

URBAN DESIGN PANEL MINUTES

DATE: October 14, 2020

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
Brittany Coughlin
Adrien Rahbar (excuse from item # 2)
Jennifer Stamp (excuse from item # 1)

REGRETS:

Matt Younger

RECORDING SECRETARY: M.Sem

ITEMS REVIEWED AT THIS MEETING	
1.	325-341 W 42nd Avenue
2.	602-644 Kingsway

1. Address: 325-341 W 42nd Avenue
Permit No. RZ-2020-00026

Description:	To develop an 18-storey residential building with 215 rental units over three levels of underground parking with of 97 vehicle spaces and 400 bicycle spaces. The maximum building height is 60.0 m (197 ft.), the total floor area is 12,160.45 sq. m (130,894 sq. ft.), and the floor space ratio (FSR) is 6.82. This application is being considered under the Cambie Corridor Plan.
Zoning:	RS-1 to CD-1
Application Status:	Rezoning Application
Review:	First
Architect:	Rositch Hemphill Architects
Delegation:	Joseph Fry, Landscape Architect, Nic Paoella, Marcon Development Bryce Rositch, Architect, Rositch Hemphill Architects Glenis Canete, Hapa Collective Jason Packer, Sustainability
Staff:	Tess Munro & Omar Aljebouri

EVALUATION: Support with Recommendations (10/1)

Introduction:

Rezoning Planner, Tess Munro presented this rezoning application at 325-341 W 42nd Avenue being considered under the Cambie Corridor Plan. Tess began by providing an overview of the site and surrounding context. Tess also spoke to the specifics of the Plan's expectations for the subject site. Tess concluded her presentation with a description of the site and a summary of the rezoning proposal.

The site is currently zoned RS-1 and occupied by single-family houses, located on the corner of Alberta Street and 42nd Avenue. It is within a 5-minute walk of the Oakridge Mall redevelopment site and the Canada Line Station. The site is located in a high change area, with numerous developments under consideration or approved along 41st Avenue and Cambie Street as shown in purple, with heights ranging from six to 27 stories.

This application is being considered under the Cambie Corridor Plan - Phase 3. In this location, the Plan anticipates either a 4-story strata building or a 6-storey rental building, with additional height and density considered for the provision of either 100% secured rental with 20% below-market housing or a combination of strata and social housing. This site is located on a corner site where a tower element up to 18 stories in height can be considered. A 4-storey podium should be provided with a continuous street wall condition.

The applicant is proposing an 18-storey residential building, with 215 rental units, including 40 provided at below-market. A co-located indoor and outdoor amenity space is located on a partial 19th storey in line with the Cambie Plan. An FSR of 6.82 is proposed.

Development Planner, Omar Aljebouri, followed by giving an overview of the vision for the Oakridge Municipal Town Centre neighborhood and the expectations of the built-form guidelines. He then gave a brief description of the proposed project before concluding with Staff questions for the Panel.

The vision for the Oakridge Municipal Town Centre:

The Oakridge MTC is part of a Frequent Transit Development Area (FTDA), which makes it a priority location for more concentrated growth in higher-density forms. This area is expected to transition to a vibrant urban hub with significant commercial and residential development concentrated around Cambie Street and 41st Avenue. Identified as a Municipal Town Centre, this segment of the Corridor will evolve to a bustling neighbourhood with increased residential density, an urban feel, and a range of services to support active street life. Public spaces such as plazas and wide sidewalks will support pedestrian volumes, encourage a walkable area, and ensure residents have spaces to gather, socialize, and celebrate. In the surrounding areas off the arterials, a variety of new affordable housing types and tenures will allow more people to live in this vibrant urban area. This will be a highly walkable neighbourhood featuring an enhanced public realm with wide green setbacks, additional landscaping, and a diversity of built form that reflect the importance of the location.

As part of the Plan's "Green Network", 42nd Avenue is designated as a Park Connector Street. The Network aims to establish a cohesive approach to planting in the Corridor to improve sustainability, increase habitat, and create visual interest. 42nd Avenue will connect Columbia Park to Cambie and Ontario Streets.

