

URBAN DESIGN PANEL MINUTES

DATE: April 18, 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
Leslie Shieh (excused from item 4)
Colette Parsons
Marie-France Venneri
Derek Neale (excused from item 3)
David Jerke (excused from item 1)
Grant Newfield (excused from items 1 & 2)

REGRETS: Yijin Wen
Muneesh Sharma
Jim Huffman

**RECORDING
SECRETARY:** Camilla Lade

ITEMS REVIEWED AT THIS MEETING

1. 610-644 Kingsway
 2. 2601-2619 E Hastings Street
 3. 1500 W Georgia Street
 4. 400 W Georgia Street
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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: **610-644 Kingsway**
 Permit: RZ-2017-00002
 Description: To develop a 6-storey mixed-use building consisting of commercial at grade and 53 secured market rental units above; all over two levels of underground parking. The proposed floor area is 4,821 sq. m (51,888 sq. ft.), the floor space ratio (FSR) is 3.75 and the building height is 21m (69 ft.). This application is being considered under the Secured Market Rental Housing (Rental 100) Policy.
 Zoning: C-2C to CD-1
 Application Status: Rezoning Application
 Review: First
 Architect: Studio One Architecture
 Owner: Bonnis Development King Inc
 Delegation: Thomas Wolf, Architect, Studio One Architecture
 Alyssa Semczyn, Landscape Architect, Jon Losee Ltd.
 Kevin Welsh, LEED Consultant, Integral Group
 Staff: Derek Robinson & Karen Campbell

EVALUATION: SUPPORT with RECOMMENDATIONS

- **Introduction:** Derek Robinson, Rezoning Planner, introduced the project as located one block west of Fraser Street, and across from Robson Park. Kingsway 'bends' as it passes the Park creating unusual lot patterns. The surrounding development is a mix of 1 and 2 storey commercial and some recent 4 storey mixed use developments. The whole block is zoned C-2C and across the lane are 2 storey buildings and a surface parking. Sharing the east property line is a 3 storey building (648 Kingsway) with at grade commercial and residential above. Heritage staff has indicated that this building is a candidate for retention, however it currently does not have heritage status. The only current rezoning potential for this site would be the Rental 100 program. This site is currently occupied with residential units on the second and third floors; the retail space is currently vacant.

The site is a relatively flat, irregular shaped 5-lot assembly, located on the south side of Kingsway between Carolina St, Fraser St and E 16th Ave. The site is currently occupied by 5 commercial buildings with 3 residential units above.

The applicant is proposing to rezone under the Secured Market Rental Housing policy providing 100% rental housing over ground-floor commercial uses. The policy allows for consideration of rezoning proposals on C-2C zoned sites for up to 6 storeys.

The applicant is proposing a 6-storey mixed-use building with 53 secured market rental units, 47% of which are family-oriented 2- and 3-bedroom units, at an overall density of 3.75 FSR. Two levels U/G parking accessed from the lane with 40 parking stalls proposed including one car share space, along with 71 bicycle stalls. Indoor and outdoor amenity areas are provided on the 2nd level. An SRW to achieve a 5.5m sidewalk along Kingsway is being provided.

Karen Campbell, Development Planner, introduced the project by noting in the C-2C zone it is anticipated that:

- A density of up to 3.0 FSR is anticipated for mixed use buildings.

- A generous ground floor commercial height is expected and the design guidelines anticipate an overall 4 storey form.
- The District Schedule allows for a height of 35 feet (which is relaxable up to 45 feet by the Director of Planning),
- For sites fronting on streets than run along an east/west axis (as this site is considered), the guidelines anticipate a maximum height of 24 feet along the front property line with a gradual front-yard setback occurring at an angle of 30 degrees from this 24 feet height to the maximum allowed height.

For this site, the Engineering Department has requested an 18 foot Statutory R.O.W from the curb to building face (which creates a setback from the front property line of approximately 4 feet).

This proposal has an FSR of 3.75, and a proposed height of 6 stories (approximately 65 feet) which is anticipated in the Rental 100 policy. Retail space is proposed at grade fronting on to Kingsway. Residential access is through the parkade or the residential lobby on the west portion of the site (facing Kingsway).

At the rear, the form of development steps back approximately 16 feet on the second storey and another 8 feet at Level 5. Along Kingsway the building envelope steps back at the 6th floor to create a 5 storey street wall expression. The Form of Development steps back 8 feet at Level 2 and 12 feet at Level 5. This is to accommodate a light well in the existing residential building to the east that currently has units looking towards the proposed development. The applicant has incorporated 'angular bump formations' into the overall design for the project to architecturally acknowledge the 'bent' formation at this area along Kingsway and the irregular 'pie shape' topology of the site.

