

**URBAN DESIGN PANEL MINUTES**

**DATE:** February 17<sup>th</sup>, 2021

**TIME:** 4:00 pm

**PLACE:** WebEx

**PRESENT:** MEMBERS OF THE URBAN DESIGN PANEL:

- Alan Davies
- Karenn Krangle
- Marie-Odile Marceau
- Michael Henderson
- Sydney Schwartz
- Walter Francl
- Margot Long
- Angela Enman
- Muneesh Sharma
- Adrien Rahbar
- Jennifer Stamp

**REGRETS:**  
Brittany Coughlin

**RECORDING SECRETARY:** M.Sem

---

ITEMS REVIEWED AT THIS MEETING	
1.	1837 E 11 <sup>th</sup> Avenue & 2631 Victoria Drive
2.	4949-5255 Heather Street & 657 W 37th Avenue (Heather Lands)

---

**BUSINESS MEETING** Chair, MR. HENDERSON, called the meeting to order at 4:00 p.m. and noted the presence of a quorum. The panel then considered applications as scheduled for presentation.

1. Address: 1837 E 11<sup>th</sup> Avenue & 2631 Victoria Drive  
Permit No. RZ-2020-00051  
To develop a 4-storey revitalized heritage house and a 6-storey residential building with 136 secured rental units over two levels of underground parking consisting of 43 vehicle spaces and 270 bicycle spaces. The proposed building height is 19.8 m (65.0 ft.), the total site area is 2704.6 sq. m (29,112 sq. ft.), and the floor space ratio (FSR) is 2.89. This application is being considered under the Grandview Woodland Community Plan.
- Zoning: RM-1 to CD-1  
Application Status: Rezoning Application  
Review: First  
Architect: RWA Architecture  
Delegation: Stanley Hsu, Architect  
Sophie Vanasse, Architect  
Oren Mizrahi, Landscape Architect,

Staff: Kent MacDougall & Ryan Dinh

---

**EVALUATION: Support with Recommendations (6 support, 5 non-support)**

**Introduction:**

Kent MacDougall, Rezoning Planner, introduced the project and outlined the rezoning policy, noting the project falls within the Grandview-Woodland Community Plan (GWCP), which directs development for the site. This site is within the 'Station Residential' sub-area of the Commercial-Broadway Station Precinct of the GWCP, which envisions a mix of 6- to 10-storey buildings, which achieve affordable housing objectives along with public realm improvements. The GWCP provides direction to consider two redevelopment scenarios along East 11th Avenue:

- Residential up to 10-storeys in height with a mixed tenure of either 50% market strata and 50% secured market rental for all residential floor area or 80% market strata and 20% social housing for all residential floor area; or
- Residential projects up to 6-storeys for 100% secured market rental housing.

The applicant has chosen the 6-storey option.

The application is proposing a 6-storey secured rental residential building and the retention, relocation, and refurbishing of a heritage home. The proposal consists of 136 secured rental residential units (133 units in the 6-storey building and 3 units in the heritage home). The existing on-site heritage home, currently listed in the Vancouver Heritage Register, is proposed to be relocated from its current location on-site along East 11th Avenue to the northeast corner of the site.

Development Planner Ryan Dinh noted that the site is located in proximity to the significant transit hub, and that the area comprises of small houses and some character streetscapes. The policy recommends the integration of heritage resources in the area in transformation to become a vibrant, accessible, and walkable, transit-oriented neighbourhood, to have an improve streetscape that's comfortable for anyone living, visiting or passing through area, and to increase opportunities to rent, own or live in different forms of housing. For the station residential area, the Plan recommends six storeys for 100% secured rental housing. There is no maximum building width identified. As a rule of thumb, staff recommend to incorporate breaks in massing for buildings with 150' wide or more.

The subject site has about 224' frontage and involves a retention/relocation of a Heritage B building to the North East corner. The development is located within the required setbacks with building frontage of 209'. The proposal includes ground-oriented units and common amenity spaces by front and rear entrances with effort to retain significant trees on site. The Heritage building is relocated to the North East corner with about 9' separation to the new building. With a long building frontage, the massing is articulated with projections and void, and material treatments. New building is two storeys higher than the Heritage building.

