

URBAN DESIGN PANEL MINUTES

DATE: May 16, 2018

TIME: 3:00 pm

PLACE: Town Hall Meeting Room, City Hall

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:
Amela Brudar – Chair
Helen Avini Besharat (excused from items 3 and 4)
Marie-France Venneri
Derek Neale (excused from item 1)
Yijin Wen
Muneesh Sharma
Jim Huffman
Richard Henriquez (only item 1)
Jim Hancock (only item 1)

REGRETS: Susan Ockwell
Colette Parsons
Grant Newfield
David Jerke
Leslie Shieh

**RECORDING
SECRETARY:** Camilla Lade

ITEMS REVIEWED AT THIS MEETING

1. 1040-1080 Barclay Street
 2. 441-463 W 59th Avenue
 3. 815-825 Commercial Drive & 1680 Adanac Street
 4. 650 W 41st Avenue (Oakridge Centre)
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BUSINESS MEETING

Chair Amela Brudar 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. A formal welcome was read by the Chair we acknowledge we that we are on the unceded homelands of the Musqueam, Squamish, and Tseil-Wauthuth nations and we give thanks for their generosity and hospitality on these lands.

1. Address: **1040-1080 Barclay Street**
 Permit: RZ-2018-00005
 Description: To develop the site with a mixed-use development consisting of a podium bridge with a childcare facility and commercial uses along Thurlow Street; a 47-storey and a 48-storey residential towers for a total of 481 market strata units and 162 social housing units; all over eight levels of underground parking with 626 vehicle stalls and 810 Class A bicycle spaces. The proposed floor area is 62,004 sq. m (667,404 sq. ft.), the floor space ratio (FSR) is 15.42 and the maximum building height is 139.60 m (458 ft.). This application is being considered under the Higher Buildings Rezoning Policy.
 Zoning: RM-5A
 Application Status: Higher Building Rezoning Application
 Review: First
 Architect: Francl Architects
 Owner: Hermann Nuessler, Owner, Bosa Properties
 Delegation: Ole Scheeren, Architect, Buro-OS
 Stefan Kepli, Architect, Francl Architecture
 Chris Phillips, Landscape Architect, PFS Studio
 Daniel Roberts, Sustainability Consultant, KANE
 Staff: Jonathan Jackson & Paul Cheng

EVALUATION: SUPPORT with RECOMMENDATIONS

- **Introduction:** Jonathan Jackson, Rezoning Planner, introduced the project as located at the southeast corner of Barclay & Thurlow Streets, and located in the Burrard Corridor rezoning area of the West End Community Plan. The site is 330 feet by 131 feet, totalling 43,272 square feet. The site slopes down from west to east by approximately 20 feet. The existing buildings on-site range from four- to nine-storeys, with a total of 173 units. To the southeast of the site at 1028 Barclay St is a 43-storey condo tower (Patina) and YMCA facility and a site for a recently approved 57 storey tower (the Butterfly). Nelson Park is to the west. To the north are three- to seven-storey apartments. The site is currently developed with four buildings:
 - o 1040 Barclay: nine-storey rental building (with 40 units).
 - o 1060 Barclay: five-storey strata building (with 56 units).
 - o 1070 Barclay: four-storey rental building (with 27 units).
 - o 1080 Barclay: five-storey rental building (with 50 units).

The site falls under the West End Community Plan. In the Burrard Corridor area of the West End Community Plan, the Rezoning Policy for the West End "Area E" of the Burrard Corridor, supports consideration of rezoning containing market residential where there is a provision of 25% of total floor space as social housing or one-for-one replacement of the existing market rental housing with social housing, whichever is greater and with the minimum site frontage of 39.6 m (130 ft.). A maximum floorplate of up to 697 m² (7,500 sq. ft.) and a height up to 167.6 m (550 ft.), subject to view cone restrictions, shadowing, contribution to a 'dome-shaped skyline' and other urban design considerations. The minimum tower separation is 80 ft. The policy falls under the General Policy for Higher Buildings, Green Building Policy for Rezoning, and Rezoning Policy for Sustainable Large Developments

Additional Applicable Guidelines include:

