

URBAN DESIGN PANEL MINUTES

DATE: February 7, 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
Yijin Wen
Muneesh Sharma
Leslie Shieh
Marie-France Venneri
David Jerke (excused from Item 1)

REGRETS: Colette Parsons
Grant Newfield

**RECORDING
SECRETARY:** Camilla Lade

ITEMS REVIEWED AT THIS MEETING

1. 500 W 57th Avenue (Pearson Dogwood Parcel A)
 2. 155 E 37th Avenue (Little Mountain, Lot 2, Building AC)
 3. 1810 Alberni Street
 4. 650 W 41st Avenue (Oakridge Centre) Workshop
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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.

1. Address: 500 W 57th Avenue (Pearson Dogwood Parcel A)
Permit: DP-2017-01150
Description: To develop the site with a 22-storey and a 26-storey mixed-use buildings, consisting of commercial at grade, 307 market dwelling units, 138 secured non-market rental dwelling units and 44 Pearson supportive units; all over 4 levels of underground parking accessed from a new internal street.
Zoning: Approved CD-1, pending enactment
Application Status: Complete Development Application
Review: Fourth (First as DP)
Architect: IBI Group
Owner: Jamie Vaughan, Onni Group
Delegation: M. Bruckner, Architect, IBI
Tony Wai, Associate, IBI
Mike Enns, Landscape Architect, Enngauthier LA
Jason Packer, LEED Consultant, Recollective
Court Brown, Onni Group
Staff: Marie Linehan

EVALUATION: SUPPORT with Recommendations

Introduction: Marie Linehan, Development Planner, introduced the project as a 25-acre site located between Cambie and Heather Streets and 57th and 59th Avenues. Currently located on the site are the George Pearson Centre and the Dogwood Lodge. Both are residential care facilities: the George Pearson Centre supports adults with physical disabilities and the Dogwood Lodge supports seniors requiring complex care.

The Pearson Dogwood site redevelopment is intended to be a comprehensive health-focused, mixed-use community. The rezoning application was approved by Council on July 25, 2017. The rezoning application approved the use, density and form of development for the overall site. The buildings on site range in height from 6 to 12-storey buildings in the western residential precinct and up to 28-storey towers in the eastern mixed-use precinct.

The site includes two new streets that will provide access from Heather Street, 57th Avenue and Cambie Street. The center of the site is a large open space with a 2.5 acre public park, 1 acre urban farm, and a public plaza, Pearson Plaza. The primary pedestrian entry to the site is located at the corner of 57th Avenue and Cambie Street with a retail thoroughfare, Cambie Walk, leading into Pearson Plaza and the primary east-west pedestrian connection. Diagonal pedestrian connections are provided through the parcels at the four corners of the site to link to the central open spaces.

There will be 2,700 residential units provided overall, including 540 secured social housing units. 114 Pearson replacement supportive housing units will be located throughout the site and interspersed within each of the phases. A new regional Community Health Centre and a Complex Residential Care facility (to replace Dogwood Lodge) will be located central to the site.

In the eastern precinct, where Parcel A is located at the southeast corner, the development blocks are more robust and the buildings are taller, consistent with the denser nature of the Cambie

Corridor. Commercial uses are provided at grade at the street frontages and Cambie Walk. The precinct is more urban in character with a primarily hardscape treatment at the ground plane. A distinctive paver treatment will be provided along Cambie Walk and Pearson Plaza to unify the public areas.

Parcel A is the first Development Permit application following rezoning. It consists of:

- A 22-storey and a 26-storey mixed-use tower;
- Commercial at grade along Cambie and 58th and wrapping the corner to the northern edge of the diagonal connection;
- 9-storey midrise extensions at the base of both towers;
- 3-storey townhouses along 59th Avenue;
- 307 market dwelling units;
- 138 secured social housing units in the 9-storey base at Cambie;
- 44 Pearson supportive units at Level 1- 3 and primarily oriented to the courtyard; and
- 4 levels of underground parking accessed from the new internal street.