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

1. Does the Panel support the proposed form and massing in relation to the expectation of the Grandview Woodland Community Plan?
2. Comment on the proposed building form and massing in relation to:
  - a) Articulation of the front façade noting the long building frontage
  - b) Transition to the heritage building
3. Comment on the quality of outdoor amenity space
4. Additional advice that could further inform the design through the Development Permit process.

### **Applicant's Introductory Comments:**

Stanley Hsu, presented the site and context.

The project is situated at the corners of East 11<sup>th</sup> Ave and Victoria Dr. right between the Commercial-Broadway stations and a Trout Lake community centre .The immediate surrounding context including three or four stories apartment buildings and some single family residential on East 11<sup>th</sup> Ave.

The site consists of eight lots with the city lanes and portions of the lanes and Victoria Dr., with the dedicated four lane.

In addition, there is a Class B, three and a half stories heritage building that will be restored and relocated to the northeast corner of the site.

The project is located in the commercial Broadway station precinct of the Grandview Woodland community.

The vision is to build a structural efficient six-story wood frame building. That would be 100% rental and using a simple geometry and articulations to achieve the high-energy performance.

The centralized common amenity around the elevator entry will provide direct connections from the front of the buildings to the outdoors common amenity immediately to the back, and to promote interactions that are more social

Sophie Vanasse, presented the massing and development

In order to achieve an efficient story wood frame building. We started with a simple form with the same unit that came all the way up from level one to level six. So this compact design allows for a very energy efficient building that is also challenging from an architectural point of view.

First, introduced the white frame from level two to level four to create an horizontal edge, similar to the adjacent buildings, and to reduce the overall street wall height. Some portions of that wireframe are recessed to break up the length of the building. The middle part is set back to mark the entrance and to preserve the existing tree on East 11th Avenue.

Regarding the upper floors are setbacks, the main setback facing East 11th Avenue helps strengthen the white frame outline at level four, and at the back along Victoria Dr. it makes the new building, relates to the Heritage House, and provide more daylight between buildings. Finally, a vertical grid is introduced along the horizontal balcony in front of a contrasting background color to add some depth to the facade.

The white frames are really the elements shaping them building. The other more contemporary look and they are made of white cementitious panels with glass railings. In contrast, the rest of the building relates more to the neighboring houses and the rehabilitate Carmel Residence. There are darker shingles from level two to level six, and the balcony railings are black metal.

Oren Mizrahi, Landscape Architect presented the landscape of the project.

This project considered livability as a primary driver of amenity spaces and how to create spaces for renters to spill over into in great community partners. A combination of the Heritage House and the existing trees on site that are integrating into the landscape.

The amenity spaces to the north are shady.

Regarding the fourth floor garden, it will have outdoor seating and painting, circulation through in terms of if people are moving in or out, as well as access to the Heritage House on East 11<sup>th</sup> Ave.

The amenity lounge is meant to be a spillover. It is space that could be used for events and workspace. The patio is sheltered from the street by a tree with a bar that runs down the length of it, making it more contemplated in nature. Along the street frontage, there is the public realm on Victoria and 11<sup>th</sup> at the corner pocket seating area that also ties into an accessible ramp into, into the main building.

In addition, on the fourth floor and towards the rear of the property increasing steps with retaining edges. The materials palette is quite natural with the field pickets and wood, very simple material palette with painting to create more of a neutral background to go with the forest floor.

---

The planning and applicant team then took questions from the panel.

**Panel's Consensus on Key Aspects Needing Improvement:**

Having reviewed the project, it was moved by **MR. FRANCL** and seconded by **MR. SHARMA** and was the decision of the Urban Design Panel:

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

- Design development to massing to counter-act monolithic appearance, consider application of materials as a further measure to break down the mass.
- Explore providing vertical relief to the long elevations at the front and back.
- Explore various roofline or other building elements to break down monolithic appearance.
- Explore moving the building south to provide relief to the heritage building and improve the outdoor amenity space.
- Design development to reduce massing to fit both buildings appropriately on site.
- Review livability of main building suite and heritage suites at the corner, with respect to overlook and light access.
- Consider roof top amenity.

