

URBAN DESIGN PANEL MINUTES

DATE: October 30, 2019

TIME: 3:00 pm

PLACE: Town Hall Meeting Room, City Hall

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:

Jim Huffman
Jennifer Stamp
Matt Younger
Colette Parsons
Yinjin Wen
Helen Avini Besharat
Susan Ockwell

Excused Item 1

REGRETS: Amela Brudar
Grant Newfield
Derek Neale
Muneesh Sharma

RECORDING

SECRETARY: K. Cermeno

ITEMS REVIEWED AT THIS MEETING

1. 1943-1967 East Hastings Street
2. 2735 East Hastings Street
3. 6103-6191 West Boulevard
4. 650 W 57th Avenue (Pearson Dogwood Parcel B)

BUSINESS MEETING

Chair Jim Huffman called the meeting to order at 3:15 p.m. and noted the presence of a quorum. The panel then considered applications as scheduled for presentation.

1. Address: 1941967 East Hastings Street
 Permit No. RZ-2019-00050
 Description: To develop an 8-storey mixed-use building with 131 market strata units and commercial retail space at grade; all over three levels of underground parking comprised of 169 underground parking spaces and 300 bicycle spaces. The maximum building height is 26.32 m (86.4 ft.), the floor area is 10,857 sq. m (116,863 sq. ft.), and the floor space ratio (FSR) is 4.01. This application is being considered under the Grandview-Woodland Community Plan.
 Zoning: MC-2 to CD-1
 Application Status: Rezoning Application
 Review: First
 Architect: Dialog
 Delegation: Alan Boniface, Architect, DIALOG
 Thiago Bueno, DIALOG Design
 Bryce Gauthier, Landscape Architect, Enns Gauthier
 Juan Pereira, Owner, Reliance Properties Ltd.
 Staff: Omar Aljebouri & Scott Erdman

EVALUATION: Support with Recommendations (6-0)

- **Introduction:**

Rezoning Planner, Scott Erdman, began by noting this is an application to rezone 3 parcels under the Grandview Woodland Community Plan. The site is located on the northwest corner of Hastings & Semlin St.

The site is zoned MC-2, currently developed with three low-rise commercial buildings with a surface parking lot. The Grandview woodland Plan anticipates mixed-use buildings in this location, with ground-floor commercial uses and residential above, up to 8-storeys, with a density of 4.0 FSR.

Above 6 storeys, the upper floors should be stepped back. Front setbacks should be provided for an expanded public realm, including an additional setback along the podium for 'urban rooms' (mini public plazas). Proposal is to build an 8-storey mixed-use building with ground floor commercial-retail uses, and 131 strata residential uses above, and a density of 4.01 FSR. 2 live-work units are included in this, at the NE corner by the lane. An urban room at the corner of Hastings & Semlin has also been provided.

Development Planner, Omar Aljebouri began by highlighting the proposal's context in terms of neighboring built form as well as what is anticipated under existing zoning and the Grandview Woodland Community Plan (GWCP). He then noted the steep northwest slope of the site; the uses in the proposed development including the outdoor and indoor amenities; and a general description of the massing's 8-storey building including a 6-storey podium that is set back along E Hastings to allow for an "urban room", as described under the GWCP.

Omar concluded the presentation by inviting the Panel to provide commentary with regards to the below, prior to answering any questions and inviting the Applicant Team to present.

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

1. Does the Panel support the increase in height and density as outlined in the Grandview-Woodlands Community Plan?
2. Please comment on the proposed public realm strategy including “urban room” and landscape.
3. Please provide any preliminary comments for the project’s development during the Development Permit stage.

The planning team then took questions from the panel.

- **Applicant’s Introductory Comments:**

The applicant noted they felt strongly about the connection to the street and created a large urban room, they stepped the entire building back further than necessary to be more generous to the street.

There are the two lived worked studios coming around the corner.
The number of family units required has been exceeded.