- View Protection Guidelines
- West End RM-5B Guidelines
- Rental Housing Stock Official Development Plan
- Tenant Relocation and Protection Policy
- Family Room: Housing Mix Policy for Rezoning Projects
- Housing Design and Technical Guide
- Community Amenity Contributions through Rezonings
- High Density Housing for Families with Children Guidelines
- Public Art Policies and Procedures for Rezoned Developments
- Downtown (Except Downtown South) Design Guidelines

Paul Cheng, Development Planner, introduced the project as requiring “careful consideration should be given to minimize adverse shadowing on public realm, including key streets and parks and plazas”. In this case it is the north sidewalk of Robson street, therefore the buildings are limited to 458’, unable to reach the maximum permitted under the West End or higher building rezoning policy, of 550’. “The development should include activities and uses of community significance such as public observation decks or other public amenity”. 37 Daycare spaces and 25% of the residential area will be built and ownership handed to the City, to operate as social housing.

This rezoning is subject to the General Policy for Higher Buildings: “all higher buildings must establish a significant and recognizable new benchmark for architectural creativity and excellence, while making a significant contribution to the beauty and visual power of the city’s skyline”

Higher building policy also states: “the building should provide on-site open space that represents a significant contribution to the downtown network of green and plaza space.”

The project proposes a penetration into the Council-adopted Queen Elizabeth Viewcone. As such, a high standard of architectural excellence is expected.

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

- 1) Does the proposed building make “a significant contribution to the beauty and visual power of the city’s skyline” when viewed from:
 - a) The building’s effect on the Queen Elizabeth viewcone;
 - b) The building’s effect on the skyline from various other viewpoints represented?
- 2) Please provide commentary on the tower proposal’s overall strategy with respect to proportion, modulation and variability of texture.
- 3) Please provide commentary on the proposal’s contribution to the public realm, with respect to the proposed public mid-block linkage, the treatment against the lane and the interface of the semi-private courtyard with the public sidewalk.
- 4) Please provide any other commentary on the proposal’s architectural design.
- 5) Taking into account the proposal’s cited sustainability strategy, does this building “demonstrate leadership and advances in sustainable design and energy consumption?”

The planning team then took questions from the panel.

- **Applicant’s Introductory Comments:** The applicant noted it was the second project for the team. The intention was to create a sense of belonging and context in the Davie and Robson neighbourhood. The vertical continuity of the ‘villages’ was meant to be found in the vertical buildings. There is an 18 foot minimum proposed between the towers and 80 feet to the lower protruding element. The articulation of the building is meant to ease the density that is emerging in the area.

It is a glass building proposed but the white parts will be in stone. There is a 35 % window transparency proposed due to environmental requirements. The intention is to have green climb up the building to connect the taller building to the natural environment. There are two terraces proposed for amenities, and amenities for the daycare centre with ample free space for children. The courtyard is intended to be open to the street and provide a sense of definition of shared space that filters from the inside of the building to the outside.

At grade there is retail proposed that wraps around to the corner of the lane to 'animate' the edge. The rooftop has an amenity proposed as well as indoor amenity spaces that spill outside. The proposed sustainability goal is the zero carbon program and a high value glazing system. Thermal bridges are also proposed as well as thermal breaks optimized.

The applicant then took questions from the panel.

- **Panel Consensus:**

Having reviewed the project it was moved by Ms. Avini Besharat and seconded by Mr. Huffman 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:

- Further design development with respect to cantilevered elements
 - Further design development to activate the courtyard bridge elements
 - Consider bringing the smaller scale elements down to grade to revisit the expression of the podium
 - Revisit public realm along the lane in order to activate the lane
- **Related Commentary:** The project is well received and detailed with a strong parti and a strong contribution to the city skyline. The view cone sits in a shadow of another tower and doesn't negatively impact the City skyline. It is a well-designed building with a skillfully handled massing. The major elements are well handled. The proportion of vision and opaque glazing is well handled. The public realm and the animation of the lane could be improved. The structure is elegant with a core and a ring of columns that is simple. The courtyard will be shadowed by the towers, so the panel suggested further design development to allow for more sunshine. Add more solar shading.

The vertical and horizontal elements need to be thickened. The orientations should be treated in a sensitive way. Consider design development, quality of internal courtyard, and provide solar penetration. The planters are very narrow at various levels which are difficult for irrigation.

The sustainability is achieving the norm. The communal spaces in the courtyard could be made more public and more animated. The architectural expression of the podium could be brought down to grade so it would be appreciated. It is a very high maintenance building with a lot of windows to wash etc. Make sure the entrances are accessible. The overall building height might need to be increased to allow for insulation and drainage of cantilevered elements. There could be communal space at the courtyard level so it is more activated.