Expectations of the built-form guidelines:

Some of the expected design elements include:

- Generous setbacks that are meant to allow for landscaped yards that act as a visual extension of the public realm, with limited barriers and screening
- A continuous 4-storey street wall
- Vertically expressed slim towers that are at least 90 ft. apart
- Towers may step back from all podium faces or may have a vertical expression from grade with some material delineation above the 4th storey
- Ground-oriented units that provide visual interest and eyes on the street
- Slightly raised residential patios to delineate public and private realms, without creating visual obstructions
- Upper levels of a tower should provide a visual terminus from street level and when viewed from a distance
- Parking access that minimizes disruption to the lane environment.
- Emphasis on amenities:
 - Spaces that support families with children and residents of all ages.
 - Visible lobbies that facilitate social interaction.
 - Provide wash-up facilities for bicycles, pets and strollers.

Project and context highlights:

- The Plan's anticipated build-out includes a 4- to 6- storey continuous street-wall with the potential for one additional tower on the block, up to 18 storeys with the provision of rental or social housing.
- This is a corner site with a tower floorplate that generally follows the recommended dimensions for a corner tower.
- A podium wrapping around the corner to address both streets. It tapers along the north towards the inside corner and frames an outdoor space that is shared between loading, private patios, a bicycle elevator and an exit path. A portion of the parking ramp is covered with a trellis.

- The main pedestrian access point is the corner double-height lobby with doors facing Alberta Street.
- The Project sets the beginning of the anticipated 4-storey street wall envisioned for the block, as well as the majority of the southern portion of the MTC.

Staff acknowledge that the Cambie Corridor Plan is prescriptive in terms of height and density.

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

- Overall massing. Please consider factors such as the tower top and legibility of the tower and the podium.
- Public realm and pedestrian experience.
- Indoor and outdoor amenity spaces, including the main lobby and rear “courtyard”. Please consider landscape design, functionality and usability for all ages and abilities.
- Any preliminary advice for consideration at the development permit stage. Please consider aspects such as building articulation given the project’s high visibility from Columbia Park.

Applicant’s Introductory Comments:

Bryce Rositch, Architect, introduced the project.

Tower is currently located at the corner at Alberta and 42nd Avenue; podium is on the eastern side and allows the development to get higher as it goes further west. Alberta Street and 42nd Avenue are both prime walking streets. The building has two entrances, with the main entrance at the corner of Alberta Street. The ramp is tucked at the lane. The courtyard has outdoor space and parkade ramp. The two-storey colonnade recognizes the pedestrian nature of 42nd Avenue going east towards Columbia Park.

The four storey podium as required by the Cambie Corridor Plan. There is a rooftop amenity at the top. There are two locations for amenity space – on the fifth floor, the interior amenity space opens up to a generous outdoor court yard on top of the podium. On the top of the building, there is an enclosed amenity space with an interior space and terrace area.

Joseph Fry, Landscape Architect, presented the landscape aspects of the project.

At the lower level southwest corner, there are two accessible entrances. The underground parking walls are set back to accommodate soil body on the southwest and northwest corners to get onsite plantings for significant trees. The project proposes a single honey locus tree on the southern corner and another tree on the northern corner, contributing to the sense of Alberta Street being a green corridor in the future.

The proposal includes a large canopy tree and a penetration of storm water management system at the mini plaza at the corner.

Jason Packer, discussed sustainability aspects of the project.

There is a preliminary storm water strategy in place. The project meets the energy targets of the Green Building Policy for Rezoning. The thermal energy numbers are well below the limits of the policy.

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

Panel's Consensus on Key Aspects Needing Improvement:

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

- Strongly review the livability, daylighting and privacy of the units, especially at the interior corner of the podium.
- Implement design strategies to mitigate the perceived bulk of the tower and crown of the building.
- Explore moving some family units to the south elevation and at grade.
- Design development of the bike elevator area to improve programming and mitigate CPTED concerns

Panel Commentary:

Massing and Expression:

- General support from Panel on the massing.
- General appreciation from Panel on the colonnade expression.
- Some Panel Members noted concerns with the height being too much for this area.
- Panel Members supported the pedestrian scale of the podium.
- Some Panel Members noted the podium expression at the corner gets lost.
- Panel suggests improving the legibility of the building entrance. Panel Member recommends the entry vestibule might be better at the corner.
- It was noted the canopy at the lobby is small.
- Panel noted the mechanical screening at the top appear to be a bit excessive. It is recommended to be reduced to mitigate the perceived bulk of the tower.
- Panel suggests a more expressive balcony to mitigate the repetitive tower expression.
- Some Panel Members suggest more modulation to the tower.
- Panel noted there could be more differentiation between the tower and podium.
- Some Panel Members noted the ground level is strong, partially due to the 2-storey colonnade.
- Panel noted the verticality is not sufficiently emphasized and feels very monochromatic. The balconies have an overly horizontal expression and the crown adds to the bulk. Some Panel Members felt the monochromatic is fine but there should be some variation of materiality at the podium level. It should be maintained and expressed as much as possible.
- Some Panel Members noted the all-white material is too stark. It will stand out given that it is the first one by the park.