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

1. Please comment on your level of support for the proposed form, height and density.
2. Does the architectural expression positively respond to the geometry of the curve along Kingsway?
3. Does the form of development relate successfully to the neighbourhood and surrounding context? Consider the streetwall height in relation to the current surroundings and to the potential for future development.

The planning team then took questions from the panel.

- **Applicant's Introductory Comments:** The applicant noted the unique shape of the site which influenced the design. Kingsway is wider than the surrounding area, so the site was considered for more density according to the applicant. The curved road made it difficult to create the design and the design is intended to be 'strong' on a section of Kingsway.

The landscape design is a response to the balconies with edible landscaping and gardens. There is an opportunity for planting at grade in the back. On the front, there are new street trees proposed.

The applicant then took questions from the panel.

- **Panel Consensus:**

Having reviewed the project it was moved by Ms. Avini Besharat and seconded by Ms. Venneri 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 of the lane elevation at ground floor and improvements to public realm along the lane
 - Consider closing this section of E 15th St between Carolina St and Kingsway
 - Design development to the street frontage at CRU and integration with the public realm
- **Related Commentary:** There is strong support for the form of development. It will set a tone for future development in the area, and will stand out for some time. The form is well received. The folding pattern of the front façade has been well handled. The scale of the building could be better balanced. The public realm and street frontage along Kingsway could use further detail. The wood grain cladding material should be vertical not horizontal, perhaps re-consider this material. The glass could be more obscured on the 'separations'. The amenity is in the correct location in terms of solar orientation. The lane needs further design development in terms of landscape and materiality. Screen the pad mounted transformer. Because of the setback, there could be more trees added to green the streetscape more.
 - **Applicant's Response:** The applicant team thanked the staff, and would consider materiality going forward.

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| 2. Address: | 2601-2619 E Hastings Street |
| Description: | To develop a 6-storey mixed-use building consisting of commercial at grade and 47 secured market rental units above; over underground parking with 42 vehicle spaces. The proposed floor area is 4,521 sq. m (48,661 sq. ft.), the floor space ratio (FSR) is 3.75 and the building height is 21.65 m (71 ft.). This application is being considered under the Secured Market Rental Housing (Rental 100) Policy. |
| Permit No: | RZ-2017-00003 |
| Zoning: | C-2C to CD-1 |
| Application Status: | Rezoning Application |
| Review: | First |
| Architect: | Studio One Architecture |
| Owner: | Nicolaou Properties Ltd |
| Delegation: | Tomas Wolf, Architect, Studio One Architecture Kimberley Simpson, Landscape Architect, Durante Kreuk Kevin Welsh, LEED Consultant, Integral Group |
| Staff: | Derek Robinson & Brenda Clark |

EVALUATION: SUPPORT with Recommendations

- **Introduction:** Derek Robinson, Rezoning Planner, introduced the site as a 6-storey mixed-use building with 47 secured market rental units, 34% of which are family-oriented 2- and 3-bedroom units, at an overall density of 3.75 FSR. The façade of the Swanson Residences is being retained along Pentiction Street and staff will likely be seeking changes to the treatment of the façade prior to Public Hearing. Note: the existing building is not on the Heritage Register and the applicant is not receiving any direct incentive to retain the façade. 2 levels underground parking are proposed accessed from the lane. Indoor and outdoor amenity areas are provided on the 2nd level. A SRW to achieve a 5.5m sidewalk along E Hastings Street is being provided and a small pocket park along Pentiction Street is proposed.

The site is located 3 blocks west of the PNE forum, 1 block south of Hastings Elementary and 2 blocks east of Nanaimo Street. The East Hastings St area is zoned C-2C with primarily 1 and 2 storey commercial and mixed use buildings, while RS-1 single-family residential is to the north and south. Redevelopment of the London Drugs site is anticipated in the relatively near future. The site is a 3-lot assembly, located on the northeast corner of Hastings and Pentiction Street. The site is currently zoned C-2C and occupied by the Swanson Stores and Residences, as well as a 2 storey commercial building with 2 residential units above.

