

URBAN DESIGN PANEL MINUTES

DATE: October 27, 2021

TIME: 3:00 pm

PLACE: Joe Wai Meeting Room, Main Floor - City Hall

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:

Michael Henderson (Chair)
Alan Davies
Margot Long
Reza Mousakhani
Alyssa Koehn
Jesse Gregson

REGRETS:

Clinton Cuddington
Adrien Rahbar
Jane Vorbrodt

RECORDING SECRETARY: M.Sem

ITEMS REVIEWED AT THIS MEETING

1. 456 and 496 Prior Street
 2. 1395 W Broadway
-

BUSINESS MEETING Chair, MR. HENDERSON, called the meeting to order at 3:00 p.m. and noted the presence of a quorum.

1. **Address:** 456 & 496 Prior Street
Permit No.: RZ-2021-00045
Description: To develop two 19-storey residential towers with a 5-storey office podium, including 262 secured market rental units with rooftop amenity space, commercial retail space at grade, office space with rooftop amenity access, and cultural amenity space; all over three levels of underground parking, including 516 vehicle parking spaces and 748 bicycle parking spaces. The floor space ratio (FSR) is 4.68, the total floor area is 45,483 sq. m (489,574 sq. ft.), and the maximum building height is 64 m (210 ft.). This application is being considered under the False Creek Flats Plan.
- Zoning:** I-3 to CD-1
Application Status: Rezoning
Review: First
Architect: Francl Architecture Inc.
Delegation: Walter Francl, Francl Architecture Inc.
 Alain Prince, Francl Architecture Inc.
 Daryl Tyacla, et al
 Cameron Thorn, Strand
 Eoghan Hayes, Edge Consultants
- Staff:** Kevin Spaans, Development Planner & Leifka Vissers, Rezoning Planner

EVALUATION: Support with recommendations (5/1)

Planner's Introduction:

Rezoning Planner, Leifka Vissers, began by noting this is a rezoning application located on the south side of Prior Street, west of Malkin Avenue and is currently a one-storey building occupied by artist space and a two-storey warehouse.

The site, 456 & 496 Prior Street is located within the False Creek Flats Area Plan and falls within the sub-area designated the "Health Hub" which was envisioned to be anchored by the St. Paul's hospital and health campus, connected by Station Street linking the Pacific Central station through the new health campus to the DTES on Gore Avenue. Significant intensification of employment is anticipated across the area, with the Health campus including laboratories, research centres, creative products manufacturing, high tech, general office and health care offices.

The development site is currently zoned I-3 (Industrial) and I2. The surrounding properties to the south are zoned CD-1 (59) for the hospital and supportive medical and office facilities. This site is in close proximity to I-2 zoned properties to south-east and northwest. To the north are RT-3 zoned residential houses.

This site was identified in the plan as requiring at least 1.0 FSR employment generating uses, as well as for a cultural amenity to replace some of the artist space lost due to redevelopment in the area.

The proposed height of 64m is greater than the 30.5m height allowable under the plan, and the density of 4.68 is greater than the 3.0 envisioned under the False Creek Flats Area Plan.

Under the False Creek Flats Area Plan, Malkin was meant to be an arterial, separating the proposed site from the new St Paul's complex.

In 2019, Council instead designated Prior St. the east-west arterial. Under this new context, with Prior the arterial separating the new St. Paul's complex from the neighboring residential area.

Kevin Spaans, Senior Development Planner, then began by reiterating that there are three critical urban adjacencies: the existing Strathcona neighbourhood, which is not anticipated to undergo significant change in the future; the upcoming New St. Paul's Health Campus; and, Trillium Park. Mr. Spaans noted that the relationship of the proposal to each of these contexts is a critical consideration, given the dramatic change of scale and use between the three. Narrowing in on the interface between the proposal and the residential RT-3 context of Strathcona, Mr. Spaans noted that the current context of older detached homes and duplexes may change to townhouse form over time, but is unlikely to have a measurable change from existing. Therefore, the applicant is challenged to present an architectural expression at this façade that anticipates sensitivity to a lower scale. From this, this site must scale up to appropriately and cohesively marry Strathcona to the New St. Paul's Health Campus. To that end, Mr. Spaans noted that the applicant is locating two towers toward the south end of the site matching the height of the main hospital building. As for the relationship between Trillium Park and the subject site, Mr. Spaans noted that due to its orientation, there are no commensurate shadow impacts to the Park resulting from this proposal. Therefore, the building is best reviewed in terms of its performance of as a backdrop from this important urban park.

