

URBAN DESIGN PANEL MINUTES

DATE: September 20, 2017

TIME: 3:00 pm

PLACE: Town Hall Meeting Room, City Hall

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:
James Cheng (excused from item #1)
Amela Brudar
Helen Avini Besharat
Veronica Gillies (excused from item #1)
David Jerke
Kim Smith - Chair
Leslie Shieh
Yijin Wen (excused from item #1)

REGRETS: Renee Van Helm
Muneesh Sharma
Meredith Anderson
Karen Spoelstra

RECORDING SECRETARY: Camilla Lade

ITEMS REVIEWED AT THIS MEETING

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| 1. 400 W Georgia Street |
| 2. 1619-1651 E Broadway |
| 3. 3281-3295 E 22nd Ave |
| 4. 8795-8803 Granville Street |
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BUSINESS MEETING

Chair Kim Smith called the meeting to order at 3:00 p.m. and noted the presence of a quorum. A brief business meeting took place before the presentations commenced.

1. Address: 400 W Georgia Street
 Permit: RZ-2017-00028
 Description: To develop a 24-storey LEED Platinum® office building with commercial retail at grade; all over six levels of underground parking with 219 parking spaces and 125 bicycle spaces accessed from the lane. This application proposes a floor area of 32,609 sq. m (351,000 sq. ft.), a floor space ratio (FSR) of 17.51, and a building height of 91.82 m (301 ft) with protrusion into view cones 9.1 and 9.2.2. This application is being considered under the Rezoning Policy for the Central Business District (CBD) and CBD Shoulder.
 Zoning: DD(C1) to CD-1
 Application Status: Rezoning Application
 Review: First
 Architect: Merrick Architecture
 Owner: Nathaniel, FUNK, Westbank
 Delegation: Michael Sypicens, Designer, OSO
 Mitch Sakomoto, Architect, Merrick
 Shelley Long, Landscape Architect, HAPA
 Brent Toderian, Toderian Urban Works
 Kevin Welsh, LEED Consultant, Integral
 Staff: Michael Naylor & Marie Linehan

EVALUATION: SUPPORT with Recommendations

- **Introduction:** Michael Naylor, Rezoning Planner, introduced the site as being at a prominent location on Georgia Street opposite Library Square and kitty-corner to the heritage Post Office building. He outlined the current zoning designation and discussed the mandate for the CBD to provide employment space. He noted that the rezoning application was being considered under the Rezoning Policy for the CBD which allows for consideration of additional height and density for office and other employment-generating uses, subject to Council-adopted guidelines. For this site the Library Precinct Guidelines and the View Protection Guidelines apply.

Marie Linehan, Development Planner, continued the introduction, noting that the project is seeking a rezoning which would increase the density from the 7.0 FSR permitted under the DODP to 17.51 FSR to develop a new office building.

The site is 170' wide along Homer and 120' along Georgia. In terms of context, the 5-storey Westside Church (formerly the Ford Centre for the Performing Arts) is adjacent to the south, with the 26-storey Westin Hotel at the corner of Robson and Homer. The church and hotel have setbacks of 10' and 20' respectively from the front property line on Homer. Across the lane to the west is a vacant site (parking lot), and across Richards Street is Telus Gardens. Across Georgia Street and facing the subject site, the existing building at 401 Georgia is expected to remain, noting there is an approved rezoning to add to the north end of that site. The rezoning application for the Post Office site is shown on the model and includes retention of heritage Post Office and its conversion into a seven-storey podium with tower elements added above the podium, including 17 storeys of office, and 18 and 20 storeys of residential, and an overall floor space ratio of 12.9 FSR.

The proposal is a 24-storey office building with restaurant use at the ground floor along Homer, and the office entry at Georgia. The office tower has floor plates in the range of approximately 14 000 square feet to 16 000 square feet.

