

URBAN DESIGN PANEL MINUTES

DATE: April 27, 2022

TIME: 3:00 pm

PLACE: Webex

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:

Brian Wakelin	
Kelly Lee	Excused item 1
Scott Romses	Excused item 1 & 2
Jennifer Stamp	
Adrian Rahbar	
Brittany Coughlin	Excused item 2
Jesse Gregson	Excused item 1
Jane Vorbrodt	Excused item 1

REGRETS:

Clinton Cuddington
Alyssa Koehn
Amina Yasin

RECORDING

SECRETARY: K. Cermeno

ITEMS REVIEWED AT THIS MEETING

1. 791 W Georgia Street
2. 1210 Seymour Street
3. 750 Pacific Boulevard (Plaza of Nations)

Chair Brian Wakelin called the meeting to order at 3:05pm. The panel then considered applications as scheduled for presentation.

1. Address: 791 W Georgia Street
Permit No. DP-2021-01096
Description: A major renovation of the existing 29-storey hotel building (Four Seasons Hotel), including all exterior facades, additional floor area of 466m² changes to rooftop mechanical enclosure, and two levels of underground parking with 2,152 vehicle parking spaces accessed from Howe Street. The building height is approximately 95 m (311 ft.) from base surface. The total floor area is 36,190 m² (389,531 sq. ft.)
Zoning: CD-1
Application Status: Complete Development Application
Architect: Zeidler Architecture
Staff: David Cha
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EVALUATION: Reviewed with Recommendations

Planner's Introduction:

Development planner, David Cha, began by noting that the scope of work is a major renovation of the existing tower and podium of the previous Four Seasons Hotel building. The exterior alteration includes complete new façade for the tower and podium along with redesign of the tower crown to conceal the new rooftop equipment. The interior alteration includes complete new interior layout along with upgrades to seismic, mechanical and electrical systems. There is no change to the proposed use.

Mr. Cha noted that Staff are bringing this application forward to UDP for the advisory input given the high profile location in the Central Business District within the downtown core. The alterations to the existing building are considered significant including changes to the architectural expression as a result of complete new exterior envelope upgrades.

Mr. Cha presented the site context, CD-1 by-law & council approvals and the applicable policy & guidelines, which stresses the importance in 'pedestrian interest with enriched public realm', 'exemplary architecture' given the significance of the location and 'CPTED' considerations.

Mr. Cha then presented the side-by-side comparisons of the existing and the new proposal showing a proposed tower and podium expression, porte-cochere and inset covered walkway condition.

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

1. Please comment on the quality of the public realm interface, particularly at the porte-cochere and inset covered walkway section along Howe Street.
 2. Please comment on the architectural expression, articulation and material treatment of the proposed tower and podium with relationship to the surrounding context.
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Applicant's Introductory Comments:

The applicant began by describing the proposal's intent to reverse the organization of the podium functions internally and the back of house and the public hotel programs on the upper 2 levels of the podium have been flipped creating a much more open space with transparency along Howe St.

The applicant noted that there is a significant seismic upgrade being done to the tower and all of the existing precast facades will be removed and replaced with high performance metal and curtain wall glazing system.

The applicant noted that the massing of the podium steps slightly upward from the new green wall at the new rotunda pavilion (under construction) to allow for depth of planting and landscaping.

The applicant noted that particular attention was added to the proposed porte-cochere to make it brighter with enhanced lighting strategy and improve the pedestrian link and opening up views to the Vancouver Art Gallery North Plaza and vice versa. The existing planters along the street are being removed to allow for new stairs and a more accessible route and entrance. The facades and podium will be more transparent than the existing condition.

The applicant then mentioned that the proposal aims to open up a lot of activities on Howe St and at the corner on Dunsmuir St. The owner has decided to upgrade the inset covered walkway area in the UDP submission even though this area is in the different ownership structure.