Mr. Spaans then presented the proposed site and landscape design, and the programmatic layout of the first floor, reiterating that uses at grade include retail, residential lobby, commercial, and, most significantly, the cultural space. Understanding that this site represents an urban intervention in a site currently designated for non-pedestrian oriented development, Mr. Spaans noted that the performance of this space hinges on its ability to attract and maintain pedestrian activity through the day, requesting that the Panel focus their attention in part to consideration of the success of the design of this space.

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

1. Does the proposed height, massing, and density appropriately serve to blend the low-scale Strathcona neighbourhood to the higher-density NSPHC?
2. Please comment on the interface of the proposed building with the low-scale residential buildings on Prior St, and with Trillium Park to the southeast.
3. Please comment on the proposed landscape and site design, and the programmatic layout of the first level, with particular consideration given to their contribution to an engaging, safe, and accessible public realm.

Applicant's Introductory Comments:

Project is a 2 acre site located on the south is the St. Paul Hospital. Density on the adjoining site is 7.9 FSR. It will be the St Paul health campus and will be a significant central hub for activities surrounding the hospital.

The program on the podium will have retail, cultural and medical office spaces as well as on the floors above. These are all meant to support the hospital and the Strathcona neighbourhood.

There will be 262 secured market rental units in the two buildings shown on the site.

The passage through the site, to the north is new Prior St connector, to the west is the extension of Dunlevy, to the south is the emergency access for the hospital, to the east is Malkan Ave connector.

In terms of massing, 5 storey podium stepped back on 5th floor. Street frontages along Prior St. will have the retail, cultural, and commercial spaces.

The diagonal passage through the site provides visual connections and opens up out to Trillium Park creating intimate and semi-public open space contained in the court yard. There will be an acre of landscape open space at ground level, there will rain protection around the perimeter of the building and through the court yard, the roof will be landscaped and there will be amenity for the office and residential.

There will be 2 residential buildings on the site, massed in an angular form to respond to the configuration of the site itself. The massing is an appropriate stepping down of the future St. Paul site down to the residential on Prior St.

Considering continuous retail on the ground plane. There are 2 lobby entrances for the offices, one on the north of Prior St. and one on the south of Heatly St adjacent to the emergency entry to St. Paul's and an asymmetrical court yard linking Prior St through to St. Paul's to Trillium Park.

Parkade access is off Malkan Ave, keeping it away from St Paul's or Prior St and all loading and deliveries, waste and recycling is below grade.

Currently there is White Monkey Studio on Prior St. There is a strong commitment to keep that as an amenity for the neighbourhood and community. T[h]ere is 4400 sq. ft. of community space allotted There are negotiations in progress for up to 10,000 square feet subject to funding availability. This will all contribute to the cultural sustainability of the flats. There will also be artist studio spaces on the residential level.

The site plan shows the bridge over the connector that cuts across the site through the courtyard. The concept is the mud flats conceive as islands with plantings. There are a lot of seeding opportunities, native and shade plantings through Trillium Park to Strathcona.

The surrounding site suggests a robust street trees scheme as well as trees on site with a canopy feel around the site and also a bike lane. The southeast corner has a rain garden and currently working with the City of Vancouver to get an offsite rain garden. To meet the green space requirements, there is a proposal for a large planting area at the southeast corner with access through it.

The podium is generous, it's an extensive area that connects the two towers across the bridge with covered walk ways connecting the buildings allowing for engagement with the landscape.