The loading for the retail is a protected space under the canopy this ensures life on the façade.
There is an opportunity for retail to spill out on the north.
There is a wall for a potential piece of art either by an artist in resident or mobile art.

The guidelines for this neighborhood is a wave pattern, buildings should not be uniform.
The façade treatments are also important, the owner of this project have said they want to provide a variation in balconies and some suites don’t have balconies.

The feature of the balconies along with the pushing and pulling of units has added some irregular facades which will add shadowing and vibrancy to the street.

There is a sculptural element on the street corner, the outdoor room is dealing with a significant slope which provided for limited opportunities of the expression of the plaza. The applicant noted they are considering small conifers to make up for the loss of greenage.

The public realm has bike racks and benches to provide a bit of respite from a busy high-street.

The fenestration ratios are below 50 percent, there is a true green roof, the energy systems is of a high quality to exceed sustainability requirements.

The applicant team then took questions from the panel.

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

Having reviewed the project it was moved by Ms. Parsons and Ms. Stamp 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:

- Design Development of the retail frontage along Hastings;
- Further design development of frontage along Semlin Street to improve street character.

- **Related Commentary:**

The panel was in support of the project.
The panel found it to be a handsome project.
The height and density are appropriate for the neighborhood.
The building is fresh, the coloring is nice, and the idea of the public art on the lane was well received.
The urban room is a positive addition.

The panel noted the public realm could benefit from further development for animation and safety. There needs to be more opportunity for porosity and enhanced character with respect to the commercial frontage. Presently, it appears to be designed for one large tenant. Retail frontage along Hastings needs development to ensure the small storefront character, typical of the area, is maintained.

The space along Semlin is very tight could benefit from additional trees.

The ground plane along Hastings, where the retail is, seems very flat and would benefit from further design development.

A panelist noted that the urban room is a critical aspect of the design. The grading of this corner, especially with the turn around the corner and change in grade, will determine the success of the plaza.

A panelist noted to review shading on the north side of the façade. The aperture expression might be problematic with respect to solar access as it creates deep recesses.

A panelist noted the articulation of the building is well done at the upper levels, anything that can be done to provide some articulation at the base would be good.

A panelist noted, although the blank west wall might be temporary, it has a rather a prominent presence and should be treated with careful attention.

Review the trees under the overhangs (aperture articulation on upper floors) and canopy. Trees and vegetation will require/need year round irrigation. Planting against guardrails might create problems. It was noted that trees along Hastings need pruning for walkability.

Attention to safety and internal circulation should be given to the design of the ground floor. This is especially with regards to residential access and bicycle storage. The lane-facing mural should be developed during the DP stage to ensure successful articulation and integration into the project.

A panelist noted that adequate play area and indoor and outdoor amenities should be provided that are appropriate for families and children. It was noted that a small tot lot would be nice.

Exit along the lane from the second storey to the ground should be developed to avoid safety issues. It also pinches the entrance to the work-live units.

2. Address:	2735 East Hastings Street
Permit No.	RZ-2019-00052
Description:	To develop a 6-storey mixed-use building with 63 secured market rental units and commercial uses at grade; all over two levels of underground parking consisting of 61 parking spaces and 126 bicycle spaces. The maximum building height is 21.2 m (69.3 ft.), the floor area is 5,509 sq. m (59,301 sq. ft.) and the floor space ratio (FSR) is 3.68. This application is being considered under the Secured Market Rental Housing (Rental 100) Policy.
Zoning:	C-2C1 to CD-1
Application Status:	Rezoning Application
Review:	First
Architect:	BHA Architecture
Delegation:	Peter Huggins, Architect, BHA Architecture Inc. Duff Marrs, Architect, BHA Architecture Inc. Bryce Gauthier, Landscape Architect, Enns Gauthier
Owner:	Byron Chard & Beth Hicks, Chard Development Ltd.
Staff:	Robert White & Ryan Dinh

EVALUATION: Support with Recommendations (7-0)

- **Introduction:**

Rezoning Planner, Robert White, began by noting this is a rezoning application for a site on the northeast corner of East Hastings Street and Slocan Street in the Hastings-Sunrise neighbourhood.

