

## URBAN DESIGN PANEL MINUTES

**DATE:** October 6, 2021

**TIME:** 4:00 pm

**PLACE:** Town Hall Meeting Room, City Hall

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

Angela Enman (Vice Chair) ( Excused from item # 1 )  
Brian Wakelin ( Vice Chair )  
Natalie Telewiak  
Alan Davies  
Margot Long  
Geoff Lister  
Jennifer Stamp  
Kelly Lee  
Alyssa Koehn

**REGRETS:**

Jane Vorbrodt  
Brittany Coughlin

**RECORDING SECRETARY:** M.Sem

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ITEMS REVIEWED AT THIS MEETING
<ol style="list-style-type: none"><li>1. 601 West Pender and 443 Seymour Street</li><li>2. 906-982 West 18th Avenue &amp; 907-969 West 19th Avenue (Balfour Block)</li></ol>

**BUSINESS MEETING** Chair, MS. ENMAN, called the meeting to order at 4:00 p.m. and noted the presence of a quorum.

- 1. Address:** 601 West Pender and 443 Seymour Street  
**Permit No.** DP-2021-00670  
To develop a 29-storey commercial office building with retail units at grade; all over eight levels of underground parking consisting of 206 vehicle spaces and 246 bicycle spaces. The proposed building height is 102.87 m (337.5 ft.), the total floor area is 40,909.85 m (440,350 sq. ft.), and the floor space ratio (FSR) is 22.5. This application is being considered under the Rezoning Policy for the Central Business District (CBD) and CBD Shoulder.
- Zoning:** CD-1  
**Application Status** Complete Development Application  
**Review:** Second (First as DP)  
**Architect:** Kohn Pedersen Fox Associates & Chris Dikeakos Architects  
**Delegation:**
- Staff:** Carl Stanford, Development Planner

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**EVALUATION: Support with recommendations (8/0)**

Development Planner, Carl Stanford began by noting the proposal seeks to redevelop the site with a 29-storey commercial-office building with At-grade commercial retail units (14,455 sq. ft.) along Pender & Seymour St. The total floor area proposed is 436,465 sq. ft. The proposed height is 102.87m/ 337.6 ft. to the top of mechanical. The building will have underground parking consisting of 8 levels of underground parking containing 242 vehicle parking spaces, 220 Class A bicycle spaces, 6 Class B bicycle spaces, and 13 loading bays, accessed from the lane.

The subject site measuring 47.4m (156') by 36.5m (119' 10") is located in the core of the Downtown District zoned DD in Sub Area B on a rectangular site at the Northeast corner of 443 Seymour Street and 600 Pender St with the "Alley Oop" lane to the rear and an approximate site area of 1,738 sq.m (18,705 sq.ft). The site is presently occupied by one 6-storey 1960s parking structure with commercial at-grade and vehicle access from the lane.

The context is a mix of commercial buildings and more recent office development. Additional nearby context includes Granville and Waterfront stations, Delta Hotel, Ramada Hotel, and the landmark building, the Harbour Centre Hotel at 28 stories. The surrounding blocks include:

- West: 470 Granville (Rogers Building), a 1912 10-storey office Heritage "A" building.
- East: 438 Seymour (Conference Plaza), a 31-storey strata building; 602 Hastings, an 8-storey office building; 510 Seymour (PAI Health), a 10-storey office building.
- South: 515 Seymour (Cambie Hostel), a 1930s 3-storey commercial/hostel building; 500 Granville (SFU Segal Graduate School of Business), an 11-storey office building.
- North: 655 W Pender (Alexander College), a 10-storey commercial and office building attached to surface parking; 413 Seymour, an 8-storey office building,

Governing policy for the site includes the:

- *Downtown District Official Development Plan (1975)*
- *Downtown (except Downtown South) Design Guidelines (1993)*
- *View Protection Guidelines (2011)*

- *View cones 9.1, 9.2.2, 12.2, and E1*
- *Queen Elizabeth view cone which limits the height of a building, including all appurtenances, to 337.79 ft.*
- *CD-1 bylaw*

The basic height limit (Central Business District Area B) for the project is 91.4m (300'); with an ability for the Development Permit Board to increase the basic maximum height to 137.2m (450') while the maximum discretionary height is 137.2 m (450 ft.).

The application is located within Area B of the Downtown Official Development Plan (DODP). This proposal is situated adjacent to two heritage 'A' listed buildings to the west the Rogers Building, and to the North west the former Bank of Commerce/ Birks Building). To the north is a well activated public space at the rear lane, and to the east is a residential tower the Conference Plaza, 438 Seymour St across Seymour Street.