The proposed height is 301'. The permitted base height under the DODP is 300' subject to View Corridors. The proposal is below the Queen Elizabeth View Corridor but projects 6 feet into the Cambie View Corridor. The elevator and mechanical penthouses have been located within the view shadow created by the Fairmont Pacific Rim to the north, and 928 Beatty to the south. The "un-shadowed" portion of the 6' encroachment is at the northeast portion of the building roof.

The Library Square neighbourhood is intended to have a civic focus, focused on the library and its public plazas, with ground level commercial and service uses for new buildings along Homer Street to animate the area. Under the Library Square Guidelines, the Homer block should provide an expanded public realm with a setback of 20' from the front property line. The setback is intended to allow for a wider sidewalk and a double row of street trees, as well as ample space for seating/gathering outside street level uses to further animate the area and respond to the public edge of the library square plazas across the street. For the proposal, a setback of 20' is provided at the ground floor to Level 4. The storeys above overhang about 10' into that setback with a clear public realm of 18' from the curb to the face of the upper massing.

A minimum 18' clear public realm is provided from curb to building face, as required, along Georgia Street with further angled setbacks at the corner and lane entry. A consistent public realm treatment in terms of pavers, street trees, tree grates, and lamp standards to match Library Square is recommended by the guidelines, to unify the area as a distinct precinct. The Guidelines also recommend consideration of further setbacks above a 60' street wall to frame to the Library. Staff are able to consider the proposed massing as opposed to a podium and tower form, but would seek further feedback from the panel in this regard, noting that the overall intent is that new buildings facing Library Square should complement the library and its public spaces, and, new buildings along Georgia Street should reinforce the ceremonial, processional character of Georgia Street.

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

1. Comment on the height, density and form of development, in particular the proposed height, noting the encroachment into the view cone.
2. Does the proposal provide a suitable response to Library Square and Georgia Street, noting:
 - new developments on Homer Street should reinforce Library Square as a distinct precinct and public place, and,
 - new developments should contribute to the character of Georgia Street as a ceremonial street.

The planning team then took questions from the panel.

- **Applicant's Introductory Comments:** The applicant noted the concepts and form in a Powerpoint presentation. The applicant related the project to the space around it, which is integral to the design. The massing is generated by hybridizing nature and trying to utilize the space to bring people into the connection point to create a symbolic and civic linkage to the city. It celebrates the unique condition of the site. The project is in a distinct neighbourhood. Nature was intended to be integrated into the building itself. The intention was a dynamic building that would gradually change over time through the seasons and years. The walls are to be living walls with an irrigation system and harvesting of rain water. Behind the vines there are perforated metal panels. The building achieves a LEED platinum target and has venting and operable windows behind the screen walls.

The guidelines drove the design. At the ground plane, there is a relationship to library square and the building is a generator of more activity. There are street terraces for gathering and space for artwork. The materiality of the ground plane is inspired by the red brick on the library and the openness of the ground floor mimics the library plazas.

There is gallery space proposed at the ground floor with art opportunities. An interest in doing more office density also drove the design. The floorplates are intended to attract a variety of office tenants with usable office space. The intention is open flexible spaces with greenery on the walls and panoramic views. The architecture is intended to be 'adventurous' and not typical office space. Setbacks and guideline aspirations have been adapted to be more attractive to users. It is the applicant's understanding that the encroachment into the view cone is within the consideration of planning.

Landscape considerations include 3 new red maple trees and a single row of street trees to match the trees on Robson. Lighting, furnishings, and street tree grates to match the library will be carried throughout the site. A spill out onto the street from the patio will help activate the street area. There will be provisions for public platform seating to activate the frontage. The guidelines required a generous setback, and the challenge was to create a 'special public space'. The applicant team then took questions from the panel.