Some highlights of the project are the following:

- A double height pre-function space for the Ballroom at the corner of Dunsmuir and Howe Street;
- A reconfiguration of the crown of the building;
- A lobby lounge with a restaurant, lounge and bar on level 1;
- Level 3 includes a spa, gym, and meeting areas;
- Rooftop is an amenity space with renovated pool deck/pavilion and events space;
- The building is a high performance building with an efficient mechanical system.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project it was moved by **MS. STAMP** and seconded by **MS. COUGHLIN**. THAT the Panel **REVIEWED** the project with the following consensus recommendations to City Staff:

- Consider design development of the porte-cochere and podium material expression to strengthen the overall concept.

Note: The Panel did not reach quorum at the meeting on April 27th, 2022. Therefore the recommendations are included for this proposal (without a recorded vote) as informational only.

Related Commentary:

The panel members were generally supportive of the project. Panel commented that:

- The project is an excellent rework of a grim building.
- That the Porte-Cochere is more open and welcoming.
- That the architectural expression, proportions, materiality and crown features of the building are an improvement compared to the original building.
- The exterior lighting quality is high and is integral to the design concept.

Individual Panel members comments included:

The Parti of the scheme is very elegant.

There is a lot more activation on the street.

Appreciate that there is a lot more 'eyes on the street.'

The interface of the public realm is improved when you get to the Porte-Cochere where you enter and exit. Placing the stairs at the main entry is an improvement it is a lot more welcoming to the public realm.

Happy to hear that lighting consultant is on board, enhanced lighting strategy is an important aspect of the project for CPTED considerations and for the public realm.

Removing the solid podium wall on Howe St is a success, it changes the way the building sits on the property line, and improves the pedestrian experience and eyes to the street.

The top of the tower is an improvement.

Further finesse and design development of the materials that is more integrated with the Parti, and perhaps simplified in the Porte-Cochere, would make the project stronger.

The proposed Porte-Cochere feels inverted and not aligned with the overall Parti. The Porte-Cochere should be more public and generous.

The stair expression at the Porte-Cochere facing the street feels introverted, secretive and concealing.

The podium expression could be further simplified. The quantity of materials and number of design moves do not speak to the simplicity of the overall Parti.

Consider triple glazing as this may reduce the heating and cooling requirements of the building. Consider passive cooling and resiliency strategies.

The applicant team then took questions from the panel.

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

2.	Address:	1210 Seymour Street
	Permit No.	DP-2022-00227
	Description:	To develop a nine-storeys mixed-use Building with retail at grade and 112 Social Housing Units above, all over one level of underground parking having vehicular access from the rear lane. The proposal is under the Downtown District Official Development Plan (DDODP) having an approximate floor area of 74,769 sq.f., and an approximate height of 99.43ft.
	Zoning:	DD
	Application Status:	Complete Development Application
	Architect:	ZGF Architects
	Staff:	Hamed Ghasemi & Paul Cheng

EVALUATION: Support with Recommendations 6-0

• Introduction:

Senior Development Planner, Paul Cheng, began the presentation with an opening speech about the history of the proposal.

Development Planner, Hamed Ghasemi, began by noting, this is an application located at 1210 Seymour Street, a social housing project under current zoning in Downtown Vancouver.

Zoning:

This site is located at the southeast corner of Seymour Street and Davie Street. Zoning is DD for the site and most of the context and to the east, from Homer Street, there are HA-3 sites. The site has frontage of 120 feet along Davie Street and 125 feet along Seymour Street.

DP Proposal:

The site area is about 14,995 sq.ft and the proposal has an FSR of 4.99 and height of approximately 105 feet. There are three commercial units on the ground floor with 112 social housing units above. 20% of the units are family units and 5% of the units are accessible one-bedroom units. Parking is located underground and the project is targeting passive house certification.