Alley Oop formed part of a laneway improvement project that Council approved in 2016 that included the conversion of up to three laneways into more dynamic, inviting, programmable public spaces as part of the 'More Awesome Now Laneway Program'. This was a partnership between Downtown Vancouver Business Improvement Association, HCMA Architecture and Design, and VIVA Vancouver to transform downtown laneways into vibrant, welcoming public spaces. The average number of visitors to the alley has almost tripled since its launch. Alley Oop has become recognized as an icon of Downtown Vancouver with thousands of Instagram posts associated with the geolocation/hashtag, music videos filmed, and three major public events hosting upwards of 5,000 people.

The Site is under View cones 9.1, 9.2.2, 12.2 and E1. The site maximum height is impacted only by the Queen Elizabeth view cone which limits the height of a building on this site, including all appurtenances, to 103m/ 338ft or geodetic height 125.6m/ 412 ft.

Under the existing DODP, the density permitted on a site in Area "B" is a floor space ratio (FSR) of 9.0. This application proposes an overall floor equivalent to 23.33 FSR. This increase in density is consistent with the intent of the Rezoning Policy for the CBD and CBD Shoulder.

A 5.5m/ 18' SRW setback is required from the back of curb to up face of the building on both the south and east elevations. The setback on West Pender is 7.2m/ 23.6' and is 6.8m/ 22.3' on Seymour Street. The proposal exceeds the 25% minimum provision of retail frontage (it is appx. 80%) along both West Pender & Seymour Streets. Separation distances for residential to office buildings are recommended as minimum 18m/ 60' and the proposal satisfies that requirement at ~75'. There is no guideline for office to office separation but best practice ideally recommends 20' from the PL where appropriate. The applicant has provided 12.5'.

Max height under current zoning is 91.4m/ 300'. After considering the criteria, the Development Permit Board may increase the basic maximum height to 137.2m/ 450' however the site is restricted by the Queen Elizabeth view cone which limits the height including all appurtenances to 103m/ 338ft. This project proposes a height of 102.87m/ 337.6'.

The building entry is located at the corner of West Pender Street and Seymour Street. The Retail is located on both West Pender and Seymour separated by the office lobby. A secondary office entry is located on West Pender adjacent to the Rogers Building.

Amenity spaces are provided at the uppermost levels at L29 with a health and wellness amenity at L28. The application proposes a building that steps slightly in floor plate size from approximately 1,395m<sup>2</sup> /15,025sf to 1,535m<sup>2</sup> / 16,526sf at the base(to L5) and crown. The loading dock and parking entry is located on the North of the site off the public alley Alley Oop. The facade is made up of curtain wall glass and a grid of metal elements along its frame that fold in two directions to create a weave effect pattern. The curtain

wall consists of triple framed glass, with the metal frame given an alternating perforated and smooth warm metal texture to add visual and tonal interest. Landscaping is incorporated at grade, along the canopy, at the uppermost levels and at the roof. The curtain wall in the main body of the tower is flat/ orthogonal, but at the bottom it steps inward in plan to open up areas for views into the retail and amplify the public space respectively. At the crown the curtain wall folds in and out to create terraced gardens and open slots to the sky.

In terms of sustainability the aim is to achieve the requirements of the Low Emissions Green Building pathway and a LEED Gold certification.

**Advice from the Panel on this application is sought on the following questions.**

**Please comment on if the applicant has successfully addressed the two previous UDP recommendations indicated below?**

- Design development to the canopy, the solidity and opportunities for light at the ground plain and conflict with street trees;
- Reconsider the proposed relationship and gap to the Rogers building at levels 4 and 5 at the west, its setbacks and neighborliness.

**Please comment on the success of the public realm interface with particular consideration for:**

- Does the proposal succeed in enhancing and effectively integrating with the Alley Oop lane to support its success as a public space?
- Does the landscape at grade on West Pender & Seymour maximize transparency, circulation and accessibility for public access of retail?
- Is the detailed execution of the at grade interface satisfactorily achieved appropriate to the development permit stage for a successful transition to public realm?

**Does the proposal demonstrate successful architectural expression, integration of scale and relationship with the heritage streetscape?**

**Applicant's Introductory Comments:**

The grids have 2 views , one from the corner of Granville with Rogers building in the foreground and the other side on Seymour.

Building has a grided expression, extending the grid to the site and have it be more modern .