- **Panel Consensus:** Having reviewed the project it was moved by Mr. Jerke and seconded by Ms. Avini Besharat and was the decision of the Urban Design Panel:

THAT the Panel **SUPPORT** the project with the following recommendations to be reviewed by City Staff:

- Calm down the architectural expression, and consider urban aspects of the street and solar orientation and solar gain in further design development;
 - Re-examine the green walls with regards to sustainability over time, or find an alternative;
 - Consider fritted glass to screen visual clutter associated with office uses;
 - Improve the relationship to Library Square and the public realm, noting that the café and outdoor area should be closer to the sidewalk grade and not sunken;
 - Consider pedestrian movement on Georgia Street and improve the Georgia Street elevation at street level.
- **Related Commentary:** Overall the panel supported the project and had no issue with the height and density, but advised that the form required further design development. Some members noted that the form employed a beautiful geometry but could benefit from calming down. It was noted that the proposed green walls may not be sustainable over time in terms of ongoing maintenance and water use, and may be replaced with perforated screens. It was recommended that the glazing should not be fully transparent to the jumble of office furniture, boxes, and so on, which would detract from the purity of the form.

It was advised that there should be a stronger relationship to Library Square. Some members questioned the colour of the terracotta pavers as not being enough of a reference to the Library, or perhaps too literal an interpretation of the guidelines. The building should be more fully integrated with Library Square and the public realm, and there were concerns that the sunken café and patio in particular did not relate well to the public nature of Homer Street. It was noted that the angle to Georgia Street was not a good response at the street level, and that the Georgia elevation should contribute to the busy pedestrian character of Georgia Street, as well as its ceremonial quality. It was noted that the form was the same from all sides and should respond to solar orientation. The penthouse elements were seen as foreign to the design of the building, noting they would be visible from the city and other towers.

- **Applicant's Response:** The applicant team thanked the panel and noted the assistance from Planning staff. Mr. Toderian hoped that some of the comments with city planning staff.

2. Address: 1619-1651 E Broadway
 Permit No.: RZ-2017-00037
 Description: To develop a 10-storey mixed-use building with mixed tenure, including commercial at grade and 93 residential units (47 secured market rental and 46 market strata); all over two levels of underground parking with 75 parking spaces, and 117 bicycle parking spaces. The proposal is for a total floor area of 5,848.9 m² (62,959 sq. ft.), a floor space ratio (FSR) of 4.0, and a building height of 32.3 m (106 ft.). This application is being considered under the Grandview-Woodland Community Plan.
- Zoning: RM-4N to CD-1
 Application Status: RZ
 Review: First
 Architect: IBI Group Architects
 Owner: T. Pappajohn, Jameson Development Corp.
 Delegation: M. Bruckner, Architect, IBI Group Architects
 T. Wai. Architect, IBI Group Architects
 D. Yang, Landscape Architect, IBI Group Architects
 Christian Cianfrone, Morrison Hershfield
 Staff: Michelle Yip & Ji-Taek Park

EVALUATION: SUPPORT with Recommendations

- **Introduction:** Michelle Yip, Rezoning Planner, introduced the project as comprised of two parcels on the north side of Broadway near Commercial Drive in the Grandview-Woodland community area. The proposal is being considered under the Grandview-Woodland Community Plan (GW Plan), approved in July 2016. The site is located within the Station Mixed-Use and Employment area, consisting of the area within a five-minute walk to Commercial-Broadway station, which is anticipated to evolve into a vibrant mixed-use, transit-oriented neighbourhood.

The sites at the corner along Commercial Drive are zoned C-3A, and to the west along Broadway, and to the north and northwest, is zoned RM-4 and RM-4N. The plan allows for consideration of up to 10 storeys for sites that have a minimum frontage of 120 feet in the majority of the RM-4 and RM-4N zones, as well as on the C-3A sites. The plan anticipates a 6-storey form on the south side of Broadway and on the parcels directly south of WC Shelly Park, as well as on parcels in the RM-4 and RM-4N zones that do not meet the minimum 120 foot frontage. The proposal is for a 10-storey mixed-use development containing commercial at grade and 93 housing units with a mixed tenure (47 rental and 46 strata), at a height of 106 feet and a density of 4.0 FSR.