Context:

The site is surrounded by taller buildings. To the northwest, Brava Towers are 26 and 33 storeys. To the west, there is a four-storey mixed use building. To the south. The Place tower is 20 storey with three-storey townhouse podium. To the east, Eden Tower is 25 storey with three-storey mixed-use podium. And, to the north is Emery Barnes Park.

Emery Barnes Park:

Emery Barnes Park is not a pre-planned park but rather a new park in between high-density buildings. The park used to be one-storey retail buildings with surface parking. The park was developed in three phases. The first phase was east portion of the park facing Richards Street and was completed in 2003. The second phase was the west portion facing Seymour Street and was completed in 2010. The last phase was the southwest portion of the park and was completed in 2012.

The park planning consists of four major pieces. The north of the park has an off-leash dog park. The east portion is for water features and seating areas. The central piece of the park hosts the majority of the activities including children's play area, seating spaces, open lawn, and oval pedestrian path. The southwest portion was designed as an entry plaza, a pedestrian gateway to the park and is a place for social interaction.

Policy and Guidelines:

The site is zoned DD and follows DDODP and the applicable guidelines is Downtown South guidelines. The key objectives of Downtown South are:

- Neighborhood Character must be created rather than borrowed.
- Focus on parkland and shopping streets
- Strong street edge definition
- Retail use continuity on Davie Street

The built form in area L1 of the DDODP is:

- Height: Up to 70 feet, Social Housing 120 feet
- Density: Max 3.0, Social Housing 5.0 FSR

Urban Design provisions are as follows:

- Sunlight access for parks, open space, and Davie Street
- Low rise street enclosure
- Compact upper floor massing

Form of Development:

The recommended form of development in DDODP is height of 70 feet for a regular project and for social housing 120 feet with provision of 40 feet setback from the interior property line above the 70 feet height. If we follow this recommendation, the massing will shadow the north sidewalk of Davie Street and Emery Barnes Park. Therefore, the design strategy is how to minimize the shadow on Emery Barnes Park. To achieve that, the height has been reduced to less than what is allowed under DDODP and the rear upper setback has been brought to the front of the building to push the massing away from the park.

With this approach, the upper massing of the building above 70 feet will still have more than 80 feet separation from The Place Tower to the south and about 67 feet separation from the Eden Tower on the opposite side of the lane. However, an HAD study confirms that with a 67 feet separation, all the units above 70 feet in both buildings can still meet the HAD requirements of 80 feet.

Proposal:

The proposal meets the front setback requirements along both Davie Street and Seymour Street. As this is a corner site, commercial spaces are provided facing both streets and a residential lobby is located along Seymour Streets. The lane side hosts the required services on the site.

Above the commercial floor, the massing is setback 8 feet from the lane and 4 feet from the interior property line. To note, there are residential units facing the interior property line below the 70 feet datum. However, these units are separated by about 24 feet from the podium of the adjacent building.

The proposal provides street frontage for commercial areas in forms of outdoor patios and display areas. The corner of Davie Street and Seymour Street has been setback more to enhance the public realm by providing green spaces.

The indoor amenity is located on the 7th floor accompanied by a small out door amenity. A larger outdoor amenity is located on the 8th floor. These outdoor spaces are the open spaces that were released from the rear of the building and brought forward to relate to Emery Barnes Park.

Shadow Study:

A year-round shadow study demonstrates that there is no shadow impact on Emery Barnes Park on winter/summer solstice. The shadow study on fall equinox shows that the shadow starts encroaching into the park from 2 PM and at 4:30 PM the shadow will crawl about 65' into the park but does not significantly contact the open lawn in the center of the park. Most of the shadow will be hidden underneath the shadow of The Place tower, south of the site.

Advice from the Panel on this application is sought on:

1. Given the height of the proposed building is less than what DDODP anticipates for social housing projects, please comment on the success of the proposal with respect to providing balance in minimizing shadow impacts on Emery Barnes Park;
2. Please provide feedback on the quality of proposed public realm interfaces;
3. Please comment on the architectural expression in terms of articulation and materiality.