Materiality of the grid will be copper colour aluminum. One of the weaves is urban and nature . Weave of the legacy of the heritage buidlings with a more modern approach to the office building so that the grid is more light and airy.

Th folds of the grids is made up of two textures of metal, one is more flat l and the other is pressed and it will catch the light in a different way. As the light is on building it will transform it.

To get more light to the sidewalk, the grid will carry down the building, past canopy making it more integral to the grid itself .

The folds at the base of the building carries up past the canopy , the grid is de-materialised and is a light element that is floating. The interpenetration of the grid you don't see it right on the building is important to the base of the building.

The top of the building is accentuate by shifting the grid around.

On the west elevation facing the Rogers building , there is a lightwell , there will be a folded wall with aluminum and the terrace will be planted.

The Roger building solar shades, the bottom folds do continue to the Rogers building and then it forms the height.

There are parking improvements with seperate bike ramps and accommodation of light mechanic space.

Will continue the painting of the alley loop into the building bay .

The weave creates opportunity of the urban design and landscape to create mini plaza spaces .

More than 80% is retail space, creating an activate pedestrian realm, moving through the site both on Seymour and Pender. The stepping of the plaza , falls away on Seymour is addressed by lining up the grids so they work with the building entries and future CRU and in between the planters. Incorporating some seatings with planters.

There are interlude of spaces to sit and other spaces to access the entries at grade without significant grade change.

There are a variety of spaces that open up to create a more open plaza. The plaza is primarily on Pender because there is a grade level change, slopping plaza with seating but allows access CRU without additional stairs heading to Rogers building.

Canopy is an elevated green roof , it will be irrigated year round , getting lots of sun and light. It will be primarily something ground covers can grow down and there will be at least a foot of depth.

The alley loop will create a more lively space and improved look.

Project is working with green buildings policy for rezoning .

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

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

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

1. Further design development of the L1 landscape design with respect to accessibility and high quality materials to coordinate with the building design
2. Design development of canopy and street tree conflict .

**Panel Commentary**

Panel encouraged further development of the canopy.

Panel encouraged further design development of the canopy in coordination with the trees.

General support from Panel on the relationship with Rogers building with L4 and L5.

General suggests to keep the integration with the alley loop on the lane side.

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Panel noted at grade , the lack of of coordination between the building , design and landscape quality.

Panel noted at the ground plane there is missed opportunity in making the entrances accessible particular on Seymour St.

General support from panel on the overall architecture expression scale.

One Panel member suggest making the parkade layout more efficient and compact.

One Panel member noted concerns for the extensive green roof on top of tower.

One Panel member suggest making the L6 outdoor terrace more user friendly.

One Panel member noted design development to the planter above the canopy . It was noted there needs to be a balance between street trees and wether protection. Some panel members suggested lowering the canopy .

One Panel member suggested more glazing to the alley loop side.

Some Panel members noted concerns to the extensive greenroof on top of the tower.

One Panel member noted the challenges to the level 6 outdoor terrace and suggest a more friendlier layout.

Panel suggested a more efficient and compact layout to the parkade.

Panel noted the canopy triangular out rigours seems heavy, suggests having more lightness to it to integrate with the cladding.

Some Panel members noted the soil depth of the landscaping will be challenging.

Some Panel members suggested lowering the planter to activate the pedestrian realm or planters at the podium level.

One panel member noted concerns with the the transition from the plaza as a tripping hazard and suggest to look at the grades or extend the planters.

A panel member noted the design is reflecting of the building but the materials do not, suggest having solid slabs and seating.

A panel member suggest choosing materials that take colour easily so it is adaptable to the future. It was also noted the quality of outdoor lighting is insufficient to the reflect the building.

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

<b>2. Address:</b>	<b>906-982 West 18th Avenue &amp; 907-969 West 19th Avenue (Balfour Block)</b>
<b>Permit No.</b>	<b>RZ-2020-00047</b>
<b>Description:</b>	<b>To develop the site with a 6-storey rental building; a 6-storey strata building with a rooftop amenity and a childcare space on the ground floor; and seven 3- to 4-storey townhome buildings. The proposal includes 208 total units consisting of 58 townhouses; 51 market strata residential units; and 99</b>

secured rental units (with 25% of the proposed rental floor area at below-market rates); a floor area of 19,076 sq. m (205,333 sq. ft.); a floor space ratio (FSR) of 1.89; building heights ranging from 11.5 m (37.6 ft.) to 25 m (82.5 ft.) and; 255 vehicle parking spaces and 502 bicycle spaces. The application is being considered under the Cambie Corridor Plan and the Rezoning Policy for Large Sustainable Developments. This is an updated rezoning application for this site. A previous application had been submitted in January 2021. The resubmitted application includes reductions in residential units, proposed floor area, and proposed density, as well as changes to the form of development and site layout including the addition of a corner park at 19th Avenue and Laurel Street.