The applicant is proposing to rezone under the Secured Market Rental Housing policy providing 100% rental housing over ground-floor commercial. The policy allows for consideration of rezoning proposals on C-2 zoned sites for up to 6 storeys. This application went through a rezoning enquiry process about a year ago, at which point staff asked for a Statement of Significance on the existing Swanson Stores and Residence. It was concluded that any redevelopment proposal should incorporate some level of retention, including the possibility of façade retention.

Brenda Clark, Development Planner, introduced the project as a provision of rental housing is a good fit with the Hastings-Sunrise area. E. Hastings is a major thoroughfare and gateway into the City from the east and north. The C2-C area extends along Hastings from Garden Drive 1 block west of Nanaimo, to Slocan St., just east of this block. Beyond on Hastings is C-2C1. This proposal continues the 3-4 storey street wall, which is currently very inconsistent with many one storey buildings.

There is predominantly single family area to immediate north, with a mix of building types, typically much lower forms. The building steps at upper floors to reduce bulk but does cast significant shadow.

The project proposes retail at grade and conforms with the C-2C intent to encourage “pedestrian oriented district shopping area by increasing the residential component and limiting the amount of office use”. (Max. frontage of any commercial use is 15.3 m (50’) unless pedestrian amenity such as courtyard provided.)

Planning advice is a 35’ foot setback from rear of the property line for 5th and 6th storeys, a 10’ foot setback from front building face for the 6th storey, and a 0.5 FSR for commercial retail unit (CRU) on ground floor and depth of 15m (50’). An amenity space is proposed between floors 1-6, with indoor-outdoor amenity co-located – only Floor 2 (suite w/ deck). Engineering proposed a 5.5m (18’) setback from back of curb along Hastings.

The primary concern is resolution of heritage response, which is a façade retention of the Swanson Residence on Penticton. The proposal proposes to move it closer to the street to make it more prominent on Penticton Street, with underground parkade extending to the PL. The Swanson Stores are not retained on Hastings.

The Heritage Commission did not support the project as presented, as the heritage component did not appear well integrated, proposed changes to the residential façade diminished its heritage value, and its lack of volumetric expression. The Commission “would like further design consideration leading to the retention of the Mission Revival-style storefronts along Hastings St.” The Commission recommended more “breathing room” to respect and highlight the heritage façade.

Other considerations include the massing interface to single family across the lane, with proposed setbacks less generous than C-2C, for a much taller building.

Another important issue is appropriate development of the urban realm around the building. The Hastings-Sunrise Community Vision calls for continuous retail, “more street trees, improved pedestrian safety, additional convenient parking, more attractive store fronts, and cleaner streets and lanes. Along Hastings there should be continuous weather protection for shoppers, sidewalk merchandise should be encouraged (provided sidewalks are wide enough) and the 100’ road allowance of side streets should be used to create attractive public spaces and additional parking.

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

1. Does the proposal represent a successful heritage conservation approach?
2. Are impacts of additional overall height, density and massing successfully mitigated?
3. Is the public realm along Hastings and Penticton sufficiently developed for a project of this scale, including in front of the heritage façade?
4. Comments on materials colour and detailing will assist in the future Development Permit.

The planning team then took questions from the panel.

- **Applicant’s Introductory Comments:** The applicant noted the proposed concrete material. The back of the proposed building steps back, and the sun still would hit the residential in the back. The setback at 18 feet would allow for seating at some point. The corner proposed could be an open space for the restaurant usage. The proposed overall massing is punctuated by windows and balconies, at Penticton Street the building steps down. The façade setback is designed to avoid encroachment. The façade is framed and the building wraps around the back. The applicant intends to soften the transformer element. There is a corner garden proposed. The area at the top is designed to have gardens and kids play area.

The proposed landscape along Hastings will retain existing street trees. There is paving proposed at the restaurant area and for the green plaza park there would be grass and bench seating. On level 2, there is a green edge proposed to provide screening for the neighbours. On the roof there is programming intended for everyone, including a dog run.

The applicant team then took questions from the panel.