- **Applicant's Response:** The applicant team thanked the staff for the mindful comments.

2. Address:	441-463 W 59th Avenue
Description:	To develop To develop two 6-storey residential buildings consisting of 63 market units, all over two levels of underground parking with 103 vehicle stalls and 82 bicycle spaces. The proposed floor space ratio (FSR) is 2.50 and the maximum building height is 19.97 m (65.4 ft.). This application is being considered under the Marpole Community Plan.
Permit No:	RZ-2017-00079
Zoning:	RS-1 to CD-1
Application Status:	Rezoning Application
Review:	First
Architect:	Wing Leung, Architect, WT Leung Architects
Owner:	Eric Aderneck, Owner, iFortune Homes
Delegation:	Peter Kreuk, Landscape Architect, DKL Daniel Roberts, Sustainability, KANE
Staff:	Robert White & Gavin Schaefer

EVALUATION: SUPPORT with Recommendations

- **Introduction:** Robert White, Rezoning Planner, introduced the project as a rezoning application for a site in Marpole on the north side of West 59th Avenue between Cambie Street and Alberta Street. To the north of the site is one row of single family homes and the Langara Golf Course, and to the south is Winona Park. To the east are single family homes, and to the west two proposed six-storey residential developments. The site itself is comprised of four parcels currently zoned RS-1, and measures approximately 200 ft. wide by 120 ft. deep (approx. 24,000 sq. ft.). Each parcel currently contains a single family home.

Under the Marpole Community Plan (the “Plan”), this long 400-block of both 58th and 59th Avenues are located within the Cambie apartment area, which anticipates residential buildings up to 6 storeys and up to 2.5 FSR. In this area the plan calls for:

- Buildings with notable setbacks above the fourth storey.
- Building widths of approximately 100 ft.
- Variety between buildings, with one single architectural concept for multi-building developments; and
- Courtyard widths of at least 24 ft.

Sites south of 58th Avenue and west of Yukon Street are zoned RM-9 to allow townhouse developments up to 2.0 FSR. A townhouse development has been approved for the four lots south of West 59th Avenue. Nearby rezoning applications include two approved six-storey residential buildings at 469 West 59th Avenue, CD-1 (689), and 476 West 58th Avenue, CD-1 (690). Development applications for these sites are currently under review. Additional nearby rezonings include a site at 7540-7554 Cambie Street, CD-1 (627), which was rezoned for a two-building, six-storey mixed-use development, and a site at 375 West 59th Avenue, CD-1 (639) rezoned for two, six-storey residential buildings and one five-storey residential building.

This proposal is to rezone from RS-1 to CD-1 to permit two six-storey market residential buildings with a total of 63 dwelling units. It proposes an FSR of 2.5 and a maximum height of 19.97 m (65.4 ft.), including two levels of underground parking with 103 vehicle parking spaces and 82 bicycle parking spaces. The unit mix includes 68% family units, with 56% two-bedroom units (35), and 13% three-bedroom units (8).

Gavin Schaefer, Development Planner, introduced the project as 2.5 FSR/60,085 net sq. ft. with 63 units, two thirds of the units being two-bedroom or more.

It is a six-storey form with setbacks at fifth storey and above, as anticipated by the Plan. Adjacent lots are anticipated to be rezoned in the future to a similar form.

The courtyard is dominant feature, meeting the Plan intents at no less than 24 ft. wide below the setback, with 36 ft. above the setback, and 29 ft. below the setback at the southern portion of the courtyard.

Primary entries are off of West 59th Avenue in the courtyard, and ground-oriented units front the street/park, and lane. A unit at the lane is approximately 3 ft. below grade lane side, with a landscape buffer. Dual amenity rooms on the courtyard activate street and courtyards. Urban agriculture and a children's play area are provided on the south side of the building for daylight access. 12-16 ft. front yard setbacks are requested by the Plan, with approximately 20 ft. proposed to face of building and approximately 12 ft. proposed to balconies. The proposal includes side yard setbacks of approximately 8 ft. as requested by the Plan and a rear yard setback of approximately 20 ft. to face of building in response to the 16 ft. rear yard setback requested by the Plan.