<b>Zoning:</b>	RT-2 to CD-1
<b>Application Status</b>	Rezoning Application
<b>Review:</b>	Second
<b>Architect:</b>	Formwerks Architecture
<b>Delegation:</b>	
<b>Staff:</b>	Kent MacDougall & Omar Aljebouri

#### **EVALUATION: Support with recommendations (9/0)**

##### **Introduction:**

Rezoning Planner, Kent MacDougall, began by noting that this is a resubmission to the Urban Design Panel (UDP) for a rezoning application to rezone the site from RT-2 to CD-1 under the Cambie Corridor Plan. The Panel reviewed the previous version of the proposal on March 17, 2021.

The Balfour Block is a large site located between W 18th Avenue and W 19th Avenue just off Oak Street. The site is bounded by Laurel Street to the east and a lane to the west, and a private parking lot on the SW corner. The site is currently developed with 17 duplex residential buildings containing 34 family-oriented rental units. An east-west lane and informal greenspace currently divide the site. The surrounding neighbourhood is largely detached homes with notable density increases directly west of the site along Oak Street where predominantly multi-family dwellings line both sides of this arterial street. The Schara Tzedek Congregation synagogue is also located immediately west, across the lane, along Oak Street.

The site is within walking distance from nearby Heather Park, which features tennis courts, open space and walking paths and Douglas Park, which includes baseball diamonds, nature paths, and a local Community Centre. The site is within walking distance of Oak Street for a variety of retail needs, a large format grocery store, Vancouver General Hospital, and nearby elementary schools. The King Edward Canada Line station is 1.2 km south of the Balfour Block, and the approved Broadway SkyTrain project will have a station approximately 1.0 km north of the site. The site is also in close proximity to two bike routes along 14th Avenue and Heather Street. The site is currently zoned RT-2 (Residential) allowing for two-storey duplexes. Immediately surrounding the site is also zoned RS-7 to the north, east and south and is predominantly comprised of detached homes. To the west is zoned RM-3A and is predominantly developed with and 2.5 to 3-storey multi-unit buildings and the previously noted Synagogue.

This application is being considered under the Cambie Corridor Plan with this site located within the Cambie Village sub-area. The site is one of several "Unique Sites" under the plan and generally speaking, the Balfour Unique Site is envisioned to continue as a vibrant family-oriented node with the addition of new housing options and strong connections to the surrounding neighbourhood.

This resubmitted application proposes 208 units across a 6-storey secured rental residential building (99 units); a 6-storey strata residential building with at-grade childcare and a rooftop amenity (51 units); and

seven 3- to 4-storey stacked townhome buildings (58 units). The proposed development will include 1.5 levels of of underground parking, providing 255 parking spaces and 502 bicycle spaces accessed from the lane. The overall density proposed is 1.89 FSR and a maximum height of 25 m (82 ft.). The density is not prescribed by the Plan and results based on urban design performance. The proposed density of 1.89 FSR is subject to review.

Development Planner, Omar Aljebouri, followed by presenting the project's form of development.

#### Overarching Urban Design Principles for Unique Sites

- The Plan expects large developments to respond to a site's local context, unique characteristics, and size. Guiding principles include:
  - Considering the neighbourhood scale and identity.
  - Respectful transitions to the context.
  - Emphasizing ground-oriented housing.
  - Community connections through a high-quality walking environment.
  - Defined and activated open and public spaces.
  - Emphasizing sustainable systems & green infrastructure.
  - Maximizing solar access for open spaces.

#### The Plan's Vision for the Site

- Emphasize ground-oriented townhouses for the majority of the site.
- Low- to lower mid-rise buildings (4 to 6 storeys) at the west end to accommodate housing diversity and affordability.
- Integrate high-quality active links through the site running east-west and north-south.
- A public open space at the southeast corner. Alternatively, a linear public open space could be considered. In both cases, the intent is to provide meaningful open space that is publicly accessible and welcoming.
- A shared family-oriented semi-private outdoor gathering and play space that are internal to the site.
- Arrange townhouses parallel to the street to complement the surrounding single-family and ensure a high level of livability.
- Building lengths should maximum open space and visual permeability.
- Massing should transition to the surrounding through setbacks and articulation.
- Variety in architecture and materials to strengthen the neighbourhood's residential character.