- **Applicant's Introductory Comments:**

The goal of the project is to provide a mix of affordable homes across the city. The site is located at the junction of Seymour and Davie St with a short walk to transit and the seawall along with other amenities in the downtown core.

There are 112 units of mixed sizes spread over a 9 story concrete frame building. There are 9 parking stalls and 211 bike parking stalls.

Project objectives include passing passive house objectives, low VOC materials, connecting the indoor and outdoor amenities and building a community.

Design rationale of the building include commercial use along Davie St and the residential entry on the Seymour side.

Other goals include porosity at the public realm, activate the CRUs, and create a positive relationship to Emery Barnes Park.

The facades are activated by monolithic forms as the building is small in its context. Materials of the building include panels that are durable and long lasting. A lot of the articulation expression is in the density of the panels used.

The landscape design is on the ground plane and the roofs. The design tries to expand the sidewalk with durable paving and planting to break down the corner. The planters have been raised to create a bit of separation to the street.

Level 7 amenity is the smaller of the amenities with an active social space which is connected to an indoor amenity space.

Level 8 amenity is larger and more passive space with urban agriculture and large seat decks to take advantage of the overlook to the park.

The intent is to create a positive relationship with the building and Davie St.

There will be some residential units that connect to patios.

The landscape will employ contemporary material and furnishings.

The 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. GREGSON** and **MS. LEE** 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:

- Ensure design development of the architectural expression of the building at the corner of Davie St. and Seymour St. through materiality, articulation, and window expression;
- Improve indoor and outdoor amenity continuity by locating the indoor amenity on the 8th floor or providing external connection between the outdoor amenities;
- Design development of exterior material detailing with consideration for durability and texture appearance of metal cladding .

Related Commentary:

Panel commented that:

There was support for the project

The shadow impact on the adjacent park is acceptable and manageable.

The architectural expression was generally supported, there was some concern with the skin however, others noted the color choice is acceptable and matches well.

The interior and exterior amenity should be located on to level eight.

so there is an indoor and outdoor connection

There was support for the overall treatment of the ground plane.

-The corner at Seymour and Davie is quite important at this intersection but in the current design comes across quiet. Consider celebrating this corner more with refinement and animation.

Individual Panel members comments included:

The livability of the units, particularly the deep studios need design development.

The elevations presented in the development permit package are not successful and require design development.

The landscape at the public realm interface is appropriate.

Continuous weather protection such as a canopy at the public realm would be beneficial.

Corrugated metal is interesting and suggest using a panelized version.

The material palette comes across as too subdued. The details on the renderings come across as outdated.

Consider a green roof.

Consider simplification of the windows to successfully achieve sustainability goals.

Consider the effectiveness of ventilation through a glass guard on a Juliet balcony.

Applicant's Response: The applicant team thanked to recognize the challenges and for their comments.

3. Address: 750 Pacific Boulevard (Plaza of Nations)
 Permit No. DP-2021-00830
 Description: To develop a 28-storey mixed-used building, consisting of 648 market residential dwelling units and 180 social housing dwelling units, with 16,451m² (177,077 ft²) of commercial space at grade; all over five levels of underground parking, including 1,125 parking spaces and 1,779 bicycle spaces. The floor space ratio is 16.46, and the floor area is 93,696 m² (1,008,530 ft²).
 Zoning: CD-1
 Application Status: Complete Development Application
 Architect: Francl Architecture Inc.
 Staff: Hiroko Kobayashi

EVALUATION: SUPPORT with RECOMMENDATIONS (7/0)

- **Introduction:**

Development planner, Hiroko Kobayashi, began presenting the existing urban design character and context, this DP application is at 750 Pacific Blvd. located at the current Plaza of Nations complex site, on the southeast of BC Place known as Sub-Area 6B in the *Northeast False Creek Plan*. The application proposed a mixed-use development comprised of three blocks of buildings: with two blocks set on either side of a community central plaza and one along the seawall.