The massing and design includes: trellised lane access leading to parkade satisfying car parking and bike storage requirement, flowering Magnolia Tree at southeast corner of site being retained, and roof decks inhabited by penthouse units below, accessed by roof hatches. The Plan identifies developments that include more than one building and should display a single, strong architectural concept, while introducing variety between buildings. Creativity to distinguish buildings is encouraged.

Under *Green Buildings Policy for Rezoning*, the design is set to achieve pathway B with targets for TEUI, TEDI, and GHGI performance limits along with airtightness testing, commissioning, etc.

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

1. Please comment on the appropriateness of use, density, and form of development for the proposed rezoning.
2. Please comment on the relationship of the proposed buildings to the urban context, including the adjacent Winona Park, and the parking entry adjacent to the eastern neighbour.
3. Does the proposed rezoning appropriately respond to the intents of the Marpole Community Plan, specifically the variation between buildings?

The planning team then took questions from the panel.

- **Applicant's Introductory Comments:** The applicant noted the courtyard was meant to draw the park into the project. The intention was to have a generous courtyard to provide for the amenity rooms at the front courtyard to provide surveillance and a children's play area. The urban agriculture is part of the extended courtyard. The east and west elevations are designed to be more enclosed, with a low window to wall ratio. Concrete construction allowed for combustible material of cedar siding.

The amenity spaces create a strong social aspect. The gardens will adjust over time as the street trees cast more shade.

The applicant team then took questions from the panel.

- **Panel Consensus:**

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

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

- Improve visibility and accessibility of the entry lobbies

- **Related Commentary:** It is a great site across from the park. The proposal completely complies to Marpole Community Plan. It is a background building. The sustainability is meeting the targets. The amenity rooms are very ample and south facing. There could be two posts for lighting.

The lobby location is very well handled and it will activate the courtyard. The variation between the buildings is quite appropriate. However, one panel member suggested the buildings could be differentiated in terms of materiality or colour scheme. The buildings look alike, so you could differentiate the two buildings in terms of materiality or colour scheme. The trellis detail could be a bit too suburban. Reduce the impact of the long façade. The location of the lobbies should be considered.

- **Applicant's Response:** The applicant team thanked the panel for their comments.

3. Address:	815-825 Commercial Drive & 1680 Adanac Street
Permit No.:	RZ-2018-00006
Description:	To develop a 6-storey mixed-use building consisting of commercial at grade and 37 secured market rental units above; all over one level of underground parking with 23 vehicle stalls, 56 bicycle spaces and 1 Class B loading space. The proposed floor area is 2,953 sq. m (31,788sq. ft.), the floor space ratio (FSR) is 3.00 and the building height is 22.5m (73.7 ft.). This application is being considered under the Grandview-Woodland Community Plan.
Zoning:	RM-4N to CD-1
Application Status:	Rezoning Application
Review:	First
Architect:	Cornerstone Architecture
Owner:	Jerry Rakhra
Delegation:	Simon Richards, Architect, Cornerstone Sandra Rohler, Architect, Cornerstone Caelan Griffiths, Landscape Architect, PMG Landscape Architecture Ltd.
Staff:	Derek Robinson & Susan Chang

EVALUATION: SUPPORT

- Introduction:** Derek Robinson, Rezoning Planner, introduced the project as proposing to rezone under the Grandview-Woodland Community Plan – Site is located within the Commercial Drive North sub-area. The policy allows for consideration of rezoning proposals up to 6 storeys and 3.0 FSR if Secured Market Rental Housing is provided. The site is located on the SW corner of Commercial Dr and Adanac St. To the East is the Kettle Friendship site (Plan envisions at grade commercial uses, min. 30 non-market housing units, up to 12 storeys and 4.0 FSR, and a plaza aligned with lane), to the West: 3 ½ storey residential run by the Entre Nous Femmes Housing Society, and zoning to the west and north is RM-4, south across the lane is I-2 with 1 and 2 storey development.

The site is 10,000 sq ft, 88 x 122 ft currently occupied by a 2 storey residential building and two single family houses with existing rental units on site. The applicant is proposing a 6-storey mixed-use building with 38 secured market rental units, 48% of which are family-oriented 2- and 3-bedroom units, at an overall density of 3.00 FSR. Indoor amenity is provided on the ground level while indoor and outdoor amenity areas are also provided on the 5th level facing the lane. 1.5 levels of U/G parking is accessed from the lane.