**Panel Commentary:**

- General support for the form and massing.
- Appreciate Heritage House gives development connection to the past
- The lowered scale compared to the earlier submission is an improvement to the street context and bringing the height down I think is a positive aspect of it.
- Regarding, the monolithic nature suggest consideration of greater variation in the roofline, so it is not so flat and cut off.
- Regarding the articulation the front façade. The flatness of the project could be helped with a bit of a roofline study and segmenting the building form to reduce the apparent mass in terms of vertical orientations.
- Wide cladding balcony structure emphasizes the horizontality of the building to reverse that and give it some verticality may break down the massing of the building rather than dividing it horizontally.
- Suggest looking at a more unified composition of the north and south. The south facades seem quite differently expressed and if there was a way to tie them together.
- There is a lack of transition to the heritage building and legibility of the residential forms and it feels like the house is being pushed to the margins at the edge of the site. Encourage the applicant to look at design development to improve the integration of these two forms. This would partially address the concerns of livability, privacy, and architectural clarity and look

- at massing revisions of the northeast corner of the six storey building form and focus on the study of the void in between those buildings, rather than putting up close to each other.
- studying of the shifting the building to the north to activate the front and play down the rear open area
  - Regarding the rooftop amenity, suggest bringing a partial area of the building down to five storeys that could be a possibility for a children's play area.
  - Regarding the entry, suggest a small stair access to those decks to help to mitigate the linearity of the expression with the elements.
  - Appreciate the building has come down from 11 stories to six stories.
  - Heritage building does not seem to be working for the site and heritage building was loses so much of its integrity as a heritage building.
  - Suggest improving the transition to the heritage house as it looks wedged in and will be in shadow most of the time.
  - Concerns with livability of the units including the land, lack of the side yard space, and unit on the main floor has very few windows, with none on the south side and will be dark most of the time.
  - Concerns with the maintenance of the wood surfaces so they don't get slippery
  - To consider moving the amenity lounge and patio to the southwest corner of the building or put the amenity space on the first level of the ground floor.
  - Regarding the front facade, it remains a long facade, with minimal articulation
  - Appreciate the sustainability strategy and tree retention.
  - Suggest adding some lawn space as amenity space.
  - Main concern is the closeness of the heritage house.
  - The entrance is minimal and could be extended as a vertical element to help break up the length and make the entrance more prominent.
  - The change in scale is very abrupt
  - The garden to the north is too much in the shade and not many people would gather there. Suggest an amenity that is more active to mitigate the coolness of it being in the shade.
  - Appreciate the proximity of the south facing amenity room and patio.
  - Suggest the entrance being on the southwest corner
  - Encourage more opportunity for engagement on the public realm or ground plane.
  - Suggest more seating and lighting on the public realm.
  - Suggest fully accessible units for rentals.
  - Suggest increase setback in some of the mass in density can be shifted further away from Victoria Dr. as building looks lost.
  - Further the articulation of the front façade.
  - There were concerns with the lack of articulation along the lane and along the west elevation and how the materials are applied that have the building looking monolithic
  - Consider exploring height relaxation for common access to rooftop.
  - The use of cladding materials the full height of the building and then using the lighter colors for the frames that popped out of windows, and roof top expression with the overhang, it makes the building bulkier than it is. Suggest, reconsider the choice and application of materials.
  - Locating a loading and garbage in the parkade might free up some ground level that could be used to meet for slightly larger outdoor amenity space, as it currently seems minimal.

- The indoor amenity space located on the east side of the entrance would improve the privacy of those units not having them in front of the ramp.
- Suggest looking at having street access to the ground floor units on East 11<sup>th</sup> Ave.
- Panel noted the massing is supportable but it is too long as a single building volume. Encourage proper articulation of the building mass.
- Panel noted there is currently a patio space off the amenity space and could there be some way to direct the ramp to bring the volume of the building, the eastern half of the building forward to the setback line and give a little more space to the heritage building. Currently, it is not nine feet but given the volume, it dominates and pinch too tight with the heritage building.
- Regarding the extent of the building at the roofline, it has a uniform roof overhang that wraps all the way around. Panel suggest hiding the break of the horizontal line of the roof with a vertical projection through the line.
- Panel noted the rear façade that there are monolithic six storeys where ground to roof there is no changing material. Panel suggest looking for some definition of the base story of the other building on the ground plane relative to the rest of the building.
- Panel noted the private space that the public amenity space has provided is really well handled.
- Panel encourage looking at providing some child play space potentially on the roof
- Panel appreciates the amenity space that is provided and its south facing orientation as it is the only sunshine available to the residents who are living on the north side of the building.
- Panel suggest pushing back the western edge of the building a bit further.
- Court yard could benefit from some more programming, Panel suggest switching the location of the amenity space by having the lounge front the courtyard and switching the gym with the amenity lounge.
- There is a disconnect between the massing and what the architectural features are according to do and suggest reviewing the orientation of the horizontals and looking at more vertical expressions would assist in breaking up that massing.
- Panel noted massing is very monolithic in appearance
- Panel noted the roofline would be an opportunity to also explore subtle ways of kind of breaking up the mass of the building or providing some visual interest so that it actually does not look quite as massive.
- Panel noted the heritage building, particularly around livability and appropriateness of the suite in that building in their current state and outdoor space. Panel would like to see a way to transition the front yard into more ground oriented access on that on that street front and that would help break up and would provide some opportunities for some architectural expression.
- Regarding Outdoor space, transition the front yard into more ground-oriented access on that street front to provide architectural expression.
- Encourage a creative review of the ramp i.e. grading opportunity that exists