Amenity spaces are provided at the corner of the northeast tower at Level 2 for the social housing and at the midrise roofs for the market units. A 15' setback is provided along Cambie for outdoor spaces associated with commercial uses. A 25' setback is provided along 59th Avenue for townhouse patio entries, landscape and a rain garden along the edge to meet the objectives of the Integrated Rainwater Management Policy. Main entries to the market housing towers are at Cambie and the internal street; the entry to the social housing is at 59th Avenue

In the immediate context across the street at the corner of 59th and Cambie, the Cambie Corridor Plan Phase 2 allows 6-storey buildings with commercial at grade. Single-family sites are located along W 59th but a portion of the street frontage opposite Parcel A is being considered for townhouses under Phase 3 of the Cambie Corridor Plan.

Conditions of rezoning set requirements for the spacing between the buildings at the diagonal connections to ensure strong visual and physical connections into the site at the pedestrian level. A minimum clear dimension of 40 feet at is required at the compression points along the path.

There was also a condition regarding the design of the network of pedestrian pathways which will be secured as public rights-of-way. The paths are to be designed to respond to the needs of those with challenges posed by disability or age, with ramps well integrated with other paths, and incorporating elements of Wellness Walkways such as areas of rest along the way.

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

1. Comment on the design development to the diagonal connection in terms of meeting the objective to provide a high degree of visual porosity through the block at the pedestrian level, as well as accessibility.
2. Comment on the amount and quality of the common outdoor amenity space for both market and social housing.
3. Comment on detailed design development and architectural expression.

The planning team then took questions from the panel.

- **Applicant's Introductory Comments:** The applicant noted the square dimensions of the site as well as the diagonal path from corner to corner. The applicant designed the project with a 'grid' transposed to the site. The spaces created by the grid are intended to create pockets of landscape,

as well as to direct views south and avoid direct views from residential units at one building to the other across the path. The proposed affordable housing unit entry is located beneath a distinctive overhang of the upper massing of the 9-storey building. The overhang is supported from above with structure 'hung' from a thick slab at the top. The Pearson units are designed with connections to outdoor patio spaces along the central path. The podium is designed with the affordable housing units and the tower with market units. The commercial units along Cambie and 58th Ave are designed with outdoor areas that could be used for street level patios. There are three trellises proposed that mark the podium and would be lit at night. Materials include: brick and glazing at the base, and metal panels within a window wall on the tower, with the remainder glazed. The window system is designed with less framing for energy efficiency.

Proposed landscape includes large specimen trees at the plaza entry and through the right of way. There is some terracing as well as a generous ramp integrated with the path. More programming is planned on the east side. The east side has elements of a wellness walkway, fruit trees, and planter boxes as well as locations for public art in the design. Space for patios and seating are located along the retail frontages at 58th and Cambie. There is also a planter median proposed along Cambie at the outer edge of the commercial patios. At 59th and Cambie there is rain water collection. Social spaces for the residential units are proposed on the northeast corner and on the podium rooftops. The amenity space for the social housing units incorporates a kid's play area. On the east roof deck, the market amenity spaces are designed with a focus on urban agriculture and social spaces. On west roof deck, for the market amenity, there are primarily social spaces with canopies and a vegetative cover.

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. Sharma 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:

- Design development to the towers to respond to solar orientation.
- Design development to provide subtle differentiation in the architectural expression of the two towers and to consider colour.
- Design development to the outdoor amenity space for the social housing units, which is seen to be inadequate in size and solar orientation.
- Design development to better announce the social housing entrance and make it more visible because it appears too understated.
- Design development to the social housing entrance to be more directly accessible.
- Design development to the central courtyard to further activate the space and encourage use by residents.

Related Commentary: Overall, the project was well received by the panel, noting it is a competent and well resolved design that would set a precedent in the neighbourhood. It was noted that the residential uses are seamlessly integrated. The major design move of the diagonal path required through the rezoning was well handled with the introduction of the grid. It was noted that the diagonal path also serves as a courtyard, not simply a passageway, and there were comments to further develop the courtyard spaces to be better used. The courtyard could incorporate more 'pockets' of activity.

It was noted that the two tower expressions seem to provide a background to the more highly articulated base, and they could be further developed and differentiated. A panel member suggested revisiting the colour palette. It was noted that the extent of glazing shown at the south

facade needs to be further considered due to heat gain. There will likely be a reduction in the amount of glazing which affects the expression. Incorporation of passive elements should be considered. The trellis details at the podium were appreciated as adding visual interest and 'sparkle'.

It was noted that the social housing amenity needs additional outdoor space, and the solar orientation of the outdoor space requires consideration. The outdoor amenity spaces for the market housing at the rooftops are well handled, but the social housing space seems inadequate.