Ji-Taek Park, Development Planner, introduced the project as being reviewed under the Grandview Woodland Community Plan. The site is located at 1619-1651 E Broadway; within the 'Station Mixed-Use and Employment' sub area of the Commercial-Broadway Station Precinct. With the Broadway-Commercial Station as its focus, any part of this sub area is less than a five-minute walk to the transit interchange. Over time, the GW Plan envisions the area will evolve into a vibrant mixed-use, transit-oriented neighbourhood with renewed opportunities for various types of housing, employment, retail activity, gathering, as well as social and cultural enjoyment, including a feature civic plaza, being envisioned as part of the future redevelopment of the Safeway site. Urban design principles for the area includes, providing mixed tenure higher-density building forms appropriate for a transit-oriented neighbourhood.

Proposed development is to allow secured rental and strata residential units, with commercial use at grade.

The proposal includes approximately 5,200 square feet of commercial use at grade, and 47 secured rental residential units from levels 2 to 5, and 46 strata residential units from levels 6 to 10. Proposed FSR is at 4.0, as outlined in the GW Plan.

The setbacks for the ground level are provided as per the existing RM-4N zoning to ensure minimal impact on the existing residential development on the western neighbouring property. The GW Plan sets out parameters for the building massing, including the setbacks for the upper building massing from Broadway and the lane, 80 foot separation between the upper massing above 60 feet in height, as well as, a maximum floor plate size for upper massing (6,500 square feet). The proposed upper massing provides a 30 foot setback from the west, and a 20 foot setback from the east. Proposed upper floor plate is approximately 6,000 square feet in this sub-area, in order to be able to be considered for the upper massing above 60 feet a minimum frontage of the site must meet 120 feet. As referenced in the model, the two adjacent lots to the west would have to consolidate, in order to qualify for the additional upper massing. The property to the east would qualify for the upper massing of up to 10 storeys.

Underground parkade access, loading, and building services are being proposed from the lane. Amenity space is provided on the roof top area at level 2, facing the lane, screened from Broadway. To mitigate the noise impact from Broadway, the proposal also includes enclosed balconies for units facing Broadway, which is a major vehicle corridor.

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

1. Does the panel support the proposed increase in building height, massing and density?
2. Please provide early comments on the overall architectural and landscape composition and expression.

The planning team then took questions from the panel.

- **Applicant's Introductory Comments:** The applicant stated there was an angle of daylight study done. It is part of the new Grandview-Woodland Community Plan that was submitted. It will be a near zero building. An integrated rainwater plan was pursued. The form of the building is in accordance with the Grandview-Woodland guidelines. The setback was increased on the east side. The site could achieve a similar height. The massing was followed within the guidelines set out by planning. The setbacks were within guidelines. Enclosed balconies are allowed. On the south facing side there is a different articulation. There is a common language between the top and the bottom massing design. The bottom relates more to the building. 'Lightness' was intended at the top. A lobby at the corner was intended to fit into the setback. The whole building is designed with brick cladding. The windows are intended to be vinyl.

On level 1, there are four more trees intended to be planted. On level 2, near the amenity room, the applicant proposes outdoor play equipment and agriculture and seating. On level 6 there is a green roof proposed.

The applicant team then took questions from the panel.

- **Panel Consensus:** Having reviewed the project it was moved by Mr. Cheng and seconded by Ms. Brudar and was the decision of the Urban Design Panel:

THAT the Panel **SUPPORT** the project with following recommendations to be reviewed by City Staff:

- Re-examine the entry for the residential location
- Re-examine the amenity location in terms of light access as well as the size of the amenity

- Open up the corridors on the east and west side of the building
- Pay more attention to the livability of the units
- Improve the residential character of the lane
- Consider improving the elevations, as well as the south elevation

Related Commentary: The panel noted the project will set a precedent because it is a new typology in an existing neighbourhood. A panel member recommended the prescriptive guidelines should be addressed in the future on Broadway and that a subtle subset on the guidelines on Broadway should be considered by Planning. The Broadway character should be considered by City Planning.