This DP application is for the phase 1 / block A, commercial uses are proposed at grade and office spaces above. Upper floors are residential uses, including 20% of floor area as social housing units. 5 storeys of underground parking is also proposed. For future DP applications, Community and civic facilities are proposed in the eastern building block B as a Phase 2, to include a civic Centre and a music presentation Centre along with residential units and social housing. Phase 3 Block C is Retail commercial at grade and Market residential units above.

The rezoning amendment supports a total floor area of 181,625 sq.m. over three subareas. And social housing minimum 20% of floor area within phase 1 and 2, which 29,820 sq.m. in total are permitted. The maximum height is 85.30m due to the view cone restrictions and this DP application generally compiles with CD-1 By-Law.

This proposal has reviewed at RZ application stage, and a preliminary DP which is a stage between the rezoning and the subsequent DP processes.

The level of details at PDP stage was still at a master planning stage so comprehensive design development should be achieved at this DP application stage.

- Design development to provide further articulation of the building such as they read distinctly but exhibit a familiar relationship. This is tied to demonstrating unique architectural expression. Further articulation would apply to not just the Pacific Boulevard elevation but other portions of the development;
- Design development to the ecological story and the sustainability strategies;

- Consider ease of maintenance to those green spaces so they contribute to the legacy of the project (i.e. green parameter planters and terraces).

Ms. Kobayashi then presented the proposed building expressions and massing articulations and highlighted the design progression from PDP to this DP application response to the *Design Guidelines*.

Building massing and building typology: Situated adjacent to BC Place, the Plaza of Nations massing has been sculpted to create a bow-like form to preserve views from False Creek.

The Terraced Form: Inspired by the mountain range overlooking Vancouver and apart from the standard tower and podium typology and provide terraces on every level allowing residents and visitors direct access to greenery.

Vertical Green: Provides a network of natural environments extending from the water's edge. (with comparing images from PDP and this DP application) The terraced typology allows the mass of the building to be broken down into a finer grain. This can be achieved in a variety of ways with either vertical or horizontal expression that can break up the expansive façades generated by the long wings of the blocks, The Facades of the building should be diverse and a fine grain character, by shifting terraces, varying balcony patterns, texturing façade treatments. Provide breaks in mass with elements of varying scales, voids, projections and cantilevers The massing progression from PDP to this current DP demonstrates the larger podium massing was introduced at western edge of a townhouse complex, and eastern block massing does not carry though the terracing typology, therefore eastern edge is now slightly encroaching from the bow shape parameter.

And then presented the public realm spaces: The open space and streetscapes in the Plaza of Nations, respond to *NEFC plan* and design objectives, to deliver an open space framework that integrates with its urban context.

The elements of the public realm are comprised of an interconnected sense of plazas, streets and improvements of seawall and the legacy forest. A new entrance into BC Place from Pacific Boulevard, announced with a new crosswalk, sets up a direct alignment with the Central Plaza. Passage through the central plaza, leads to the waterfront event space and grand stair which is proposed for the next phase.

A new local street: It loops through the site, providing access from Pacific Boulevard. This pedestrian-oriented route is lined with street-trees and retail entrances are facing on this local street. The western edge is fronted by residential uses, to the adjacent existing residential ground floor of Cooper's Landing.

The central plaza: Provides an important connection between the waterfront and BC place scaled and designed to accommodate programming to support special events that take place. Current proposal includes glazing canopies as a Weather protection, seating, rows of trees and retail edges are oriented toward. The *Design guidelines* envision, taller and wider canopies with potentially retractable weather protection and larger trees to offer the flexible spaces to accommodate wide-range of programming, proposed scale of trees and canopies may impact this flexibility.

Legacy forest: The stand of forest that remains as a legacy of Expo 86 and its surrounding waterfront edges will be renewed for improved ecological function and tree health.