It was also suggested to consider adding a bike elevator for ease of access to bikes in the parkade, rather than the long path. It was recommended to clarify the fuel source as will affect the energy targets.

- **Applicant's Response:** The applicant team thanked the panel for their comments and mentioned they would explore making the two towers more distinctive and accentuating the colours. The applicant also noted the diagonal passageway was originally intended as a place for moving pedestrians. The urban agriculture was noted as a component of the healthy community vision for the site dating back to the Pearson policy statement.

2. Address: **155 E 37th Avenue (Little Mountain, Lot 2, Building AC)**
 Permit No.: DP-2017-01148
 Description: To develop an 8-storey mixed-use building consisting of commercial at grade, covering around 65% of the ground floor area, and social housing on levels two to eight; all over two levels of underground parking. The proposed floor space ratio (FSR) is 3.73 and the building height is 26m (85ft.).
- Zoning: Approved CD-1, pending enactment
 Application Status: Complete Development Application
 Review: Fifth (First as DP)
 Architect: Stantec Architecture
 Owner: Jennifer Tiong, Holborn Group
 Delegation: Emmanuel San Miguel, Architect, STANTEC
 Mark Travis, Architect, STANTEC
 Chris Phillips, Landscape Architect, PFS Studio
 Graham Twyford-Miles, LEED Consultant, STANTEC
- Staff: Miguel Castillo Urena
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EVALUATION: SUPPORT with Recommendations

- **Introduction:** Miguel Castillo Urena, Development Planner, introduced the project as located on the eastern most edge of the Little Mountain area. The Little Mountain Rezoning application was approved by Council in July 2016 for the redevelopment of this 15 acre site, adjacent to Queen Elizabeth Park and enclosed by Ontario Street, 33rd Ave, partially Main St and 37th Ave.

The proposal will include a variety of buildings between 3 and 12 storeys, mainly residential units with 234 to be social housing, and some commercial and civic uses, including a neighbourhood house and 69-space childcare facility. The site concept design is based on the public realm. With two open spaces, the wedge facing Queen Elizabeth Park and the Community plaza linked by the spine that connects Quebec and 33rd. An extension at 36th Ave is also provided.

The site is divided into 3 quadrants, the southeast quadrant is the most urban and active use where building AC sits on. Per the approved Rezoning application, the intent on this site is to permit a mixed-use social housing building that acts as an inviting portal to the community while responding to both Main and the community plaza characters. The context includes RT-2 zoning to the east, and a potential 6-storey building to the north under the Little Mountain Adjacent Area Rezoning Policy. The community Plaza and Mews as well as a building AB with neighbourhood house to the east. Building BC with 6 storeys is to the south. The site dimensions are 1944 square meters with a grade difference of 1.5 meters.

The proposal is to develop a 8-storey building with two level of parking underground and seven floors of social housing units for a total of 63 units. The residential entry is off Main Street with an amenity outdoor/indoor co-located adjacent to it. Loading and parking access from the lane and commercial space to the south portion. The proposed materiality is high quality such as metal panels throughout. The proposed FSR is 3.73 and a total height of 26 meters. Building width is approx. 44 meters and a depth is 21 meters. As per the setbacks, Planning identified a problem with a reduced setback on the north. The applicant acknowledged the concern and has updated the model, but not the drawings, to show a minimum setback per the guidelines. It is unclear to Planning as to whether further adjustments are needed in drawings to address this. Other setbacks are: 5.5 SRW to the east. 3.7 to the south and 3 meters SRW to the west.

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

- 1) Overall massing, including height, bulk, and contextual response (setbacks) to existing buildings to the east and anticipated future forms of development to the north, west and south.
- 2) Architectural concept in general and, in particular proposed urban character at Main and sense of entry to the community.
- 3) Architectural expression, materiality, detail and sustainable design proposed.
- 4) Overall public realm interface and character at full perimeter, including dual relationship between the proposed Community Plaza and Main Street.

The planning team then took questions from the panel.