The west tower has a children's play area for lower activity area, whereas on the east side, it will be for higher activity area which the office community has access to. There is an indoor amenity space that spills out onto the road and the podium. The connection to the play area at the northeast corner at the office complex is shared by residential and offices.

The project has sustainability requirements have been met.

The initial design concept indicates the greenest city target by City of Vancouver will be met. That is done by using a combination of air source heat pump VRF technologies, good envelope and good ventilation performance.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project, it was moved by **MR. DAVIES** and seconded by **MS. KOEHN** 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. Design development to the massing to maximize sun exposure across Prior St.
2. Design development to massing of south building to maximize exposure in the court yard.
3. Consider planting species to increase privacy to residential neighbourhood to the north.
4. Design development to Prior St architectural expression to improve its response to Strathcona residential character.

Panel Commentary

Panel noted overall appreciation for thoughtful consideration to a difficult site

General support from Panel on the height, massing and density.

One Panelist noted concerns with the height and density of this project, noting this development competes with St. Paul's as a prominent building.

Some Panel members noted successful transitioning from St. Paul towards Strathcona. Other Panel members noted further exploration of the quality of the streetscape on Prior St and its connection with the public courtyard. There were some suggestions to further develop the materiality and expression along Prior St towards Strathcona.

Overall support from Panel for the interior breezeway at the court yard.

Overall support from Panel to increase sunlight into the court yard. Panel suggest further massing adjustments to increase the sunlight across Prior St by sculpting or carving portions of the tower to increase sun exposure, sculpting the massing of the podium and southwest building,

There were mixed reviews on the bridge portion. Some Panelists noted it would allow more sunlight in by further shaping of breezeway. One Panelist noted the bridge feels private and not an open public space.

Panel suggests fifth floor step back.

Panel noted appreciation for the residential plaza and open rooftop space.

Panel noted appreciation for the landscape design and roof garden.

Panel noted appreciation for the flat, open space of the landscape at the court yard and the different scale of small tree canopy.

Panel noted the community engagement opportunities are a huge improvement over the current situation.

Some Panel members suggest looking into evergreen plant species to give the residential some privacy.

One Panel member encourage high efficient HRV and waste water recovery systems.

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

- | | |
|---------------------|---|
| 2. Address: | 1395 W Broadway |
| Permit No.: | RZ-2021-00035 |
| Description: | To develop a 24-storey office building with commercial retail space at grade, including restaurant uses; all over five levels of underground parking, including 392 parking spaces and 172 bicycle spaces. The floor area is 27,872 sq. m (300,008 sq. ft.), including 25,404 sq. m (273,442 sq. ft.) of office space. The floor |

space ratio (FSR) is 8.65, and the maximum building height is 91 m (300 ft.), with a rooftop feature to a maximum height of 96 m (315 ft.) at the southeast corner. The application is being considered under the Metro Core Jobs & Economy Land Use Plan and Policy on Consideration of Rezoning Applications during the Broadway Planning Process.

Zoning: C3-A to CD-1
Application Status: Rezoning
Review: First
Architect: Andrew Cheung, Andrew Cheung Architects Inc.
Delegation: Andrew Cheung
Staff: Leifka Vissers & Carl Stanford

EVALUATION: Re-submission recommended (6/0)

Planner's Introduction

Leifka Vissers, Rezoning Planner began by noting this application proposes to rezone a site at 1395 W Broadway, under the Broadway Area Plan. The site is zoned C-3A and is currently occupied by a car dealership. It is located on the north side of west Broadway at Hemlock Street in close proximity to shops, drug stores, cafes and one block from a planned future Granville Skytrain Station. The surrounding properties to the north are zoned FM-1 for small-scale residential character of the Fairview Slopes Neighbourhood and to the south are zoned C-3A for commercial activities.

