project as one of Bing Thom’s last. Design development since the rezoning phase has been focused on addressing conditions of rezoning approval mostly to do with public realm and landscaping. On the tower, the amount of curved glass is consistent with the rezoning proposal.

At the building’s main entry to office use, three spiral shaped elements revolve down to the entry doors with the potential to incorporate public art. The façade has more solid areas for energy reasons, and to ‘calm down the appearance’. The frit was added to contribute shading. There is a lighting element on the fritted glass so at night there would be a dim lighting effect on the façade, which accentuates the sculptural forms.

There is a bridge connection to the residential towers on the Hornby side that accommodates energy exchange between the buildings. The energy exchange moves heat into the residential building, which conserves energy and heats water.

The public realm focus was on using quality materials to facilitate free movement between the laneways and between buildings. The ground plane material is proposed entirely in marble. The marble pavers for the laneway contribute to a 'high quality ground plane' that should improve over time becoming a 'glistening and shining' public realm surface over time. There are 12x12 modules for the laneway and 6x6 modules for the pedestrian realm.

The mews is intended to be 'greened in a meaningful way' that includes a greenwall that extends to the laneway. There are proposed terraces and perched seating made out of a marble material. The marble ground plane is meant to 'diffuse light' on the surfaces, with recessed lighting in the furniture. The water feature is meant to provide a 'strong presence'.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development of the entry to consider the outward curve of the vertical glass forms as well as the integration of the structure to minimize its visual impact on the entry;
 - Extend weather protection at the outdoor restaurant;
 - Improve the building's protection from solar glare into office spaces;
 - Improve Level 4 amenity spaces;
 - Break up or relocate the public bike share to be out of the mews area, possibly partially off site.
- **Related Commentary:** The Panel appreciated the final design of Bing Thom as his legacy. The proposal had strong support and one panel member mentioned 'we need more of this typology in the city'. The use of the frit and the banding in the glazing were concerns for some of the panel.

The panel supported the energy transfer of the pedestrian bridge and the green roof, but a few panel members recommended the green roof should be located at the outdoor space at Level 4. The Panel had concerns about glare into the office uses and recommended solar shading or the use of dynamic glass.

The landscape design is appropriately urban, according to the panel: sophisticated, European and sparse. One panel member expressed concern about the marble being too slippery. The green wall and patio were welcomed. A few panel members recommended that the rain protection should extend over the full depth of the restaurant seating area, although a tent is not recommended.

- **Applicant's Response:** The applicant thanked the panel and said the two doors off the lane are for delivery purposes. All the service aspects happen below grade, so there should be no cars in the lane at the doors.

Adjournment

There being no further business the meeting adjourned at 9:25 p.m.