Public Realm:

- General support from Panel on the pedestrian and public realm.
- Panel noted opportunities to provide trees in planters along the lane and more repetitive finer grain and less linear planters at public realm.

Amenities:

- General support from Panel on the amenities and the location of the amenity spaces. There was suggestion that the size of the indoor amenity space on the fifth floor is relatively small and could be enlarged. The quality of the courtyard outdoor spaces should be improved. Also, more diversity of play area for children.

- Panel noted their support for the shared entrances. The quality of the courtyard outdoor spaces should be improved.
- Panel noted there were some CPTED concerns at the bike elevator area.
- Panel noted the loading space could be better used. The loading area at rear with units looking directly onto the yard. Relocate loading down to the underground to free up the rear area.

Livability:

- Panel suggests seeing more two- and three-bedroom family units on the south side of building at grade. Some Panel Members also suggested two-storey family units at grade with the adjacency to the park.
- Panel noted units at the north-east corner from level 1 to 4 appear to be very small and are exposed to very little sunlight. Livability would be improved if they are enlarged.
- Panel appreciates seeing more non-market and rental coming to the neighbourhood.

Sustainability:

- Panel encourages the applicant to increase energy performance of the building. Panel suggests incorporating triple glazing and thermally broken balconies. Panel noted too much articulation does not help.
- Panel appreciates the all-electric building systems.
- Some Panel Members suggested implementing an extensive green roof on top level.

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

2. Address:	602-644 Kingsway
Permit No.	RZ-2020-00030
Description:	To develop a 6-storey mixed-use building with 80 secured market rental units and commercial use at grade; all over three levels of underground parking consisting of 118 vehicle spaces and 177 bicycle spaces. The proposed building height is 23.4 m (76.8 ft.), the floor area is 7,534.9 sq. m (81,105.3 sq. ft.), and the floor space ratio (FSR) is 4.05. This application is being considered under the Secured Market Rental Housing Policy (Rental 100).
Zoning:	C-2C to CD-1
Application Status:	Rezoning Application
Review:	Second
Architect:	Studio One Architecture
Landscape Arch.:	Prospect Refuge
Delegation	Jim Wong Shoghig Tutunjian Alyssa Semczyszyn Lucien Irebarne
Staff:	Sarah Crowley & Derek Robinson

EVALUATION: Support with Recommendations: (8/3)

Rezoning Planner, Sarah Crowley presented this rezoning application at 602-644 Kingsway under the Secured Market Rental Housing Policy. Sarah began by providing an overview of the site and surrounding context. Sarah also spoke of the policy considerations for this site. Sarah concluded her presentation with a description of the site and a summary of the rezoning proposal.

The site is located one block west of Fraser Street, and across the road from Robson Park. The smaller McCauley Park is located across Kingsway to the east of the site. This section of Kingsway 'bends' as it passes the Park creating unusual lot patterns. The surrounding development is a mix of low-rise (typically one and two-storey) commercial and some recent four-storey mixed use developments. This site is currently occupied with residential units on the second and third floors; the retail space is currently vacant.

The site is a relatively flat, irregular shaped seven-lot assembly, located on the south side of Kingsway between Carolina St to west, Fraser St to east and E 16th Ave to the south. The site is currently occupied by six commercial buildings with three residential units on the upper floors.

The commercial zone runs diagonally in a spine-like manner along Kingsway. The entire block which the site is located on is zoned C-2C and across the lane contains two-storey buildings and a surface parking. Sharing the east property line is a three- storey building (648 Kingsway) with at grade commercial and residential above; Moving both further east and west away from Kingsway the area transitions into to the residential RS, RM and RT zones.

Many of these buildings on this particular block were built circa 1900. The buildings on the site itself were all constructed between a date range of between 1912- 1937 but are not included on the Heritage Register.

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

This proposal supersedes a proposal presented to UDP in 2018. The site address at the time was 610-644 Kingsway. Since then, the site owner has acquired the corner lot.

Since then, the site owner has acquired the corner lot.