- **Panel Consensus:**

Having reviewed the project it was moved by Ms. Parsons and seconded by Ms. Venneri 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 for the massing above the heritage component to decrease crowding of heritage façade
 - Further design development of the Hastings façade
 - Further design development of proposed pocket park
- **Related Commentary:** The panel supports the height, density and massing. The heritage preservation needs design development. The panel appreciated the overall massing as appropriate. Concerns expressed about the massing directly above the heritage façade and needs calming down, as the cubic form crowds the heritage form. The public realm is well handled along Penticton Street. Along Hastings, there is design development needed for the public realm. The applicant should consider the addition of solar shading on the west side to reduce heat gain. Reconsider the balconies dominating the SW corner. There needs to be more design development of the lobby as well. Calm down the red band on the building and leave it to the heritage façade only. The pocket park is still unresolved. The stairs into the heritage building do not lead to anywhere and crowd the public realm. The materiality is well handled with lively patterning. On the north side of the building the upper units would benefit from further weather protection. The roof amenity area does not have the best circulation for the dogs where the kids play.
- **Applicant's Response:** The applicant team thanked the panel for their comments

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| 3. Address: | 1500 W Georgia Street |
| Permit No.: | DP-2017-00139 |
| Description: | The develop a 40-storey mixed-use building consisting of commercial at grade and 195 dwelling units above; all over 7 levels of underground parking with 315 vehicle stalls accessed from Nicola Street. |
| Zoning: | CD-1 |
| Application Status: | Development Permit Application |
| Review: | CD-1 |
| Architect: | Francl Architecture |
| Owner: | Hermann Nuessler, Bosa Properties |
| Delegation: | Eric Chang, Architect, Buro Ole Scheeren Stefan Kepli, Architect, Francl Architecture Chris Phillips, Landscape Architect, PFS Studio |
| Staff: | Patrick O'Sullivan |

EVALUATION: SUPPORT with Recommendations

- **Introduction:** Patrick O'Sullivan, Development Planner, introduced the project as located on West Georgia/ Alberni/ Cardero/ Nicola, the lot is 330 feet by 131 feet. The site has drop in grade from south to north along the east edge of slope of 13 feet. The area contains several existing residential high-rises and some office development. There are a few proposed high-rise residential developments in the surrounding area at various stages of the approval process.

The height, form, mass and density have been reviewed by the Panel and supported by Council though the rezoning. Staff is asking the Panel's feedback on detailed design of the architecture and the landscape including the plaza and waterfall. The 41 storey building containing café use at grade, and 40 storeys of residential use. The height is 439 feet and slips under the Queen Elizabeth view cone which is 440 feet.

At the previous panel appearances at the Rezoning stage on October 5, 2016, the project did not receive support with the chief concerns of the Panel at that time to reduce density, and, massing, and to make the building thinner and more elegant. March 8, 2017, it was supported and comments were to advance the sustainability, and improve view performance from residences on Alberni Street.

This is the first appearance as a DP. There are two residential lobbies on Alberni at sidewalk level and another facing west at plaza level. There is also a café with an entry facing west accessed at plaza level and a café entry facing Alberni which accesses the mezzanine level.

Amenities include:

- an amenity on level 2 with collocated outdoor space; and
- 2 level "lounge" space – amenity on level 27 in the cantilever

A new parking entry is proposed on Nicola, and there's a parking ramp in and out on Cardero at the location of the existing loading entry. It is redesigned with new paving surface, steps and seating to Alberni Street, a shallow pool with dark bottom.

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

1. Please comment on the detailed design of the architecture of the building including:
 - a) extruded aluminum mullion caps (curtain wall fins, and solid wall fins) (spacing/depth of the fins etc.);
 - b) extent of solid wall on the tower facades;
 - c) cantilever end-frames;

- d) balcony design: translucent side-frames, glass guards, vertical reveals between balconies;
 - e) terraces on top of cantilevers;
 - f) design of the top of the tower;
 - g) how does the detailed design respond in its context to the existing office building?
2. Please comment on the success of the at-grade uses, building expression and public realm to the pedestrian experience at ground level, specifically:
 - a) does the building address itself with sufficient openness to the surrounding public realm, particularly towards W. Georgia Street and Nicola Street?;
 - b) is there sufficient visual glazing into at-grade uses?;
 - c) appropriateness of uses at grade on all sides;
 - d) the role of the in-ground public water feature surrounding the base of the proposed tower;
 3. Please comment on the overall landscape design at the detail level including the waterfall design, plaza design, paver materiality, built-in seating/steps, plaza lighting, pool perimeter edge detail; plant choice, pool-tree detail etc.
 4. Please comment on the sustainability performance of the proposal.

The planning team then took questions from the panel.