The site is comprised of four parcels zoned C-2C1 (Commercial), currently developed with a two-storey commercial building. C-2C1 zoning generally extends east to Renfrew Street, and C-2C zoning extends from Slocan Street west to Nanaimo Street. Properties along Hastings under these zones are developed as 1-4 storey buildings. Sites to the north and south beyond the lanes are zoned RS-1. Amenities are within walking distance include the Hastings Vancouver Public Library branch, two elementary schools, as well as Hastings Park and the Hastings Community Centre approx. 350 m and 650 m to the east, respectively. In 2016 Council approved a similar proposal at 2805 East Hastings St, now occupied, for a 6 storey purpose-built rental building with a 5-storey internal courtyard. A nearby rezoning application for another 6-storey mixed-use rental building 1 block to the west, at 2601 E Hastings St, will be considered at Public Hearing on November 5.

This application is in response to Rental 100, or the Secured Market Rental Housing Policy, which allows for consideration of increases in C-2C1 zones of up to 6 storeys and commensurate achievable density for projects where 100% of the residential floor space is rental. There's no maximum FSR under this policy, however typical Rental 100 projects fall between 3.2 and 3.6 FSR.

Approved directions within the Hastings Sunrise Community Vision related to this site include providing continuous, community-friendly, shops and services on the ground floor, and providing wider sidewalks for improved safety and comfort.

This proposal is to rezone the site from C-2C1 to CD-1 to permit a six-storey, mixed-use building with a total of 63 secured market rental residential units and commercial units at grade. It proposes an FSR of 3.68 and a height of approximately 21 m (69 ft.).

- The proposal includes 2 levels of underground parking
- And a unit mix of approximately 40% family units

Development Planner, Ryan Dinh, began by noting the site is located in the neighborhood shopping area on Hasting Street, which is currently 85' wide. An 18' setback from the existing curb will be required to enhance the sidewalks. The immediate context includes single family houses across to the lane, adjacent four storey building in the East.

The proposed building has six storeys with retails at grade, five residential-storeys in the courtyard form. The 5th and 6th level are set back from the north to minimize impact to the single family houses.

Five-storey courtyard is 22' measured from balconies, noting that current design guidelines only anticipate 3 storey courtyard, with a height/width ratio of 1.5 to 1.0 for sufficient daylight access. While the proposed building is deeper due to the courtyard, the scheme allows opportunity for more family units with bedroom having windows facing the courtyard to improve ventilation. Common outdoor amenity space is located on the rooftop, courtyard, and main floor, which connects to an indoor amenity room.

Grades at lane are higher than at street, with 5' grade change from NW to NE corner. Therefore, the first portion of parking ramp is parallel to the lane to provide enough headroom to parkade.

Advice from the Panel is sought on the following:

1. Does the Panel support the form and massing of the building, particularly in relation to the immediate neighbouring properties in the North and East side?
2. Comments on the performance of courtyard design, particularly in relation to the usability of the courtyard, and the livability of the dwelling units.
3. Preliminary comments on architectural expression and materiality to inform the future development permit application.

The planning team then took questions from the panel.

Applicant's Introductory Comments:

The applicant noted the site sits on the corner, which is the high point of Hastings and Slocan, which is an ideal location for view, and is proximal to school, park, retail services, and transit corridor.

Due to the limitations of the site, an L shape parking entrance ramp was created. The increased exterior wall surface and stepped roofs make energy compliances more difficult. The courtyard form supports interactions among residents and maximizes the number of family units, which addresses the social isolation and affordability.