The applicant is proposing a 6-storey mixed-use building with 80 secured market rental units, 57% of which are family-oriented 2- and 3-bedroom units, at an overall density of 4.05 FSR.

Three levels U/G parking accessed from the lane with 118 parking stalls proposed, along with 71 bicycle stalls. Loading, refuse and recycling are also proposed to be accessed from the lane. Indoor and outdoor amenity areas are provided on the rooftop which will include space for urban agriculture and children's play area. A new outdoor public plaza is also being proposed on the corner of Kingsway and Carolina Street and will involve the closure of the existing E 15 Avenue section of roadway to the east of Carolina St.

Development Planner, Derek Robinson, started by giving an overview of the UDP recommendations presented for the previous proposal in 2018, followed by the expectations of the built-form guidelines. He then gave a brief description of the revised proposed project before concluding with Staff questions for the Panel.

This site was presented at UDP previously in 2018 and was supported by the Panel with Recommendations. At that time, the site was smaller and did not include the corner lot at Kingsway and Carolina Street. The panel had 3 recommendations:

- Further design development of the lane elevation at ground floor and improvements to public realm along the lane
- Consider closing this section of E 15th Ave between Carolina St and Kingsway
- Design development to the street frontage at CRU and integration with the public real

The expanded site now has a frontage of approximately 238 ft. on Kingsway and a relatively shallow depth of just 94 ft.

As noted, the previous 2018 panel recommendations suggested closing this portion of E 15th Ave and staff and the applicant teams are now back with a proposed street closure that is intended to provide patio space supporting the at-grade CRUs and planting to buffer noise and pollution - this is intended as a sort of response to what's happening across Kingsway at McCauley Park where we see small CRUs with local businesses and activity spilling out into the public realm.

Please note that what is shown in the applicant package for design of the mini-public plaza is for illustration only at this point. It is likely that Engineering staff will lead the design and provide direction for geometric changes. Early stages of this work is on-going and the intention is to also include space for future bicycle infrastructure to connect E-W across Kingsway as one route option to link with the 14th avenue bikeway and would also to tie into other public realm and cycle upgrades in the area as part of the St. George Rainway closures north of Kingsway at Robson Park.

The road closure allows the building to shift slightly forward to the front property line to achieve an increased rear setback for residential from 16' to 20', despite the shallow lot depth. As Sarah mentioned, the site and this full block are zoned C-2C, whereas normally we would anticipate a residential zone across the lane. Future development across the lane is likely to be mixed-use.

Also note the adjacent 3 storey building at 650 Kingsway has been previously identified as having heritage potential, though it is not currently on the heritage register.

The application consists of a 6 storey form with a full height expression at the corner and limited top level setbacks along Kingsway and Carolina. 9 CRUs are proposed along Kingsway with 2 additional CRUs and the residential lobby located off Carolina Street.

The massing along Kingsway is broken up by a full height forecourt approximately 33 ft. in width.

The revised proposal responds to the adjacent 3 storey building at the shared property line by stepping down with a 12 ft. setback above level 3 at Kingsway, as well as a 12 ft. courtyard behind responding to the location of existing windows on the adjacent building. The revised proposal has also gone from combustible to non-combustible construction, which allows the applicant to utilize the rooftop for a generous amount of indoor and outdoor amenity space.

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

Height + Massing:

- Does the proposal adequately break up the long frontage on Kingsway?
- Does the architectural expression positively respond to the unique geometry of the site?

Public Realm Interface:

- Is the interface with the public realm well handled, including the mini-plaza and the lane?

Future Design Development:

- Please provide any preliminary commentary on materiality

Applicant's Introductory Comments:

Lucien Irebarne, began by presenting aspects of the site and surrounding areas.

Located on the corner of Kingsway and Carolina the regular site shape has to facilitate the bend on Kingsway to preserve the continuity of the street's unique commercial character. The site and plan approach is to unify Kingsway and Carolina St. on the lane, extending the commercial animation into the lane and onto Kingsway. The site plan layout is logical with continuous commercial frontage, a defined residential entrance centred off of Carolina St. Also, access off the lane with the vehicular ramp furthest from the lane intersection. Proper loading and drop off are secured and convenient at well light locations. Commercial and residential exits are separated by a separate elevator divider. 5.5 meters statutory right away on both Kingsway and Carolina provides for sidewalk widening along the commercial frontage and opportunities for animations of the public realm. In response to Planning and Engineering comments the small of portion of E 15th Ave is proposed closed to incorporate a small plaza park at the corner of Kingsway and Carolina. The development provides a mix of unit types with more than 50% compromised of 2-3 bedroom apartments targeting towards families. An indoor and outdoor amenity is provided on the roof top for gathering, socializing, and children's play area and urban agricultures. For the rendering, the character neighbourhood offers access to green space with Robson and McCauley Park across street. Connectivity, as Fraser St and Kingsway are main transit corridors and Mount Saint Joseph Hospital along with a wide range of service oriented shops and restaurants are nearby.