Water front spaces: Offers bike lanes and pedestrian path to connect seawalls between cooper's park to rest of the plaza of nations site, and will be extended to Georgia plaza at east of proposed site.

The western edge: The ground level uses will be designed as townhouses and/or live-work with a public realm interface with a residential character and uses. This interface envisions a more dynamic form with terracing pattern, increase separation and reduce mass in the interest of achieving a more neighborly relationship.

Pacific Boulevard: Is envisioned as a complete and "great street" with large scale street trees defining comfortable, and generous pedestrian and cycling areas. Additional setbacks beyond the pedestrian sidewalk to create places for patio, displays, seating and other amenities to spill out to the street, intended to contribute to a vibrant public line that as part of the events and Entertainment District function of this area.

The Portals: A pedestrian connection is provided under the portal connecting to the existing right-of-way on the neighbouring site of cooper's landing. Artistic expression and innovative and thoughtful treatments to be explored through materiality, shape, colour and light to enhance overlook and add visual interest.

And then presented some unit layouts and floor plans.

Notable item is the social housing units have an access to a smaller outdoor amenity space at Northwest corner which is limited to the sun access and outdoor amenity spaces for market housing are located on level 6 and level 15th. All social housings are located at north side of this block A complex.

Lastly CD-1 by-law allows to have a relaxation of the Horizontal angle of daylight for one habitable room in dwelling units with three or more bedrooms, which is shaded in blue. Also Due to the shape of floor plates, the dwelling units that located at the underarm curvature have some challenges of unit layout including balcony shape, size and access to the day light or privacy.

Development Planner Hiroko Kobayashi brought the City Staff presentation to a conclusion with a series of questions.

1. **Overall Design Development and Materiality :**

Please comment on the overall evolution of the proposed building design, architectural expression, articulation of massing, and material pallet between rezoning, PDP and this development permit;

2. **Public Realm Conditions :**

Please comment on the overall evolution of public realm interface as a comprehensive network of important usable, accessible public spaces with particular consideration of;

- i. How the building transitions to and interfaces with the ground plane, local street and Pacific Boulevard;
- ii. The quality of the public realm and building interface at Central Plaza, Pacific Boulevard and Western Residential Edge;
- iii. The overall performance of the east-west (to Cooper's landing) through-block connector as an active and inviting pedestrian link;

3. Terraced building form and usability of spaces :

Please comment on the overall evolution of the terracing landscape vertical green spaces, programming and accessibility of above grade open spaces including indoor/outdoor amenity spaces.

- **Applicant's Introductory Comments:**

The applicant began by noting the proposed design references a strong visual connection from False Creek back to the North Shore Mountains. This site is an important linkage to all waterfront green space and parks around false creek.

Plaza of nations will add to the open network space and it is a public destination of the city. This site will support the continuing of events, it is a major destination for food and beverage and offers continuous public access.

The masterplan proposes a step down to the water and other major open public space to maximize sunlight and exposure.

The project will increase biodiversity by increasing vegetation.

A connectivity framework and legible circulation was an important aspect to developing the public realm.

There is a direct connection of the plaza to BC stadium, which then links to the waterfront.

There are many improvements to Pacific Boulevard, which will be part of the 1st phase of the development, which include a variety of curated retails and weather protection and widened walkways to animate this great street. The city has designated Pacific Boulevard as a great street.

The area that links the central plaza to the waterfront to BC place is scaled and accommodated for special events programming.

This space will provide weather protection, seating and retail.

The western edge is fronting against the residential facades have been articulated with balcony forms.

The townhouses on the western elevation will be fronting Coopers Landing.

The facades are articulated with solar shading and greenery.

The commercial facades are distinct but also related in form.

Each building form is distinct but holds similarity in its volumes.

All the balconies will be thermally broken to create well-insulated envelope for the building.