Susan Chang, Development Planner, introduced the project as located in the Commercial Drive North sub-area of the Plan which anticipated modest increases in height and density to support the development of secured rental housing and commercial space at grade in order to improve the connection along Commercial Drive to East Hastings Street. Per the Plan, the Kettle Friendship Centre site across the street can consider up to 12 storeys and 3.5- 4 FSR. The portion of Commercial Drive adjacent to the site is intended to be closed off to traffic and pedestrianized in the medium term with the development the Kettle site. The Kettle site also anticipates the existing lane to be converted to a pedestrian walkthrough.

In terms of the Form of Development, height is anticipated at 6-storeys with a density to 3.0 FSR. Upper floors above 45' should provide a shoulder setback, to maintain the character street wall and to ensure any new buildings reflect the existing character of the Drive as well as to provide public realm improvements. The proposal provides a shoulder setback above the 5th storey and transitions to 4th storey on the west side as well as additional setbacks towards the rear. Residential entry is located along Adanac and 2 amenity rooms provided.

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

1. Is the form, density and height supportable?
2. Please comment on the street interface along Adanac, the character of the retail interface in terms of activating the future plaza along Commercial Drive, as well as the lane interface given the pedestrian walkthrough across the street.
3. Please comment on the overall landscape proposal, and in particular the rear yard as an extension of the amenity space?
4. Does the building reflect the existing character of the Drive?

The planning team then took questions from the panel.

- **Applicant's Introductory Comments:** Commercial drive has a commercial vitality that is meant to be replicated in the building. The building is intended to be within the character of the area. The single most important piece of the building is the base. The brick base aligns with the height of the building across the lane. The intent is a simple massing, not over articulated, with commercial at grade. The building is a passive house. The landscape plan proposes an angled pavement to direct people to the entry. The outdoor amenity space provides a stair slide between the raised deck to the yard. The entry way has low hedging to indicate the private nature of the space. There is a robust buffering to the neighbour with large shrub plantings and deciduous trees.

The applicant team then took questions from the panel.

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

Related Commentary: The project is well received and panel members appreciated bold moves. The way the building massing is broken up is appreciated. Upper massing at the fourth and fifth storey appears bulky (east elevation) but can provide a balcony (at the northeast corner) to make the upper massing float. The building fits an eclectic character of the neighbourhood given the context, the building will be an one off that would fit within the changing neighbourhood. Rear yard is tight and rear deck could be larger. Plans are well resolved

If the driveway is reduced, it would be preferred for landscaping. The design is crisp and modern.

- **Applicant's Response:** The applicant team thanked the panel

4. Address: 650 W 41st Avenue (Oakridge Centre)
 Permit No.: DP-2018-00166
 Description: To develop the site with a mixed-use development consisting of podiums with one and two levels of retails and service uses; 10 towers of varying heights up to 44-storeys; and 3 midrise buildings with commercial, office and residential uses (including social housing, market rental and market strata units); a Civic Centre containing a new community centre, library, seniors centre, performance space and childcare facility; a 9-acre park; all over three levels of underground parking.
- Zoning: CD-1
 Application Status: Preliminary Development Permit Application
 Review: Fourth (First as PDP)
 Architect: Henriquez Partners
 Owner: Parks Board, staff Dave Hutch
 Delegation: Gregory Henriquez, Architect, HPA
 Rui Nunes, Architect, HPA
 Chris Phillips, Landscape Architect, PFS Studio
 Staff: Patrick O'Sullivan, Development Planner
 Dave Hutch, manager of Planning and Research, Parks Board
 Vivianne Harms, Planner

EVALUATION: SUPPORT

- **Introduction:** Patrick O'Sullivan, Development Planner, introduced the project as a Pre Development Permit application which intends to capture proposed changes made since approval-in-principle of the rezoning in 2014.

These changes include: significant redesign of the park, relocation of the Civic Centre to a more prominent part of the site, one less tower, a revision to the tower forms, fewer levels of underground parking, but no changes the maximum density, height or proposed uses.

The PDP will appear at the Development Permit Board for approval, but no permit will be issued. Approval in principle of the PDP is required to proceed to individual DP's for individual sections of the project. The PDP process also allows the revised park plan to be reviewed and processed and approved concurrently with the Park Board.