A brief overview of the Kingsway context and define rationale. Originating as an ancient and indigenous trail, Kingsway was developed and endured because it followed the gentle incline across the Burrard Peninsula. Kingsway pre-dates the city grid; the figure ground tells the story of how the system of roads resolves the diagonal route. With offset crossing roads and interstitial green spaces was created from the residual geometry. Around the site, Kingsway appears to divert and turn, embarking the start of a 4 km straight away. The design rationale is to dramatize the turn on Kingsway and harmonize all the nearby landscape features into an urban filter narrative.

On the form of development, the increase mass responds to the adjacent green spaces and widening of Kingsway. On 12th Ave looking south east, Kingsway aligns with corner of Carolina St before it diverts around the site. For that reason, the relationship to Robson Park a prominent vertical volume marks the corner. The residential bay seems to appear out of the largely continuous commercial frontage. The residential balconies along Kingsway project out at a slight angle to heighten the expression while maintaining the flow of the street. Starting with the vertical expression of the main intersection the adjacent residential base maintains a relative grand scale with the exception of the last bay along Kingsway at the east property line; here the last bay is grounded, reducing height to match the neighbouring building. Mid-way along Kingsway there is a large recess in the street wall as required by

zoning where singular bay of Juliette balconies addresses an impromptu intimate plaza space created by the setback. An independent street level canopy and rooftop terrace train this unique vertical element connects rooftop amenity to the street life below. As the residential massing at the lane steps back it adopts the expression of a pair of larger volumes aligning with the lane. With one horizontal and one vertical appears more animated with offsetting balconies for solar shading. They are tied together by a slender middle bay which acts as a pivot and defines the main outdoor gathering area for the rooftop amenity space above. Landscaping on the second floor decks prompts the podium wall along the lane. The materiality accentuates the sculpted form. The selected finishes comprise a mix of white and grey tones, aluminum composite panels and a matte finish, brick cladding and sleek window wall system and charcoal colour. From the undulating flow from the roof line to the angle of the vertical base and balconies along Kingsway the character comes from the form and green spaces. Along Kingsway and atop the rooftop gardens landscape is both a filter, buffer from the busy street and a unifying element connecting Robson Park and McCauley Parks into the landscape of patios and animated pedestrian realms on both sides of Kingsway.

Alyssa Semczyszyn presented an overview of the landscape aspects of the project beginning with the ground floor.

On the ground floor, there are opportunities for moving seating, infiltration of storm water, and tree planting.

Because there is a lot of pedestrian traffic in this area, we want to provide breathing space for the sidewalk to keep the commercial realm as open as possible by putting in some planters, paving at the residential entries to create some definition and bring that out to the off-site parkades.

On the second floor, planting is on the lane side providing a setback.

Rooftop opportunities for programming, indoor amenity space ties in with the exterior amenity space. There are opportunities for lounge area and play ground, walking roof and green space with additional trees and plants.

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. DAVIES** and seconded by **MS. MARCEAU** 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 break up the Kingsway store front and improve its relationship with the mini park.
- Design development to simplify the upper massing and architectural expression.
- Design development to the corner expression through articulation and materiality choice.
- Design development to provide livable outdoor space for each unit.

Panel Commentary

Height and Massing:

- Panel supports the height.
- The panel was supportive of the overall massing.
- Many panel members commented about the site geometry. Firstly, the massing is not reflective of the angular shift or curvature of Kingsway. Any attempt at recognizing this unique geometry in the design proposal is lost because the upper massing is so broken up/over articulated and competing vertical forms. The projected balconies also make any recognition of the site geometry difficult to read. Additionally, the public realm does not recognize the shift in the site geometry. The panel suggested working with the more angular shift of Kingsway as a gateway to Mount Pleasant.
- Many Panel members felt that the upper residential mass was too fragmented and the retail frontage was not broken up enough. Simplification of the upper massing is required, and articulation and providing a finer grain to the storefront should be explored. Panel does not feel that the expression of the commercial (with its long sections of uninterrupted glazing) contributes positively to the public realm. The applicant was encouraged to consider breaking up the long storefront into a finer grain/pedestrian scale, more in keeping with the existing conditions and the historic patterns of development along Kingsway.
- The corner massing provides no differentiation between the commercial and the residential above in terms of materiality and being co planar – it is one solid
- Panel appreciates the recess section on the east plaza, light wall to adjacent building, even though building may not remain, an urban typology is imprinted on the site.
The panel commented that the upper portion recede and that the ground plan level could be more eclectic, similar to the grain of this section of street now.