- **Applicant's Introductory Comments:** The building is comprised of commercial use at grade and residential above. The residential entry is along Main Street and the commercial entry is along 36th Ave. The area is a mix of single family homes and low rise apartments. The commercial area is situated on 36th Ave to provide vibrancy. The outdoor amenity is along Main Street. Along the west side, the setback has increased to improve the separation of the sites. There are generous patio spaces along Main Street. The building character is meant to be improved by shifting floorplates to add more rhythm to the façade. The public realm is meant to be 'consistent' to blend in with the surroundings. The massing is broken down with colour in two tones and with a finish to add warmth. The white fiber-cement board is added to create a distinction to the commercial component.

The proposed landscape includes: animate the plaza with a raised restaurant terrace, animate the streetscape with decks and amenity space while providing closed area for residents under strict guidelines for the area. There are connections along the mews for permeability on the site.

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 with the following recommendations to be reviewed by City Staff:

- Improve the quality of the materiality, re-consider the hardi-board material, in particular at the ground floor and public realm area
 - Consider the outdoor amenity space location by relocating it to the second floor or possibly to the commercial mews
 - Provide additional commercial space along Main Street to activate the space
- **Related Commentary:** Overall the height and massing was supported by the panel, as well the stepping is a different building form on Main Street with subtle design elements that will generate visual interest and create a gateway to the area.

There are divided opinions on the amenity space location. Some panel members recommended moving the amenity to a less shaded location such as the second floor, and another panel member appreciated the proposed location of the amenity. The concern for the project is the quality of the materiality that overall could be strategically placed and used. The plaza and the way it activated the commercial space was well received. The way the public realm strategy was communicated was appreciated. The panel appreciated the sustainability aspects.

- **Applicant's Response:** The applicant team thanked the panel for their comments, and the applicant would consider especially the materials and the amenity location. The metal option for materials on the project is currently being considered.

3. Address: **1810 Alberni Street**
Permit No.: DP-2017-01157
Description: To develop a 21-storey mixed-use building consisting of 363 sq. m (3,906 sq. ft.) of commercial space at grade, and 60 dwelling units (36 market residential and 24 affordable market rental); all over three levels of underground parking with 109 parking spaces accessed from the lane. The proposed floor area is 12,107 sq. m (130,322 sq. ft.), and the building height is 64 m (210 ft.).
- Zoning: C5-A
Application Status: Complete Development Application
Review: First
Architect: Rafii Architects
Owner: LANDA DENMAN HOLDINGS LTD
Delegation: Foad Rafii, Architect, Rafii Architects
Peter Kreuk, Landscape Architect, Durante Kreuk Ltd.
Staff: Patrick O’Sullivan

EVALUATION: SUPPORT with Recommendations

- **Introduction:** Patrick O’Sullivan, Development Planner, introduced the project as Development Permit Application under existing zoning C-5A. As part of the West End Community Plan (WECP), existing zones in the Robson and Davie Corridors were updated to consider additional height and density if proposals include either 20% of the residential floor area as social housing or 100% of the residential as rental. In C-5A heights are allowable up to 210 feet and density up to 7.0. The zone also considers the transfer of heritage density to a maximum of 10% above the permitted FSR. The site is at the southwest corner of Denman and Alberni.

The zoning to the West is RM-5B, a low-rise residential zone and RM-6 to the north with commercial uses at grade along Denman Street.

The site is 122 feet by 130 feet. The cross slope of approximately 5 feet from southeast down to northwest. The public realm setbacks are 21 feet from curb to building face on Denman 15 feet on Alberni. The WECP anticipates a max podium height of two storeys and the proposal has 3 levels of podium.

The social housing amenity is on level 3. The private decks are located on levels 4 and roof. The Social housing lobby is located at the southeast corner along Denman Street. There is commercial use at grade. The amenity use is located at the northwest corner. The parking ramp from the lane is at the west side. There is at-grade visitor and CRU parking and 3 levels of underground parking. The tower proportions are: a floorplate maximum of 5,500 square feet, a 5484 square foot average and lower Robson is 21 storeys, 30 feet from the west property line.

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

- 1) Does the panel support the proposed height (210 feet) and density 7.5 FSR?
- 2) Considering the context, does the Panel support the 3 level podium?
- 3) Does the Panel support the proposed tower form and massing, including the approach to take an averaging of the floorplate?
- 4) Please comment on the landscape design including the public realm and amenity and deck spaces.

The planning team then took questions from the panel.