The residential entrance should be moved to the other side for continuity in order to allow the commercial to work better. A subtle adjustment to the guidelines would allow a zero lot line.

The biggest concern is the livability for residents. The amenity space is not enough for the density. The lobby and bike parking could use more space because people congregate in those areas. The design should reflect more of the spirit and 'livability' in the plan. The rooftop amenity should be pursued. The north side amenity outdoor space is not useful. Swap the amenity space from the 2nd floor to the 6th floor.

A panel member expressed concern that the south facing enclosed balconies would overheat. The livability issues are not addressed, inject more 'joy', include lane attention or lobby location or amenity location. Engage more with more improved design. The energy model should be thought through.

- **Applicant's Response:** The applicant team thanked the panel for the comments. The lane will be considered for further design. A green roof relaxation might be considered, although level 6 may be the way to go.

3. Address:	3281-3295 E 22nd Ave
Permit No.:	RZ-2017-00036
Description:	To develop a 6-storey mixed-use building consisting of commercial at grade and 55 units of secured, affordable housing above. The proposed floor space ratio (FSR) is 3.03. This application is being considered under the Affordable Housing Choices Interim Rezoning Policy.
Zoning:	C-1 to CD-1
Application Status:	Rezoning Application
Review:	First
Architect:	Cornerstone Architecture
Owner:	PEAK REAL ESTATE MARKETING
Delegation:	Andrew Bobyn, Architect, Cornerstone Architecture Luke Han, Architect, Cornerstone Architecture Scott Kennedy, Architect, Cornerstone Architecture Caelan Griffiths, Landscape Architect, PMC Landscape Architecture
Staff:	Rachel Harrison & Danielle Wiley

EVALUATION: SUPPORT with Recommendations

- Introduction:** Rachel Harrison, Rezoning Planner, introduced the project as located in Renfrew-Collingwood on Northwest corner of Rupert and East 22nd Ave. The rezoning proposal is coming in under the Affordable Housing Choices Interim Rezoning Policy to construct a 6-storey mixed use building with commercial at grade and 55 units of secured, market rental housing above. The site is a single lot, 123 feet x 136 feet, zoned C-1, and currently includes a small 1-storey strip mall with parking in the front. There is a lane along the west PL and a fairly significant grade drop between the north and south PL. The southwest corner is zoned C-1 and includes a new 3-storey mixed use building and the SE corner was recently rezoned from C-1 to CD-1 to allow for a 6-storey market rental building under the Affordable Housing Choices Interim Rezoning Policy. This interim rezoning policy only allows 2 applications with 10 blocks, so this proposal, if approved by Council, will be the last development to occur under this policy within 10 blocks. The northeast corner is the Renfrew Elementary School. Otherwise all the other properties around the site are zoned RS-1, including the houses immediately north of the subject site.

Note: there is currently no rezoning policy that can be applied to the C-1 site on the southwest corner nor on the surrounding RS-1 sites (i.e. all RS-1 sites are not expected to redevelop). The application is proposing an FSR of 3.03 and 46% of the units are family oriented. 1 level of underground parking will be accessed off the lane. The building will meet Passive House design.

Danielle Wiley, Development Planner, noted that the project is located in a shopping node (zoned C-1) in a single family neighbourhood (RS-1). The existing streetscape consists primarily of 1-storey retail with small frontages. The base C-1 zone allows up to 3 storeys (1.2 FSR). There is one new C-1 development across the street (to the south), illustrating typical form of development.