Under the Interim policy for rezoning, new rezoning applications will not be considered in the Broadway Plan Study area while the Broadway Plan process is underway. This is in order to not pre-empt or divert the planning process with rezonings which set new directions or preclude options that could emerge during the process with three exceptions, one of which is for applications. However there are exceptions; for example where there has already been an active rezoning application or where a recent application for rezoning advice has been received, or the applicant has received a written response stating that a rezoning application would be considered (within the past three years) prior to the adoption of this policy, then in that case the application will be considered. The Broadway Corridor Plan will consider additional building heights in close proximity to transit stations and the closest station here would be 2 blocks to the West at Granville and Broadway. This application is being considered under the *Metro Core Jobs and Economy Land Use Plan* and the Central Area Plan: C-3A Central Broadway Goals and Land Use Policy. The proposed building is anticipated to have ground floor commercial uses and office space above with a height of 300 feet and a total density of 8.65 FSR.

Development Planner, Carl Stanford then began by noting the proposal seeks to redevelop the site with a 24-storey commercial-office building, with at-grade commercial retail units along 1395 West Broadway & Hemlock St. The total floor area proposed at 8.65 FSR is 27,590 sq. m (296,974 sq. ft.). The proposed height is 91.4 m (300 ft.) to the top of the roof and 96 m (315 ft.) to the top of the parapet. The building will have underground parking consisting of 5 levels of underground parking containing 392 vehicle parking spaces, 156 Class A bicycle spaces, 12 Class B bicycle spaces, and 9 loading bays, accessed from Hemlock.

The site measures 150 ft. at the Broadway frontage, 125 ft. at the W 8th frontage, and 250 ft. on the Hemlock Street. The site area is 3,190 sq. (34,336.87 sq.). The site slopes steeply about 19 ft. from Broadway down to W 8th Ave. It is currently occupied by a 2 storey Mercedes car dealership building. The immediate surrounding area are mostly zoned C-3A, providing a mix of commercial, office, and residential towers with a maximum height of 120' as prescribed under the Central Broadway Urban Design Guidelines. It has C-3A zoning to South, West and East, FM-1 zoning to the North with a mix of smaller scaled residential and 2-5 storey commercial buildings on 8th Ave. It falls within the Broadway Plan Study Area. The area includes commercial properties to the west, east and north. The adjacent building to the east contains a commercial podium, with a residential

tower above and 3-storey townhomes along West 8th Avenue. The site is in close proximity to a number of shops, drug stores and cafes. The surrounding building heights include:

- To the East, a 10-storey mixed-use building with 3-storey townhomes on West 8th Ave.
- To the West, a 8-storey office building
- To the South, a 2-storey retail/office buildings across Broadway
- To the North, a 6-storey office building
- To the Northeast, 3-storey townhomes, a 180 ft. office tower at 1330 Broadway, & a proposed residential tower of 150-160ft at 1296 Broadway.

The Applicable Policy which governs form of development considerations includes the:

- C-3A District Schedule, Fairview Slopes sub-area
- Central Broadway C-3A Urban Design Guidelines (1976, amended July 2004)
- Central Area Plan: Goals and Land Use Policy C-3A- Central Broadway (1991)
- *Metropolitan Core Jobs & Economy Land Use Plan (2007)*
- *Community Amenity Contributions - Through Rezoning (1999, last amendments 2013).*
- *Green Buildings Policy for Rezoning (2012)*

The C-3A District Schedule allows for 3.0 FSR (102,687 sq. ft.). No height limit is specified in Fairview Slopes sub-area. The Central Broadway C-3A Urban Design Guidelines (Fairview Slopes Sub-Area) however note that higher buildings are to be located at Granville and Broadway, with the tallest buildings on the corridor at Alder and Birch within the Uptown Office & VGH District. Building height maximums are to be 120 feet subject to urban design analysis. Setbacks from north-south streets are to provide views to downtown and north shore. For sites with 150 feet frontage, tower widths should be a maximum 75 feet, for floors above the 7th-storey. Guidelines suggest that towers located at corners should step back above the first- storey to increase view angles to the north and podium height should match adjacent developments. The C-3A guidelines recommend corner buildings step back above the first storey to increase view angles to the north. C-3A guideline recommends new podium streetwall height to match existing building streetwall height.