- **Applicant's Introductory Comments:** The applicant noted the tight site for the proposed programming. The applicant research on social housing resulted in the proposed separate entrances for market and social housing on different ends of the building. The podium is proposed to be clad in a higher quality material. The idea of the design is for something more 'dynamic' with the views of downtown and the park. The landscape proposed is to bring nature into the building with decks with trees and trees in the core. The social housing has the sunny side roof deck and indoor amenities attached to it. The number of visitor and commercial parking at grade is reduced. The floorplate average is less than 55 hundred square feet. The setbacks are in compliance with the area guidelines.

There is a kids play area and amenity area proposed for the social housing component. There is a Zen garden proposed on either side. And the roof has private decks proposed. The proposed trees are Arbutus to survive in the tighter conditions. The intended sustainability rating is LEED Gold.

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. 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:

- Consider further design development to the materiality of podium and tower to differentiate the two components
 - Improve the public realm with a stronger entry expression to both lobbies
 - Break down the expression of the canopy lines
 - Consider design development of the podium, in particular the fenestration
 - Improve bike circulation from street to building
 - Consider removing trees from the north face of the tower
- **Related Commentary:** The panel supports the height and density in context of the site. The three level podium is supported by the panel and actually might be better for the area as three levels in better proportion to the tower. The averaging floor plate was necessary for architectural expression. The public realm was well received but needed more development of the entries and canopies. The housing amenities are generous and well handled. Add more natural light to the lobby. Consider the vertical lattice work on the top of the building for further improvement.

The landscape and public realm flows well on the site. Add more energy performance to the building.

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

4. Address: **650 W 41st Avenue (Oakridge Centre) Workshop**
- Description: To develop the site with a mixed-use development consisting of one and two levels of retail 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, theatre and childcare facility; a 9-acre park; all over three levels of underground parking.
- The purpose of this session is to inform the Panel of the proposed design changes made since the rezoning in 2014, and to request feedback on the current proposal in advance of the upcoming pre-development permit application.
- Zoning: CD-1
- Application Status: Workshop
- Review: Third
- Architect: Henriquez Partners Architects
- Owner: Quadrear & Westbank
- Delegation: Gregory Henriquez, Architect, HPA
Rui Nunes, Architect, HPA
Chris Phillips, Landscape Architect, PFS Studio
Vladimir Mikler, LEED Consultant, Integral Group
- Staff: Patrick O'Sullivan, John Chapman, Dave Hutch, Manager of Planning and Research, and Katy Amon, Planner

EVALUATION: Non-Voting Workshop

- **Introduction:** Patrick O'Sullivan, Development Planner, introduced the project as a non-voting information session. The purpose of which is to inform the Panel of the background on the Oakridge project, to show the proposed design changes made since the rezoning in 2014, and to request feedback on the current proposal in advance of the upcoming pre-development permit application (PDP).

A rezoning of the site was approved in principle in 2014 to increase density to 3.71 FSR, retain retail uses, add 2914 DU, 290 S.H, add 1.8m sq. sq ft of office space, add 70,000 sq. ft. of Civic Centre, and add a park.

In April 2017, the City received a revision that proposed a number of changes from the 2014 design. These include:

- changes to the park design;
- one less tower;
- changes to tower form and tower shaping;
- a more prominent location for the Civic Centre;
- fewer levels of underground parking;
- but no change to the maximum heights or density;
- and no change to the proposed uses;

Because the general form of development and uses are consistent with the rezoning, the GM's determined that the appropriate vehicle to process the review of these changes would be a PDP - pre-development permit.

The PDP process aims to capture and solidify the proposed changes since the 2014 rezoning. It allows staff to review changes, and allows the City to get feedback from the public and advisory

bodies. It also allows for the revised park plan to be reviewed and processed and approved concurrently by the Park Board.

Following approval at the DP Board, the applicant may submit the individual DP (Development Permits) for each sub area the rezoning divided the masterplan into several sub-areas. Oakridge redevelopment has appeared at the UDP twice previously. It was a non-voting workshop in December 2012; and a rezoning application in November 2013 where it received the support of the Panel.