The site has some challenges/constraints, including:

- o an adjacent single family property to the north, without an intervening lane;
- o a flanking single-family property 1-FD neighbour across the lane to the west; and
- o a 7 footslope along the Rupert St frontage, which exacerbates overlook & shadowing.

The proposal includes retail at grade, wrapping Rupert St & E 22nd frontages with a 2 foot setback & canopies. On Rupert Street, a slab is stepped to match the slope. Retail heights range from 15 to 17.5 feet.

There is a 2-foot setback on both street frontages, with an additional 6-foot A 2-foot setback from property line, which increase to 6 feet at the north-west corner, to interface to the front yard of the adjacent single family property. The main residential entry and a townhouse are located at the increased setback. A mature tree is retained at the corner, and provides an additional buffer to neighbour.

A 20-foot setback is provided at the north property line (compared to 8 feet required under base zoning), to mitigate impact on the neighbour. A common amenity room and outdoor space face north onto this side yard. Sloped landscaping mitigates the 6 foot change in grade to north property line. The lane is another sensitive interface with an RS-1 neighbour. Parking and loading are internalized in the building. A small common outdoor space and PMT are located at the northwest corner.

Level 6 is set back 6 feet on both street frontages, to minimize the appearance of height. All units have open balconies. No rooftop access is proposed.

This is a Passive House project. The sustainability strategy informs a design of simple massing (within the setback requirements) with a “superstructure” of balconies.

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

1. Are the height (ie. number of storeys) and density appropriate for this site in its context (local commercial node)?
2. Is the overall massing and building expression successfully resolved?
3. Are the interfaces to the adjacent single family properties resolved (ie. massing and overlook, and at-grade relationships)?
4. Is a high level of livability achieved? Please consider: a) common amenities, and b) configuration of dwelling units.

The planning team then took questions from the panel.

- **Applicant’s Introductory Comments:** The applicant noted this was the only commercial node in the area. The commercial node will assist with density. The massing was intended to be on the corner to try to address the overlook. The standard was intended to be passive house with issues of ventilation to be addressed.

The groundcover is designed to be shade tolerant. With a more pleasant ground plane, a ‘softness’ can be introduced in terms of the interface. There is a large tree to be retained. There is a large street tree along the front that would provide continuity to the landscape. The idea of a ‘looseness’ in a screen is pursued in the landscape.

The applicant team then took questions from the panel.

- **Panel Consensus:** Having reviewed the project it was moved by Mr. Wen and seconded by Ms. Shieh and was the decision of the Urban Design Panel:

THAT the Panel **SUPPORT** with following recommendations to be reviewed by City Staff:

- Re-examine the location of the residential entry
- Re-examine the configuration of the residential lobby and circulation
- Consider the usability of the outdoor amenity space
- Consider the balconies on the north elevation (ie. access to light, usability);

- Refinement of the building elevations, particularly facing the lane and interior side yard.
- **Related Commentary:** The panel considered the height and density is appropriate, but the massing and expression needs development. The stepping of the building needs rationalization.

The building should have an entry in a better place, to resolve the awkwardness of the lobby. The main entry could be relocated to East 22nd, or the end of the Rupert St elevation.

The outdoor amenity should have more usable space and better solar access, if possible. The pursuit of a Passive House project is commendable.

- **Applicant's Response:** The applicant team thanked the panel and noted the issue of the entrance moved to E 22nd is the cross section of the loading dock and pedestrians.