#### The Previous Proposal

- A 6-storey rental building, a 6-storey strata building, and eight clusters of 3- to 4-storey townhouses with varying frontages and orientations.
- An east-west landscaped strip on the eastern half of the site instead of a southeast public open space.
- Vehicular access from the lane, terminating with a roundabout and three parking ramps.
- Indoor and outdoor amenities atop the 6-storey strata building.
- Childcare on the ground level of the 6-storey strata building.
- The proposal varied from the Plan in terms of providing a family-oriented outdoor space at the rear of the 6-storey rental building as well as a continuous east-west active link.

#### The First UDP Feedback Summary

- The Panel's feedback on March 17, 2021, included concerns for the following:
  - The general departure from the Plan's indicative design.
  - The massing and contextual fit, especially the "monolithic" character of the 6-storey buildings and townhouses' height.
  - Proposed density's impact on open spaces.



- Quality and quantity of the open spaces, with a preference for a southeast open space.
- Site organization, including building spacing and parking access.
- Quality and quantity of private common amenities.
- The architectural expression in relation to the neighbourhood's identity and character.
- The response to the Plan's sustainability ambitions.

#### The Revised Proposal

- Since the first UDP session, Staff worked with the applicant team through workshops to align the proposal closer to the vision of the Plan. This has resulted in the following design refinements:
  - Reduced density from 2.16 FSR to 1.89 FSR.
  - A re-organized site plan with a public open space at the southeast corner and two active links through the site in the north-south and east-west directions.
  - Semi-private open space is introduced at the northwest corner of the intersection of the two active links.
  - On the northwest, the 6-storey rental building now notably steps down to a 4-storey massing and tapers away from the public realm of W 18th Avenue to minimize the length of its street presence. A notch is introduced between the 6- and 4-storey massings for a further breaking in the frontage. Indoor and outdoor amenities are provided atop the 4-storey massing.
  - On the eastern half of the site, the townhouses are re-oriented to reflect the existing pattern of the neighbourhood, with the lower 3-storey clusters facing the public realm and the higher 4-storey ones located internal to the site. The arrangement maintains porosity through the site.
  - The childcare on the ground floor of the southwest strata building is maintained.
  - Parking ramps have been reduced to two from the previously proposed three and accessed from a roundabout.

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

Has the applicant responded successfully to the Panel's advice provided on March 17, 2021?

Note AIBC Bulletin 65, 6.7.1: Discussion and comments should be limited to the items in question from the previous submission.

As a reminder, on March 17, 2021, Staff sought advice from the Panel on the following:

- 1) Height, density and massing as per the Cambie Corridor Plan and concerning the following:
  - a) contextual fit.
  - b) townhouse arrangement/orientation.
  - c) vehicular access.
- 2) The public realm and open spaces in terms of function, interface, and solar performance, for the following:
  - a) the shared family-oriented outdoor space (*now provided as per the Plan*)
  - b) the linear public open space (*now replaced with a SE public open space as per the Plan*)
- 3) The quantity, quality and functionality of indoor and outdoor residential amenities, especially for families with children relative to the number of units and buildings.

#### Applicant's Introductory Comments:

The applicant provided a brief overview of their revised proposal highlighting public benefits offered:

- 37-space childcare facility
- 99 proposed rental units including 25% at below-market rates, replacing the existing 34 rental homes

- A proposed park located southeast corner to maximize solar access which will include a children's play area for public use.

Cambie Corridor Plan direction and responses

Housing variety and affordability

- 1) Emphasize ground-oriented housing.
- 2) Replace existing rental on-site with 99 new rental units.
- 3) 17% townhouse units between 900-1200 sq ft range.
- 4) Local amenities, corner park and children play area.
- 5) Neighbourhood vibrancy, active links.
- 6) Neighbourhood scale and transitions, re-looked at the massing of the townhouses taking them down to three stories on the outskirts of the site and having the four stories in the centre.
- 7) Open spaces and public spaces have a corner park and outdoor shared spaces for residents.

A key driver of the site is the Plan conceptual site diagram which indicates the six-storey rental and condo building on the left side and townhouse units facing the street and locating the corner park. The proposal is aiming to align with with the illustrative sketch. Some townhomes were re-orientated to have more eyes on the park. Also, some massing refinements were made to the rental and condo buildings.