Some of the CRU are tighten up and managed to increase the width of the central plaza space.

By reducing the unit depths, the livability of the suites and views from the suites has been improved from previous versions.

Key components of the landscape include the central plaza, legacy forest, waterfront sea walk with bike and pedestrian way, delivery of improvements to pacific boulevards, and rooftop and roof decks.

It is important the central plaza has continuity; it is a covered outdoor space with moveable furniture and retail serving around it.

The structure of the canopy is intended to be iconic and sculptural in form and be a part of the public art with the glass cover.

The circulation is intended to be kept at both sides of the plaza.

Retail use will include locally needed and leisure retail.

The applicant noted they are discussing with the City how to respond to sea level rise.

There are four rooftop common areas; it is a social and functional space for residences of the building.

The rooftop includes private patios, social amenity common areas, maximized storm water management and a comprehensive rooftop management plan, and utilize deeper and larger soil volume is proposed for the tree health.

The applicant team then took questions from the panel.

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

Having reviewed the project it was moved by **MS. STAMP** and **MR. ROMSES** 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 design development to the office and residential interface and top of the building to be more organic in nature;
- Design development of the central plaza, canopy and trees to be less directional and more centered;
- Design development to the materiality of the building to enhance its warmth.

Related Commentary:

The panel was in general support of the project for the overall development, its phases and materiality.

Panel commented that:

This is a new and exciting site to the City.

A refreshing typology breaking away from the typical tower and podium model and successfully iterated with terraced form.

There are many positive changes since the original submission

Architecturally the applicant is in the right direction, the site will be a beautiful counterpoint to the waterfront.

Proposed public realm is a unique space with significant addition to the fabric of the City of Vancouver although panel strongly suggested significant improvements to the Pacific Blvd. particularly in coordination with CoV engineering department.

Individual Panel member's comments included:

Looking from the south and across the water the building feels heavy and appears to be a lot of mass.

Concern with the North West corner and suggest reconsidering the approach with the forms and wings come up at an apex, bringing them up in a less balance way.

The architectural expression of the podium to the upper office levels floor look more apart with a stealthy charcoal looking glass. This does not flow or match with the rest of the environment and recommend to consider the integration of materiality and organic form of massing.

Consider an outdoor terrace that populates to the podium and breaks it down to more organic outdoor spaces that helps it unify to the rest of the project.

The path from the town house next to Coopers Landing needs to have a clear sight line and developed to accommodate better public realm space.

Transition at top of tower is abrupt and could be more strongly related to organic concept.

Noted all the elements in the central space come across linear, considering large events such as the sun run and outdoor concerts, the central space needs more editing to eliminate feeling constrained in this linear space.

Consider making the space more hierarchical with the open spaces so it is clearer where major events take place

At the waterfront place, what is presented is a lost opportunity there is excessive paving. The sidewalks do not need to be as wide. There is lack of function; the current bike path is not successful.

The bike path has individuals coming down the Cambie street Bridge with 4 ft. of paving that separates it from the public realm.

There was concern with the reduced connectivity to downtown. There cannot just be one accessible point there needs to be many especially when considering persons with disabilities and consider widening of the Pacific Boulevard; this can make it less of a human scale and not as welcoming.

There is concern with the trees being under the canopy, as they do not appear as healthy and fresh. Encourage adding seating along the path in the legacy forest.

Appreciate the activation of the water edge however could go further and make more active spaces along the seawall then just hard and green spaces.

There is no need for on street parking at Pacific Boulevard especially with the bike lane.

There is a concern for a blank wall in the central plaza facing the ramp especially considering the amount of activity this area will have. Consider a more creative treatment to incorporate to the space better.

It is nice to see climate resilience aspects and thermally broken balconies.

Consider details and ways to minimize the amount of thermal bridging.

Would appreciate more information of the maintenance program.

Applicant's Response: The applicant team thanked to recognize the challenges and for their comments.