The courtyard has been widened to 30 feet measured from the exterior wall faces. Above level 6th, glass canopies have been introduced to increase light into the courtyards. There are accent colors around the exterior. The project presents natural light from the courtyard, indoor and outdoor amenity communication, a place to dwell, sit and meet neighbors.

There is an amenity room and terrace off on Slocan to enliven and activate the public space. Other common amenity spaces include a smaller multipurpose room on Level 1, courtyard on Level 2, and rooftop terrace.

Since this is a corner site on a high point, a strong corner expression was carefully considered. The restaurant on the corner helps animate the public realm. Retails with canopy treatment lighten up along Hasting Street.

Strategies to meet Low Emissions Green Building include high performance envelope design, high performance windows and sizing, and energy-star appliance selections... The window to wall ratio is below 30 percent.

The applicant team then took questions from the panel.

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

Having reviewed the project, it was moved by Mr. Wen and seconded by Ms. Avini-Besharat and was the decision of the Urban Design Panel:

THAT the Panel **SUPPORT** the project with the following recommendation to be reviewed by City Staff:

- Design development of the lane interface to buffer from the loading and service area to the residential to the north;
- Design development to improve visual porosity to the courtyard.

- **Related Commentary:**

The panel generally supported the project through the Rental 100 policy with further design development for DP stage.

General support of the building form and massing, noting the 4ft nooks on the north allows for some personalization.

Some improvements were recommended, including a kid play area to enhance the roof top amenity space, the façade along Slocan street, robust window and canopy details reflecting the character of Hasting Street, and landscape on the south west corner.

There were some concerns about the privacy of bedrooms facing courtyard, the usability of the courtyard and the noise it may create. Therefore, some acoustic treatment should be provided. It was noted that the project could benefit from detailing, handrails, doors, furniture, colour, and lighting, etc. and should avoid relentless guardrails.

Recommendation of trellising and greenery at the ground level of the lane to enhance the lane-scape, which would also be beneficial to upper level units

It was also recommended that the electrical room be relocated to allow outlook from the elevator to the courtyard.

3.	Address:	6103-6191 West Boulevard
	Permit No.	DP-2019-00404
	Description:	To develop a 5-storey mixed-use building with 64 dwelling units and commercial uses at grade; all over two levels of underground parking with vehicular access from the lane consisting of 199 parking spaces and 189 bicycle spaces. The proposed building height is 20.4 m (66.92 ft.) the proposed floor area is 9,018 sq. m (97,070 sq. ft.) and the floor space ratio (FSR) is 2.75 inclusive of a Heritage Density Bonus of 10%. The proposal includes the preservation and restoration of the Stanley Ernest Peters (S.E.P.) Block and maintenance of existing heritage character-defining elements.
	Zoning:	C-2
	Application Status:	Complete Development Application
	Review:	First
	Architect:	Yamamoto Architecture
	Delegation:	Taizo Yamamoto, Architect, Yamamoto Architecture Bryce Gauthier, Landscape Architect, Enns Gauthier
	Staff:	Omar Aljebouri

EVALUATION: Support with Recommendations (5-2)

- **Introduction:**

Development Planner, Omar Aljebouri introduced this DP application for a 5 storey mixed-used development under C-2. The application includes restoration and retention of the existing 1930 Stanley Ernest Peters Block's north and east facades. A 10% heritage bonus density is being considered. Omar gave an overview of the project's context in term of existing built-form and any anticipated change under existing zoning. He highlighted the uses within the development: at-grade commercial; lane-facing 2-storey (including mezzanine) residential units; 4 levels of market residential; co-located indoor and outdoor amenity on the second floor facing the lane; private terraces on the north side and the rooftop; and 2 levels of underground parking for the entire site, including the SEP block. Omar then noted the project's form of development difference from typical C-2 developments: the proposal includes increased overall building height; increased height of rear mass stepping; a 4-storey street wall; a deeper front yard setback; and building frontage of approximately 208ft.