Changes made from the previous proposal :

Height and density - reduced height of the townhouse units that are facing 18th and 19th Avenues, from four stories to three stories. Townhouse units at the centre of the site remain at four storeys. Overall less stacked townhomes proposed.

The massing and contextual fit - The rental building on 18th Avenue has been re-massed with a 120 ft. frontage and a second portion of the building has been pushed back up to 20 ft.

With the townhouses, a rhythm and architectural framework has been established that provides a sense of rhythm and scale for the development while allowing for individual expression.

Open spaces and site organization – Parkade entries have been reduced from three to two entries (one north and one south) allowing open space connection with the proposed lane green space which will be an east-west active link.

Parking has been reduced from 334 to 255 spaces.

Increased width of courtyards particularly along the north-south active link and between the townhouse units. Exterior entry stairs to the upper townhome units have been removed to create larger and more user-friendly courtyard spaces.

Public realm – The previous linear park will be an east-west active link, and gathering space for residents. To animate the active links at grade. Introduction of corner park at southeast corner of site for public use. Park proposed to be dedicated to City.

Residential amenities – previously amenity space were proposed at the ground level but in the revised proposal they have been moved up to the roof level to prioritize the number of at-grade/ground-oriented units. The rental building, on the fifth floor, provides an indoor amenity space adjacent to the outdoor roof deck. For the condo building, the amenity remains at the roof level at the 7th floor with indoor amenity and access to a roof deck, dog area and outdoor spaces

Architectural expression – the previous submission included a larger massing for the rental building and smaller massing for the townhouse buildings. The current proposal re-massed the rental building by maximizing 120 ft. length frontage at a 12-20 ft. setback, adding setbacks at the upper stories creating shoulder elements. The townhouse units have been reconfigured to allow more units with frontages onto the street, the massing has been brought down to three storeys along the street with four storeys at the interior of the site.

Sustainability measures for this site – sustainable site design, sustainable food systems, and sustainable rainwater management. Proposing green mobility features exceeding the bike parking requirements as well electrical charging provisions and car share program.

Landscape – the pedestrian network is a connected through this site with north-south and east-west active links, roof level outdoor spaces with amenity rooms, and corner park space.

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

Having reviewed the project, it was moved by MR. WAKELIN and seconded by MR. LISTER 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:

- 1) To explore the provision of indoor amenity space at grade to serve all units.
- 2) Design development to simplify the architectural expression.
- 3) Design development to strengthen the connection between corner park and development.
- 4) Design development to the townhomes to better address contextual relationships.
- 5) Investigate retention of existing willow trees.

#### **Related Commentary**

- Panel, in general, supported the height, density and massing. They noted that the project offers huge improvements from the previous iterations and is better aligned with Cambie Corridor Plan; noting friendlier street presence, the reduced density and reduced street edge presence to better fit with neighbourhood context.
- Panel, in general, supported the massing and contextual fit.
- Panel noted improvements to the public realm and encourage the opportunity to develop nodes noting the north-south crossing to the east of the site.
- Panel suggested a stronger connection between the corner park and cross-linkages and for the corner park to be part of the rest of the development for residents.
- Regarding the pedestrian linkages, Panel noted the exterior stairs to townhomes have been removed which is an improvement from the previous iteration. Panel suggest deleting the remaining ones at the interior to free up the ground level at the pedestrian connector.
- Panel supported the revised vehicular access to free up the ground level for family outdoor space between rental and condo buildings.
- Panel noted good site permeability.

- Panel noted lack of family indoor amenity spaces to serve townhomes, the current proposal primarily serves the condos and rental building. There is an opportunity to use additional amenity space, particularly at the corner park. Some Panel members suggested an indoor family amenity at the east-west oriented townhomes at the west of the corner park. Some Panel members suggested more indoor amenity space at grade or to re-locate the rooftop amenity to grade to better connect with the community.
- Panel noted concerns that there are multiple separate amenities rather than ones that unify the residents of the project.
- Panel suggested simplifying articulation to improve the form factor and energy efficiency.
- Panel suggested simplifying expression of the two taller buildings to relate better to the human scale.
- Panel noted that materiality of rental and condo building are not reinforcing the massing.
- Panel noted that many different styles are proposed. Architectural expression and forms (domestic typologies) need to be authentic. Translation from townhouses to the other forms, sloped roof to flat, needs improvement.
- Panel suggested softening the hard edges and blank walls around the project particularly the end walls at townhomes end blocks.
- Panel suggested integrating the existing tree into the park, which would make for a stronger story of the park.
- Applicant's Response: The applicant team thanked the panel for their comments.