As noted in the applicant presentation materials, this project is “linked” to another site by the same owner located a block away on 1316 West Broadway. The applicant has established a commitment to build a fully City owned Seniors Centre originally included in this application in the early stages of the process. This will be provided via a separate linked development permit application to be made prior to or concurrent with this rezoning application process.

The driving height limitation is derived from the original 2014 letter of enquiry response which stipulated a maximum height limit of 91.4m/ 300 ft. (excluding architectural appurtenances). Support for the 91.4m/300 ft. building height was contingent upon an architectural response that produces an exemplary building design and a building that has “landmark” status in terms of the proposed materials, details and massing. It required that the form of development of the tower along Broadway should be in keeping with the massing principles as outlined in the Based on overall tower massing that included slim proportions, particularly in the east-west dimensions, the tower placement and proximity should respect the residential tower to the east. This included sculpting the form and setting back the upper floors to remove any shadows cast on landscaped courtyards across W 8th Avenue. The tower width should be limited to 75 ft. along the Broadway frontage with some flexibility given, however the tower should emphasize a slim proportion, particularly in the east-west dimension while providing a setback along Hemlock Street to secure views to the north. Higher elements of the buildings should be oriented to maximize sun penetration and views

As previously stated, the 24-storey office building on this site is located on a corner block at the intersection of West Broadway, Hemlock Street and West 8th Avenue at the high point of the Fairview slopes area. West Broadway is an important east / west thoroughfare and is currently under the Broadway Plan Study. Hemlock Street is also an important street leading north to downtown via the Granville Bridge Ramp. Hemlock Street slopes steeply 19 foot south to north from the West Broadway side. The block the building sits on does not have

a lane and the parkade as a result is accessed off West 8th Avenue. The applicant has proposed to place a public work of art / statue on this corner helps anchoring the location of this prominent intersection

The building podium is setback on all three frontages with the greatest setback being 7.3m 24' along West Broadway. This is due to the proposed future Broadway sidewalk widening. A setback of 5.5m/18' on W Broadway & 14' on Hemlock from the property line is proposed and a rear setback of 4.6m/ 15' is provided along West 8th Avenue. There is a continuous engineering SRW of 5.5m (18') from back of existing curb along W Broadway, a 7.6M (25') from back of existing curb along hemlock and a 5.5m (18') from back of existing curb along west 8th avenue. A tower separation of 18m (60') is required and 24m (80') is provided.

Retail units front Broadway and are directly accessed from the street with an additional smaller retail space along Hemlock Street. A restaurant is provided off to the rear of the site which extends over two floors and is accessed from West 8th Avenue and by stairs off Hemlock. The restaurant is also accessible via dedicated pedestrian elevators that extend from the parkade below and freight elevators for service uses.

The buildings main entry to the offices is located at the corner of West Broadway & Hemlock via long narrow lobby which holds an internal cafe. Level 2 has a large north facing terrace for the office users while a large lounge is provided as an amenity on the 3rd floor. This floor also has its own dedicated outdoor terrace facing north and overlooking the landscaping on the podium below. Levels 4, 5 and 6 also provide outdoor terraces for the office users. The floor plan as it moves beyond the podium contour slightly differently at each floor reflecting the angling of the external façade but with a floor plate that floats around approximately 980m2/ 10,500sq.ft. As we move up to the crown it reduces approximately 971m2/ 7,500 sq. ft. in area.

The office building rises to a height of 300' at the roof level with a curtain wall that extends further up to a maximum height of 345 feet. The letter of enquiry response originally stipulated a height limit of 300' and during the course of discussions some allowance was made for architectural appurtenances to be excluded from this height if they lent themselves to architectural excellence. This would be subject to urban design review and must not be occupiable presenting no impediment to views. 45' would be considered in excess of what was discussed and it is possible that these may be cut down to more expected height of 15' or a maximum point of 30' which will reduce the shaping of the building considerably. The building is required to keep a 60' separation form the adjoining residential building.