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

2. Address: 4949-5255 Heather Street & 657 W 37<sup>th</sup> Avenue (Heather Lands)  
 Permit No.: RZ-2020-00048  
 Description: The proposal is for a master-planned redevelopment of the 21-acre site with buildings between 3 and 28 storeys, a childcare facility, a school, a park and public open space, office space, retail space, and a cultural centre.
- Zoning: CD-1 (80) and CD-1 (52A) to a new CD-1 under the Heather Lands Policy  
 Application Status: Rezoning Application  
 Review: Second (First as RZ)  
 Architect: DIALOG  
 Delegation: Martin Nielsen, Principal DIALOG  
 Emma Artis, Architect DIALOG  
 Michele Campbell, Landscape Designer, DIALOG  
 Brady Dunlop, Principal DIALOG  
 Joost Bakker, Principal DIALOG  
 Jill Robertson, Landscape Architect DIALOG  
 Chantelle Lupieri, Architectural Designer DIALOG  
 Dennis Thomas, Tseil-Waututh Cultural Liaison  
 Adrienne Charlie, Squamish Cultural Liaison  
 Charleen Grant, Musqueam Cultural Liaison  
 Brennan Cook, MST Development Corporation  
 Deana Grinnel, Canada Lands Company  
 Elisa Campbell, Canada Lands Company  
 John Burke, Canada Lands Company  
 Tyler Thomson, Engineer, Bunt & Associates  
 Laurel Morgan, Engineer, KWL  
 Craig Burns, Principle Architecture

Staff: Zak Bennett & Susan Chang

---

**EVALUATION: Support with No Recommendations (11 Support)**

**Introduction:**

Zak Bennett, Rezoning Planner, noted the site is over 21 acres, bounded by 33<sup>rd</sup>, 37<sup>th</sup> Avenues, and located one block west of Cambie. It was the long-time headquarters of the RCMP's 'E' Division, which vacated the site in 2013. There are two new temporary modular housing buildings on the site, as well as the Fairmont building, which dates from 1914. The existing zoning in the area is predominantly a mix of RS-1 and CD-1. The majority of the CD-1 zones are recent buildings from the past decade built along Cambie Street. The other significant CD-1 sites are St. Vincent's and Children's and Women's Hospital to the north not covered in the Cambie Plan. Cambie Corridor Plan allows consideration of up to 18-storeys to the south. 3.5 and 4 storeys with commercial at 33<sup>rd</sup>/Heather. To the east and west, the Plan considers heights of 4-6 storeys. The site is close to Oak Meadow Park (11.7 ac), VanDusen Garden, and Queen Elizabeth Park (130 ac). Nearby schools, include Eric Hamber Secondary, Ecole Jules-Verne and Rose-des-Vents. Within a 10-15 minute walk of the site are the Oakridge-41st Canada Line station, Oakridge Centre mall, and the Oakridge Transit Centre (OTC) approved in December 2020.