Mr. O'Sullivan continued and explained that the Oakridge Redevelopment has appeared at the UDP three times previously: a non-voting workshop in 2012, as a rezoning application in November 2013 (Support) and a non-voting information session February 7, 2018.

The Consensus items from the February appearance include:

- clarify and strengthen site permeability and integration with the immediate context and existing city street grid;
- scale and length of the podium buildings at New Street relative to the context;
- the project having an inward focussed attitude;
- ensure the locations where public spaces integrate with mall runs are well handled;
- ensure animation of public spaces;
- the Civic building should become a signature building;
- the social housing tower should be as architecturally beautiful as the rest of the towers;
- the transit plaza canopy should be a high quality design statement;
- the park needs more programming;
- the park needs a memorable highlight;

Mr. O'Sullivan listed some stats on the project:

- the proposed density is 3.61 FSR; the permitted density is 3.71 FSR;
- 2000 market units;
- 290 market rental units;
- 290 social housing units;
- 1.2m sq. ft. of retail including a food hall, restaurants and a grocery store;
- 430,000 sq. ft. of office use.
- the Civic Centre has increased in scale from 70,000 sq. ft. to 100,000 sq. ft.
- tower heights range from 20 storeys to 43 storeys.

The planning team then took questions from the panel.

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

1. redistribution of the massing, including:
 - one less tower;
 - new location of the Civic Centre;
 - relocation of social housing;
 - proposed tower shaping language as it relates to shadowing and apparent building bulk.
 2. overall site connectivity/permeability. Does the proposed network of public routes across the site effectively connect public spaces and places? Consider the following:
 - access to the Civic Centre; and access from the Civic Centre to the park spaces and the other uses on the site;
 - general accessibility to and visibility of the rooftop park;
 - connectivity to shopping uses (the mall and High Street) from transit and perimeter streets; and
 - animation of the Cambie Street frontage as a pedestrian and local shopping street.
 3. success of public place-making including the public realm, plaza areas and the park, considering the following:
 - overall comments on park design;
 - success of park spaces at grade level;
 - transitions to the upper levels from grade-level park spaces;
 - design and nature of the High Street (conceptually);
 - relationship of Civic Centre to the park; and
 - the design of the transit plaza.
- **Applicant's Introductory Comments:** The applicant gave a brief presentation on the history of the shopping mall. There are 15-18 storeys surrounding Oakridge, which is the future build context (not the present). The mall has to stay in place due to the lease. There is an existing residential component, which will not become part of the redevelopment right now. Urban design rationale includes radiant city, urban streetwell, and current Oakridge design principles. The project re-establishes links to the surrounding areas. The programming is mixed use, with affordable and rental housing, and office space. The building skirts are designed to become rain protection itself. There is a reinvigoration of the transit plaza to announce the entrance and lead to the park. High street is intended to be a re birth of the open air mall of the 1960s. The park is intended to be a draped park.

There will be 9 acre park on the roof top for the parks board. The amount of biodiversity and diverse landscape as well as accessibility has been developed. The light and shade is a key element as well as the intention for innovation. The woodland wraps into the commons area that is the most active part of the park as well as a flex green space. There is a large open green space surrounded by woodlands connected by a half mile walking loop.

The civic centre is intended to spill out with a pavilion and children's play. There is a big flowing green landscape. There are community gardens and meadows proposed in the meadow garden space.

The woodland has Pacific Northwest ecology proposed with a boardwalk to walk through it and spill down stairs to the pocket park.

The applicant team then took questions from the panel.

- **Panel Consensus:**

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

THAT the Panel **SUPPORT** the project

- **Related Commentary:** The proposal was very well received by the Panel. The Panel commended the applicant and described the project as compelling, visionary and futuristic. The panel felt that the consensus items from the info session have been well handled and that the proposed redevelopment is a vast improvement over the existing condition and will be a substantial benefit to the city.

Other Panel comments: the variety of heights and interesting skyline is well handled. The sustainability is well balanced. Further design development of architectural expression variety with its immediate context is encouraged. Consider the future of cars and technology to explore making the arrival, departure and drop-off a better experience. Effective and clear wayfinding will be important. The open spaces are great and the covered walkways should be explored further. Overall, the Panel is very supportive.

- **Applicant's Response:** The applicant team thanked the panel.
- **Adjournment**

There being no further business the meeting adjourned at 7:35 pm.