In terms of materiality, the building is largely composed of glazing elements with some stone cladding at the base. At grade along Broadway, there is a break in the street wall with a step condition located along the adjoining residential building. The canopy is angled for shading and the panel is invited to consider prevailing wind and direction of rain. The applicant has provided a range of views close up, on the approach and in the skyline demonstrating city wide prominence. In terms of sustainability the applicant aims to achieve LEED gold and will expand further on this topic.

Just reviewing the context again and prior to examining shadow impact we can see the outdoor amenity space and townhouse off West 8th Avenue. Shadows studies on the March & June 21st Equinoxes reveal no major negative impacts morning but more significant impact as we move into the afternoon on the outdoor amenity spaces of the adjoining residential buildings to the north east. This worsens as we move further into the year and the suns altitude dips.

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

- Does the Panel support the density, massing, and height, of the building with particular consideration of the below?
 - a) Does the proposal demonstrate successful architectural expression, as experienced close up, on the approach, and from a distance?

- b) Are the tower dimensions and the sculpting of its mass of sufficiently attractive proportions to achieve a significant contribution to the skyline given prominence in the city as a landmark building?
- c) Are the massing transitions from the crown of the tower to the body to its podium successful in how they are articulated at each point?
- Please comment on the impact on the public realm and success of the public realm interface with consideration for:
 - a) Is the buildings shaping, placement and proximity ensuring sufficient sun access to the adjacent residential dwellings, and mitigating negative impact on any shadows cast on the nearby outdoor residential amenity space?
 - b) Does the building create a successful continuous street-wall along Broadway compatible with the adjoining developments?
 - c) Does the proposal succeed in enhancing and effectively integrating with the ground plane, supporting its success as an important thoroughfare?

To summarize we are looking for commentary on the massing, height, density, the impact on the public realm, and the architectural expression of the building.

Applicant's Introductory Comments:

The Site is mixed use consisting of commercial and residential. To the north, there were concerns with pedestrian sidewalk space and shadowing. In terms of the immediate neighbourhood surrounding areas , mix use offices, there is an open green area established at podium and extend at open space. There are clusters of townhouse to the rear with a court yard serving the adjoining mixed use building. On West 8th, across from site is a strip mall and the other side is a gas station. Next to the site is a mixed use and office building.

Site constraints include a 24 ft. setback at the front, 18 ft. to the side on Hemlock, and 15 ft. on W 8th Ave. We are also trying to maintain an 80 ft. tower separation. There are no view blockages in terms of established view cones. South of the site there are low rise buildings so there are no concerns with views blockages. There is a uniqueness of site here. It is a large site fronting on Broadway. The suggested office building is appropriate as long as it provides senior centre. Subsequent to the application there has even a proposal for a 28 storey building. The average floor plate size is 10,500 sq. ft.

In terms of the ground plane, to maintain retail continuity, we moved retail spaces closer to the existing building with a 24 ft. recommended setback at the corner. The entrance to the building is adjoining where there is retail entrances. W 8th Ave is connecting the height with the lower building, matching the scale of the podium, together with the upper and lower podium. The treatment of the street front extends the retail, with the lobby located closer to the corner closer to the proposed skytrain station. The sidewalk is widened here, with landscaping and an open plaza where there will be a public art piece.

The landmark status is important. The building is different from other buildings. It is shaped and carved uniquely as you travel along Broadway. Even though it is rectangular shape, it has facades that creates interesting views from different angles. The applicant presented examples of the sculpting of the tower based on low and high point where afternoon setting sun is highest. The landscape Architect presented an overview of the general concept for the Landscape design.

Panel's Consensus on Key Aspects Needing Improvement:

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

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

1. Provide a more responsive public realm on all three sides each responding to the unique character of each street.
2. Design development to the tower expression to show a more realistic and approachable form.
3. Design development to the materiality and expression of the podium to respond more directly to the existing Fairview slopes character and the emerging character of Broadway street.

Panel Commentary

The panel noted it is great to see change coming on Broadway.