- **Applicant's Introductory Comments:** The intention was 'horizontal living' in a vertical tower, according to the applicant. The proposed cantilevers were shortened and re-distributed and the tower was setback half a meter from Alberní. There is a vertical fin façade and balcony cantilever proposed. The opaque parts of the tower have solid panel in the design. There is glazing proposed on some of the windows. The spacing is designed 2/3rds open which carries itself to the ground levels. The glazing and long faces are uniform. There is a shadow box at oblique angles. The cantilevers at the end have a heavy face. The balconies are designed with a translucent outer edge. In between the balconies there is an opaque divider proposed. The terraces have been designed to be cut back and reduced and the adjacent units have clear glass guard rails so the guard rails do not obstruct presence. There are PV panels proposed. The top of the tower has multiple steps articulated to not be bulky. There would be a façade cleaning unit that is more slender than the middle of the tower. The tower faces three sides, and along Nicola there is a water feature designed to draw people around the building towards the plaza. At the ground there is clear glazing proposed at the ground level and the main lobbies at the café are clear and open.

The proposed landscape has three elements: the pool, the waterfall, and the plaza. The trapezoidal pool originally designed with a dark bottom and will be reconstructed. The waterfall design has a brick edge. The plaza will be addressed with increased permeability and an added layer of sociability. The materials along the building would be new paving materials and the seating would have a different expression. The stormwater management plan would include a large storage tank to assist with the operation of the water feature. The water volume on the water feature was reduced. The sustainability was addressed by saving water with depth, and an efficient pumping system and a net zero demand. The pv panels on the roofs have maximum solar exposure to provide energy consumption at 0 for the water feature. The surface area is meant to meet sustainability requirements and the target is LEED gold.

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 Ms. Parsons and was the decision of the Urban Design Panel:

- THAT the Panel **SUPPORT** the project after incorporating the following recommendations to be reviewed by City Staff:
 - Further develop the design of the ground plane to take into consideration the reflective pool geometry
 - Consider removing the trees around the reflective pool
 - Consider the Nicola and Alberni street water feature, redesign to open up the area
 - Increase the transparency at the café and lobby ground plane

- **Related Commentary:** It is a sophisticated piece of architecture. The cantilevered end frames are well executed. Everything has been thought out really well and presented very well. The building took the West End tower and solid areas and worked with that vocabulary and gives a nod to the context and neighbourhood. The material is sophisticated. The curtain wall and aluminum extrusions are high level materials. The playfulness of the top and bottom relate well to one another. It creates an interesting skyline.

However, the proposal needs further design development to the ground plane. In the public realm could be widened. The landscape is well done. The minimalized approach is sophisticated and the lighting incorporated is well thought out. The exhaust intakes into the seating are well done. The trees at the reflecting pool should be removed because it obstructs the view. The size and shape of the pool is appreciated because the proportions work well and it is net zero. The plaza should have a secondary entrance at the plaza and pool. Add some retaining walls to address the grading. The triple glazing, envelope and solar shading are appreciated. Consider reducing the thermal bridging. Two rows of trees should be considered on Georgia Street. It is a well handled, elegant building.

- **Applicant's Response:** The applicant team thanked the panel and the reflecting pool heritage was continued however the sustainability was a challenge.

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| 4. Address: | 400 W Georgia Street |
| Description: | To develop a 24-storey mixed-use building consisting of commercial at grade and office use on levels one to twenty four; all over six levels of underground parking with 216 vehicle stalls accessed from the lane. The proposed floor space ratio (FSR) is 17.55 and the maximum building height is 91.82 m (301 ft.). |
| Permit No: | DP-2018-00127 |
| Zoning: | CD-1 |
| Application Status: | Complete Development Application |
| Review: | Second (First as DP) |
| Architect: | Merrick Architecture |
| Owner: | Nathaniel Funk, Developer, Westbank |
| Delegation: | N. Sakumoto, Architect, Merrick Architecture E. Ochogavia, Architect, OSO Joseph Fry, Landscape Architect, Hapa Collaborative Kevin Welsh, LEED Consultant, Integral |
| Staff: | Marie Linehan |

EVALUATION: SUPPORT with Recommendations

- **Introduction:** Marie Linehan, Development Planner, introduced the project as located at a prominent site at the corner of Homer and Georgia streets in the Downtown District, across the street from the central library in the Library Square neighborhood. The proposal is a 24-storey commercial office building with restaurant use at the ground floor along Homer and the office entry at the corner at Georgia Street. The rezoning application was approved in February this year. The rezoning approved the height, density and form of development under the Metro Core Policy which supports additional office space in the downtown. The conditions of rezoning have been largely addressed and significant changes the form are not expected.