Articulation and Architectural Expression:

- Panel noted the building expression is repetitive and more broken up than needs to be and suggest establishing a hierarchy.
- Panel noted the North West corner expression felt too commercial all the way up and that the commercial floor and the residential floors above are co-planar.
- Panel felt laneway expression successful and more resolved than Kingsway frontage particularly for the residential.
- Panel suggests breaking up the frontage as the façade feels to jumbled and incoherent. Further design development unified and cohesive façade.
- Vertical building reveal separating the east and west blocks reads like it should be a major entry point into the residential lobby, however it lands at a CRU entry. The panel felt that this is a lost opportunity for that deep recess to engage the plaza and opportunity for a major entry. It was suggested to eliminate the vertical element or align it with the residential lobby.
- Panel noted more exposed corner to the west sticks out compared to the rest of building, encourage applicant to give it more structure, reveal and depth to help the scale of the project.
- Regarding the material transition at the upper volumes of the building at the lane, Panel suggests articulation of the massing there as well.

Public Realm Interface and Mini Park

- Regarding the public realm at the plaza, how the storefront relates to the mini park by intentionally breaking it up, it will have a more granular feel
- Panel is generally supportive of the public realm treatment and would like to see more given to the pedestrian realm on the street in the non-plaza areas in terms of seating, planting and more varied paving treatments.

- Panel feels that the mini park is a real feature of the project and they would like to see more engagement between it and the commercial frontage to help activate the retail.
- Panel suggests extending the park feel and treatment further to the east in terms of the planting, stretching the greenery further east along Kingsway.
- Regarding public realm, Panel suggests seeing more differentiation of individual commercial units on the street.
- Regarding the CRU that wraps the lane, Panel suggest giving it more special treatment to appear more pedestrian friendly and activated; also consider opportunities for public art. Consider more pedestrian paving in the lane, as the lane will be heavily used by pedestrians.
- A panel member noted the geometry of site does not address the newly formed park.
- The panel recommended providing better, more continuous weather protection along the storefront. Panel recommends that City of Vancouver Engineering **department review** the plaza for opportunities to do something sustainable and add more greenery.
- Along the lane, Panel noted there is opportunity to provide greenery along the blank wall.

Livability:

- Panel noted there are concerns with some units not having balconies.
- Panel suggests adding patio space.
- Panel appreciates the rooftop amenities.
- Panel noted the balconies are tiny and would like to see the units have larger private outdoor spaces.
- Panel suggest reconsider placement of 3 bedroom units and swap with units on the south side.
- Panel encourages more light on the east side light well in current conditions as some of the units at the base feel too closed in. A suggestion was to knock off the bedroom that sticks out at the south west corner to provide for more light.

Materiality and Colour:

- Panel appreciates the good quality material.
- Panel encourages the applicant to pursue some colour as building is very monochrome.
- Materiality could be improved along Kingsway, the proposal to have aluminum panel is a very rigid structure, takes away the human scale, it has a more commercial feeling and that is contrary to what is trying to develop in that mini public space.
- Panel noted the brick material is proposed at the recesses, rather than at the front plane; suggest showcasing the higher quality materials on the façade rather than in the recesses.
- Regarding the corner, Panel noted it feels too commercial, monochromatic and needs more articulation and materiality.

Sustainability:

- Panel appreciate presentation of sustainability and energy performances
- Panel appreciate electric low carbon heating system
- Panel noted it is good to see shading on south windows
- Panel suggests thermal performance and enclosure by thermal breaking balconies and triple glaze windows to improve comfort and livability.

Other Comments:

- Panel suggests having shadow studies further into the day more than the proposed two months
Panel noted the addition of screening would make a difference to the appearance of the balconies.

- Appreciate the adjacent building has been reconsidered.
- Panel suggests project speaks more to the history of the neighbourhood.
- Panel suggested design respect more of the historic character of the neighbourhood.