Most panel members noted they were struggling with tower form which needs more development. It seems like a conceptual massing. The tower is articulated with very little detail. The overall form is hitting the landmark quality but not the detailed expression. It is very bulky / heavy and needs an amazing cladding system to execute it properly.

A Panel member noted the renderings don't show the spandrels. It is an articulated tower with very little detail and encourage more architectural quality of the building.

Some panel members suggested a different articulation of the crown for better expression of the amazing green space up there.

Most panel members noted that further sculpting is required in particular because of its impact on the open space and the housing to the rear. It puts that whole street in shadow and in the June equinox totally shadows the adjoining residential open space.

Some panel members noted the north podium design needs further evolution. There is insufficient weather protection and the retail entry look like portholes. The retail should be better engaged with the street.

Some panel members suggested looking at incorporating a decorative screen at the parkade entrance to improve the frontage issues there.

Most panel members expressed CPTED concerns at grade. The stair on Hemlock St in particular should be reviewed with this in mind.

Most panel members noted concerns about the public realm on Hemlock St. It is a very busy and heavily trafficked street and an unpleasant space. This is a great opportunity to elevate the quality there.

Some panel members noted the planters are placed somewhat arbitrarily.

Some panel members noted a better art piece should be chosen for the building.

Some panel members felt the crystalline forms didn't fully work in the podium. It may work in tower but the podium should have contrast and be in keeping with Broadway character. It could be toned down or just given

additional design consideration appropriate to its landmark quality. The Cladding lifted up at the corner is interesting but the canopy needs more design resolution.

A Panel member suggest design development on the ground plane and activation of streetscape.

Panel noted along Hemlock there is opportunity to extend the commercial corner and bring some activation to the street. Also, further exploration of those connections to Hemlock to have landscape and public realm to support it.

A Panel member suggested the plaza have more seating and be more integrated into the plaza. Further design development at both the W 8th Ave and Broadway corners for seating and gathering place. More definition and character could be integrated with the building podium at that corner.

One panel member noted that the solar heat gain needs further work but that Triple glazed and LEED performance is great.

One Panel member encouraged further studies of sustainability systems.

One panel member noted that the ventilation system in the current climate should consider a decentralized approach. May want to look at separating ventilation for these huge floors.

Some panel members noted concerns about the public art piece. It should have better consideration.

Most panel member noted concerns regarding the LED impact at night and the shadow impact during the day on the outdoor amenity space and nearby residential.

Most panel members felt street and public realm improvements were needed. The plaza should be integrated better at corners. It needs a lot of work particularly at Broadway. West 8th Avenue doesn't have activated frontage. The plaza space should engage more across the street.

Some panel members felt the view from False Creek to its north elevation is a giant wall. The Broadway corner is better but it needs more shaping on the other Hemlock/ West 8th Ave corner.

Some panel members felt the building has potential to be a landmark. It could be a glass jewel on Broadway. It is slender and more successful on Broadway but too wide on Hemlock. The glass jewel design on West 8th Avenue seems out of character. They noted there is textural ground plane conflict on West 8th Ave.

Most panel members felt the Fairview slopes and West 8th Ave area has a different character to Broadway Street which requires different urban expressions not just glass just hitting concrete. More design development is needed at ground level in particular.

Some panel members noted that the Broadway plan not being known at this point is a challenge for the panel with regard to future context. They were not sure this is the right landmark for the Broadway corridor.

Some panel member noted the form is quite compelling. The simplicity in the form is the right amount of inflections to make it interesting and hope it is due to sun analysis and not just random. However it needs another round with a sharp design knife. It should not be lit up at night. It's not necessary. The height is acceptable within the policy context.

Most panel members noted that careful cutting away of the tower to maximize sunlight would be a good place to start in the next round.

Most panel members had a general acceptance of height but not to the same degree for the massing. There was general support of additional shaping to facilitate greater sun exposure to the outdoor amenity and Fairview properties.

Staff thanked the panel, appreciated their comments, and noted the Broadway Plan is still in development agreeing we must base our judgment on what is existing, approved and reasonably foreseeable.

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