The neighborhood is intended to have a civic focus centered on Library Square. Active commercial uses are expected to be provided at the ground floor along Homer Street in order to animate the area and interact with the library and its plazas across the street. Under the Library Square Guidelines, the Homer block should provide a building setback of 20 feet from the front property line, which has been provided to the building face at Levels 1 – 4. Patio space for the restaurant is provided at the ground floor in the setback. An 18 foot statutory right of way is required from the curb to the patio edge which is to remain clear of obstructions and allows space for a wider sidewalk and a double row of street trees. A consistent public realm treatment in terms paver dimensions, street trees, tree grates, and lamp standards to match Library Square is expected as per the guidelines in order to provide a sense of continuity. A condition of rezoning sought to align the patio elevation with sidewalk grades as much as possible so that the patio reads as an extension of the public realm, and to avoid guard rails.

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

Comment on the detailed design development, in particular:

- The public realm interface and treatment along Homer and Georgia Streets.
- The detailing of the 'stacked boxes'.

The planning team then took questions from the panel.

- **Applicant's Introductory Comments:** The applicant noted that engagement with the public realm was the goal, and considered the different volumes as a response to the context.

The entire ground floor is meant to be transparent and create as much of an 'indoor-outdoor' appearance as possible. The parking access is at the back of the building at the lane and concentrated adjacent the interior corner. This allows the ground floor of the building and public space to turn the corner at the lane with more transparency and openness to the public. There is a café at the corner as well.

The green walls are proposed to be climbing vines. The vine walls conceal mechanical exhaust and details. The vines grow through a horizontal gap above the planters and onto a metal screen. The green wall system is intended to use planting materials that will respond to the variability of weather and orientation. The proposed green walls have punched windows that allow for ventilation and there is a 70/30 window to wall ratio. The metal screen pattern is an abstraction reflecting the mountain background.

The building lands on a contextual corner with a relationship to the library. The paver material is being investigated, noting the particular aggregate for the red library pavers is no longer available. The tone and colour of the exterior pavers will pick up the pattern of Library Square and become more reddish as the surface continues into the building interior. The Georgia Street public realm standards are met. Everything is consistent with the surroundings and urban design strategies.

The proposed materials include clear glass, clean and simple, with a stainless mesh and flat bar guard rails. The intention is triple glazed curtain wall. The details are intended to be 'austere' with no mullions on the face of the triple glazing. The water feature is intended to be thin and reflective. It was noted that there will be 'views' and daylight to a below grade fitness room from the pool.

The applicant team then took questions from the panel.

- **Panel Consensus:**

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

- THAT the Panel **SUPPORT** the project after incorporating the following recommendations to be reviewed by City Staff:
 - Further design development of sunken plaza and improving relationship to Homer Street.
 - Further review of perforated panel material and functionality for supporting the plant growth. In particular, consider the metal on the south elevation in terms of heat.
 - Further design development of air intake and exhaust along on Georgia Street.

Related Commentary: The panel noted the significance of the site on the ceremonial spine of Georgia Street. The building was seen to be suitably iconic. The consideration of the appearance of the building at difference times of the day and the 'lantern' image at night was appreciated. It was noted that while it is not a large site or a large building, the project provides a strong parti and a strong presence with a high degree of architectural quality and detailing. It was noted that there has been much improvement to the public realm since the rezoning stage, particularly along Homer Street. Further development of the public realm along Georgia Street was encouraged. It was recommended by several panel members to revisit the sharp corner on Georgia Street and consider giving more space to the public realm, noting the foot of Georgia will become more of destination with future redevelopment under the North East False Creek Plan, and there will be increased pedestrian traffic. It was suggested that the platform and large signage occupied too much space at the corner. One member suggested that the café and water feature might be relocated from the lane to the street corner. Another member noted the water feature should be reconsidered for sustainability reasons.

It was recommended to further refine the edge of the sunken patio at the restaurant, such as providing a bench at the perimeter to negotiate the grade change and avoid rails and provide a sense of expansiveness to the open space.

The exhaust vent on the corner of the lane at Georgia should be deleted or relocated so as not to impact public space. The green wall efforts were appreciated. The metal panel is high quality and it was noted that it could exist on its own, but thriving plants would add to the building. It was again noted that planting strategy should be able to be maintained over time, and the applicant should carefully consider its appearance in winter. Drip irrigation should be provided. The leaves might become a maintenance concern. It was suggested to consider using fritted glass to reduce glare if not to screen clutter. It was noted that the building is challenging due to the extensive glazing but the energy model should demonstrate compliance.

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

There being no further business the meeting adjourned at 7:45 pm.