There are two policies that apply: the Heather Lands Policy Statement and the July 23, 2019 Issues Report entitled “Direction for Intensification of Large Sites to include Moderate Income Rental Housing”. The Heather Lands Policy Statement is a guiding document that establishes planning principles and policies for the site across a range of topics. The Policy Statement was developed over a year and a half through a comprehensive process including public engagement and review by Council committees, technical staff review and consideration for aspirations of the landowners, the MST Nations and CLC. As part of the process, staff held a workshop with UDP to seek advice on development of the plan in November 2017. The Policy Statement had public support and was unanimously approved by Council in May 2018. The policy, in support of reconciliation and the MST Nation, includes the removal of the Fairmont building from the site. Staff will report back to Council with a feasibility study, including costs, evaluation of potential sites and a potential contribution for relocation. If a receiver site cannot be identified within the allowed timeframe, then the building will be demolished. It is expected that the Heather Lands will incorporate opportunities for storytelling & interpretation, and this is reflected in the rezoning application. The July 2019 Issues Report enables the inclusion of moderate-income rental housing in response to Council direction on the ongoing housing affordability crisis within Vancouver. This Issues Report includes consideration of up to 10% additional density for rental housing, including moderate income rental, as well as consideration of additional height.

Development Planner, Susan Chang noted that as a phased master plan rezoning and given the scale of the proposal, a lower level of resolution is shown. This is intended as an indicative framework for future design development with individual projects anticipated to return to Urban Design Panel at the development permit application stage. The proposal is primarily a high-density residential neighbourhood, which frame 4.6 acres of public park and open space. The site is organized around the forest trail within the park, providing a major north-south open space connection, and referencing the historical trails of the First Nations peoples. Significant trees or tree groupings will be retained in the park as well as the site. A new east-west connection will extend W 35<sup>th</sup> Ave, which is anticipated to be the main vehicular access from Cambie St., linking the site to Queen Elizabeth Park to the east and VanDusen Botanical Gardens and Oak Meadows Park. There will be a 5m setback on both sides of the street and 50% of this setback will be planted and is envisioned as a pollinator corridor. Heather Street between W 35<sup>th</sup> and 37<sup>th</sup> will be closed to vehicular traffic and serve as a ROW bike lanes and pedestrians.

Following the principles and built form guidelines set out in the Heather Lands Policy Statement, Key points include: the taller buildings are to be located centrally on the site, with tower placement to minimize shadowing on the park and impacts to surrounding development as well as to create an expressive and varied skyline with ground oriented units framing parks and open spaces and mid-rise buildings framing streets. Key changes since the policy statement to accommodate the 10% moderate income rental as well as additional office space include relocation of the cultural centre and removal of 6 storey building on W 33<sup>rd</sup>, incremental height and podium increases and building configuration adjusted east of the park trail. Maximum height is increased from 24 from the Policy to 28 storeys.

A previous panel reviewed three conceptual site plans at a UDP workshop (Nov. 2017) - Notable comments include:

- Consider First nations cultural concept as inherent in the form and to build around cultural values.
- Integrate nature into the built form, forest path to knit the streets together.
- The cultural centre should be a separate building so it has its own form and identity.

Shadow studies at spring and fall equinox have been provided with toned areas indicating policy and dashed showing a more developed proposal with 10% increase in density.

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

1. Does the Panel support the proposed form of development including:
  - distribution of height
  - site density
2. Quality of open spaces: cultural plaza, semi-public courtyards, retail passage in terms of:
  - Configuration to optimize solar access
  - Welcoming and encouraging gatherings
3. Site edge conditions and entry points:
  - Northwest corner at park entry and public realm on 33<sup>rd</sup> Ave.
  - Site entry along W. 35<sup>th</sup> from Cambie
4. Preliminary comments or guiding principles to be incorporated into guidelines.

#### **Applicant's Introductory Comments:**

The rezoning submission builds on the important work of the policy statement vision for a new neighborhood that will be a place welcoming to all: all people, all cultures, and a place where the traditions, cultures and values of the Musqueam, Squamish and Tsleil-Waututh (MST) First Nations are celebrated and integrated into all aspects of the design. Central to our design process was an extensive outreach and engagement with the communities of the three Nations, led by our cultural liaisons, Charleen Grant, Adrienne Charlie and Dennis Thomas. In addition, with guidance and input from the Canada Lands Company (CLC) and MST partnership, we hosted workshops in each of the three MST communities. What we heard was then documented in the Cultural Interpretive Plan. The stories, ideas and teachings, which were shared by MST Elders, knowledge keepers and community members, are at the heart of the cultural interpretive plan. The four elements of life, water, earth, wind, and fire, organize what we heard and give guidance to the stories that were the foundation of the cultural interpretive plan and framework along with the MST values and the four overarching design principles.