4. Address:	8795-8803 Granville Street
Permit No.:	RZ-2016-00049
Description:	To develop a 6-storey mixed-use building consisting of commercial at grade and 19 residential units above, all over two levels of underground parking with 17 parking spaces and 25 bicycle spaces. The proposal is for floor space ratio (FSR) of 2.48 and a building height of 20.1 m (66 ft.). This application is being considered under the Marpole Community Plan.
Zoning:	RM-3A to CD-1
Application Status:	Rezoning Application
Review:	Second
Architect:	Matthew Cheng Architect
Owner:	A. Ho
Delegation:	Matthew Cheng, Architect, Matthew Cheng, Architecture Inc. Caelan Griffiths, Landscape Architecture, PMC Landscape Architecture
Staff:	John Chapman, Tim Potter & Thien Phan

EVALUATION: RESUBMISSION recommended

- **Introduction:** John Chapman, Rezoning Planner, introduced the project that was previously presented to UDP on April 19th. It is a rezoning application for two parcels on the west side of Granville Street, between 71st and 72nd Ave. The sites are currently zoned RM-3A, and developed with residential dwellings. The site is 6,300 square feet having a frontage of 66 feet and a depth of 95 ft. deep. There are two 4 storey rental buildings with commercial at grade on this block; C-2 to the north and south. Sites on this block south along both sides of Granville can be considered for rezoning up to six storeys with choice of use at grade. To date, few rezonings have been completed under the Marpole Community Plan; none yet in this sub-area.

The project is being considered under the Marpole Community Plan which anticipates 6 storey rental buildings and choice of use at grade between 71st Avenue and Southwest Marine Drive and an FSR limit of 2.50. Upper storeys are set back to minimize the appearance of scale and a 2-3 storey continuous street wall.

The proposal is for a 6 storey mixed-use building over two levels of underground parking (17 automotive spaces and 19 bike spaces). An FSR of 2.47 is proposed. All residential space is secured rental (60 years or life of the building). The building program includes two CRU units at grade (1970 sq. ft.) and 15 residential units on levels 2-6. The unit mix is:

- 12 - 2 bdr (80%);
- 3 - 3 bdr (20%).

Parking includes 17 parking stalls and 19 spots for bicycles.

Tim Potter, Development Planner, reviewed some of the key urban attributes of the site with the panel and provided an overview of the previous panel's commentary and concerns.

Comments are sought on the proposed rezoning application as follows:

1. Have the panel's concerns been sufficiently addressed?
2. Does the panel have any further, preliminary advice for the proposal to advance the design development?

The planning team took questions from the panel.

- **Applicant's Introductory Comments:** The applicant redesigned the building according to the feedback from the last UDP. The setback has become more straightforward in the design. The lobby was moved to the middle of the building. The residential entry is now more prominent in the current proposal. The rooftop garden was removed. The units have been reduced in order to improve the space and livability. The upper floors were given greenspace. On the 2nd floor side, there are more planter beds and draping plantings designed from the higher floor to the 2nd floor.

The applicant team took questions from the panel.

- **Panel Consensus:** Having reviewed the project it was moved by Mr. Wen and seconded by Mr. Jerke

THAT the Panel **Recommend Resubmission** after incorporating the following recommendations to be reviewed by City Staff:

- Improve the outdoor amenity space
- Improve the livability of the unit plans as well as the minimum size of the units
- Re-consider the lobby location
- Re-consider the mix of residential and commercial use in the residential lobby
- More work needs to be done on the elevations in regards to orientation (not symmetry)
- Pay more attention to the building materiality

Related Commentary: Overall, the panel agreed the revised design was not supportable. The form and massing is overwhelming. There are opportunities to make the massing 'non-symmetrical'. The residential lobby needs to be more prominent and not located in the middle. The commercial space is unusable. A garbage chute through the lobby is unacceptable.

Try to improve the unit plans. The majority of units do not have enough living space. There should be living space, dining, for the units. The units are undersized, especially the two bedroom units. The floor plans have wasted space and need to be optimized.

The proposed outdoor amenity is not usable. The storage could be made at the back of the restaurant for more usability. In conclusion, the materiality, colour scheme, and building expression needs more attention.

- **Applicant's Response:** The applicant team thanked the panel for the feedback and mentioned that the building was under the Rental 100 zoning.

Adjournment

There being no further items the meeting adjourned at 7:55 p.m.