The site is 28.3 acres with higher forms and densities. An enlarged Civic Centre, and a new community centre, library, seniors centre, theatre and childcare facility; a 9-acre park; all over three levels of underground parking. The Consensus items at the November 2013 UDP were:

- Strengthen the expression of the hilltop town analogy
- Consider draping the upper level public space down to grade along the northwest of West 41st Avenue frontage;
- Improve the legibility and connectivity of after-hours movement through the site to transit and make the internal passages read as streets
- Allow the anchor stores to be fully expressed on the West 41st Avenue frontage - West 41st Avenue should not try to be like a local shopping street
- Design development to reduce the size of the water feature

John Chapman, Rezoning Planner, gave a brief presentation introducing the surrounding context of the site.

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

- Comments on the revised form with one less tower
- Tower shaping language as it relates to shadowing and apparent building bulk
- Canopy design at the Plaza as it relates to the functioning of the ground plane
- Design of the High Street
- Form and location of the Civic Centre
- Overall site connectivity/permeability, particularly to the Civic Centre and through the site after hours
- Success of Public place-making
- Edge conditions along 41st and Cambie Street

The planning team then took questions from the panel.

- **Applicant's Introductory Comments:** The applicant noted the rezoning changes to the site approved in 2014. The intention is to create an urban park. The applicant noted 5 changes to the proposal including: deleting Tower 4, moving tower in Zone 13, moving tower in Zone 2, relocating the Civic Centre, as well as lowering the elevation of the park. Issues of shadowing and relationships of towers were meant to be addressed. Mass was reduced in a tower. The greenspace and park was increased and addressed in the redesign. The applicant noted the connections through the site to the surrounding streets. The applicant intends to re-introduce the topography and landscape of the original forested area. The programming is mixed use including retail, commercial and residential.

The park has been brought down to grade. The park is a City of Vancouver park board park under consultation with the community. The core of the park has a series of different spaces. The park experience is diverse with opportunities for a civic centre, a large open space for sports, meadows (community gardens with pollinator plants), commons for activities such as food and beverage, a space for performance, as well as woodland with forest ecology and finally a neighbourhood park.

The Parks Board staff introduced the site as limited in parks space. The challenge was to introduce a thick landscape to allow for daily contact with nature. The intention is to have 'overflowing' landscape. Programmatically, the opportunity to build a brand new model for community centres that is both indoor and outdoor, and that spills out onto the street. The intention was to mesh the community centre into the landscape. The intention is to build calm, restorative, and relaxing building typology. The pocket park is a stepping stone / gateway to the site.

High density bike silos for bike parking are proposed throughout the site. Bike routes surround the site and do not mix with the pedestrian walkways.

- **Related Panel Feedback:**

- Comments included refining overall concept to allow much stronger site permeability and integration with the immediate context and existing City street grid.
- Panel member indicated that clear and identifiable public realm is needed for the towers.
- Panel members questioned the block sizes as presented wondering how will the long impermeable street buildings integrate with the neighbourhood. Some of the buildings seems to be spanning two city blocks. The size of the podium buildings seems out of character for the neighbourhood.
- Panel members commented on the street edges noting that at this early stage the concept is not well communicated and wondered if an active public realm will be provided on the outside perimeter of the project. The project, at present feels inward facing, ignoring the neighbourhood.
- Panel members felt that the site is designed as a "project" and was presented as a "hill top town" and a "community". Further investigation and design development is needed to substantiate City objective of creating town centre at this location.
- Underground parking in the future would be considered for a venue
- A panel member recommended a calm area for seniors to circulate around the site safely
- A panel member recommended covered area for children to play around the residential housing
- Public spaces in the integration of the 'mall' space was a concern by the panel
- Animation of the public spaces should be addressed
- A Panel member asked the applicant to address the public building uses going forward
- The panel asked the applicant to address the area as a civic centre for the surrounding area architecturally with a building design response
- A panel member recommended the social housing tower be as architecturally beautiful as the rest of the towers
- The park needs a highlight or something memorable
- A panel member recommended creating more variety in the streetscape
- The civic building needs to become a signature building
- Add more to the park programming
- Show more terracing of the architecture
- The current proposal does not yet address the edges of the site and how they respond to the surrounding context
- Station Canopy-should be of high quality design-a statement. Possibility of having international arts ideas competition for the canopy-treat it as a public art.

The proposal was vastly improved including:

- Lowering the grade of the park and solar exposure
- The movement of the tower and the removal of a tower was a great improvement
- The towers are an interesting composition architecturally
- Moved to panel Feedback

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

There being no further business the meeting adjourned at 8:30 pm.