The central organizing principle is the forest trail, framed around the retention of mature trees on site and weaving of open space throughout the plan. The site is the high point in the area and actually drains towards two watersheds, False Creek to the north and the Fraser River to the south with the Heather Lands as roughly the delineating north south ridgeline of the site that divides drainage areas. The public park is anticipated to be owned by the MST Partnership and maintained by the City of Vancouver. The Applicant's landscape team developed four eco-zones for the park that draws inspiration from the existing landscape and topography. There is a coniferous forest to the north, a wild orchard and berry garden as we move south towards 35th and a mix of oak meadow riparian woodland and forest conifer in the large marketplace. The 21-acre site is further organized around character areas or precincts. Starting at the north, there is the drumbeat heart, anchored by the cultural centre and adjacent plaza that can be programmed for ceremonies and potentially for an outdoor market and the 74-space childcare centre. Next is homes in the forest. The design elements in this area are focused on a vertical facade emphasis, neutral colors for cladding, and outdoor balconies that are incorporated into the mass and contained within the envelope rather than projected outward. At the southwest corner of the site is a one-acre parcel that would be leased by CSF, a Francophone school. Going east, there are homes in the village, will most likely be the first phase of development with a mix of market, social and rental housing and will be a diverse, vibrant community with a distinct architectural

character that is extroverted and expressive, with projecting balconies and landscape treatment that extends up into the building elevations punctuated with bright colors. Finally, the spiritual centre of the neighborhood is the meeting point. This is a symbolic three-way intersection at the high point of the site framed by welcome poles from each of the three Nations and an integrated painting pattern inspired by MST. Signature towers frame the meeting point and views to the North Shore mountains and the two towers are the tallest buildings on the site and will be designed to reference the Two Sisters Peaks with expressive facades and balcony treatments. The guidelines include the opportunity to communicate the cultural identity of MST arts and cultural themes and draw inspiration from nature. In addition, there will be an emphasis on landscape as a kind of connective fabric that is expressed in building facades. Important design aspects include street facing balconies and mixes of smaller scale retail units, pops of colour and art and the finer grain design elements.

The planning and applicant team then took questions from the panel.

#### **Panel's Consensus on Key Aspects Needing Improvement:**

Having reviewed the project, it was moved by **MR. FRANCL** and seconded by **MS. MARCEAU**: and, the decision of the Urban Design Panel was:

THAT the Panel **SUPPORTS** the project and asks the applicant team to consider the comments in the minutes. There are no conditions.

#### **Panel Commentary:**

Panel members acknowledged and commended the applicant team in collaboration with the City for inspirational, unique project speaking to thousands of years of history. Project is a great reflection of partnership of CLC and MST as a model for development. Panel supports distribution of height and density and how affordability has been balanced and inclusive in the proposal. The forest trail is profound and reimagining 35<sup>th</sup> passage as pollinator corridor as well as insertion into existing grid is well executed. Park space forming development rather than the other way around is spectacular. How site is divided into neighbor character areas and expression per areas is also appreciated as well as rooftop amenities. The cultural centre and Plaza associated works well with the retail configuration and is appropriately assembled at the one corner rather than dispersed through the site although built at an earlier phase would be more welcome. Retail passage could open more to Cultural Centre and allow more solar access.

The pedestrian gateway at 37th and Heather Street right-of-way is appreciated and suggests a similar level of detail for entry at 33<sup>rd</sup> and the forest trail at the northwest corner. At the site entry along W 35<sup>th</sup> Ave and Cambie, the Panel suggests more attention to announce the presence of entering this special site and consider adding some more public space there.

Some Panel members suggested a more pronounced peak but also buildings I1 and G2 could improve shadow performance with building sculpting for 4p equinox and B2 could expose park to more sunshine. Other comments included terraced podium expression could be carried over to other buildings to reflect topography as some more transition of height would be welcome. The gathering spaces work very well, in terms of being inclusive in appropriate locations for gathering but small children's area are sheltered that are shaded and would be nice to see sunlight in these areas on buildings B and C.

Guidelines should avoid being overly prescriptive and respond to ongoing evolution over the next 10-15 years. Precedent images showing strong architectural vocabulary with articulation, terracing so will look forward to future development. Appreciate that there is a lot of good solid, energy efficient sustainable design guidelines incorporated but consider opportunities for a greater commitment to low energy design as well as consider regenerative design. The Panel noted there is lots of density going into neighbourhood and understanding the timing of a potential transit station at 33<sup>rd</sup> and Cambie is important.

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