Advice from the Panel is sought on the following:

1. Does the panel support the development's compatibility with its context and the S.E.P. Block?
2. Please comment on the architectural expression and building frontage.
3. Please comment on the proposed public realm strategy including landscape design and lane interface.
4. Please comment on the performance of outdoor and indoor amenity.

The planning team then took questions from the panel.

- **Applicant's Introductory Comments:**

The applicant noted this project is following the C-2 corridor. The intent is to preserve the heritage and bring the building back to what it was. The massing was brought down and away from the sides so the height is respected, the SEP Block retains the parapet expression.

On the north the parapet height was picked up and transitioned to single family homes. The Scale is meant to be a small neighborhood scale. Ground oriented lane units are being proposed. The applicant noted amenities are quite important for the client, which include a large lobby and a gym. Additionally, there is an outdoor play area.

Materiality is trying to achieve a modern contemporary building while also taking clues from the heritage component. Materials include stone tile cladding and metal picket guard rail.

Landscaping along with the setback and generous balconies created opportunity for a lot of planting and privacy. The applicant noted they are trying to approach the lane in a neighborly way.

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

- Having reviewed the project, it was moved by Ms. Krangle and seconded by Ms. Avini-Besharat and was the decision of the Urban Design Panel:
- THAT the Panel **SUPPORT** the project with the following recommendation to be reviewed by City Staff:
 - Design development to the West Boulevard façade to ensure compatibility.
 - Design development to enlarge indoor and outdoor amenity space.

- **Related Commentary:**

The panel was in general support of the project.

The panel noted the SEP Block restoration was handled well, those upper floors are going to be visible, and the renderings are nice.

A panelist noted if you're going to preserve the SEP, move the extra density somewhere else but if you are going to do some intervention needs to be a light touch. The 2-storey addition on top of the SEP Block are taking away from the existing building. They should disappear more in the background and let the existing building stand out.

The building is compatible with the context.

The small storefronts of the SEP Block are nice.

The ground-oriented units and the gym are nice.

The lane treatment has a nice transition to the single-family houses behind.

Regarding the building frontage, it was difficult relating the heritage to the new development. The frontage on the lane is nice. Building frontage along West Boulevard hard to relate to the SEP Block. The SEP Block building should be strengthened.

The long south frontage of the building is a bit relentless and a lot of the same, consider breaking it up.

A panelist noted would like to see the northern biodiversity on the 4th level deck to be more accessible to all residents of the building.

A panelist noted there is opportunity at the base to ground the windows of the retail, might want to consider something there that related to the SEP Block storefront treatment.

There is great use of all the amenity spaces, outdoors, roof or deck. The panel noted to consider making the indoor and outdoor area larger, as well as having some coverage. A panelist noted the 4th floor roof deck appears to only be accessible by one unit, consider turning this outdoor patio commonly accessed amenity area. There is no communal indoor and outdoor space, consider at least one.

A panelist noted the children's play area will not work well; actual usable area will be small, while the gym appears to be the only amenity. Recommend using the level 4 deck for outdoor common amenity and put the gym adjacent to it, have an outdoor kitchen and dining area and actual social space with a children's play. The gym on the ground floor could be replaced with a residential unit.

When working with the trees, consider the lawn at the end of retail will just get pounced.

The SEP Block could be used for cues to inform the public ground surfaces.

A panelist noted that the rhythm of the vertical expression is hard to reconcile with the SEP Block. More glazing should be used for the 2-storey mass above the existing building to help with compatibility between the new and existing. Creating a different rhythm and expression for the 2-storey mass, rather than applying the same from the rest of the building, may help the compatibility with the SEP Block.

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

4. Address:	650 W 57th Avenue (Pearson Dogwood Parcel B)
Permit No:	DP-2019-00686
Description:	To develop a 6-storey building consisting of a Community Care Facility Class B with 150 beds and a Social Services Centre (Adult Day Care) on the ground level; all over one level of underground parking with access from Paulsan Street. The maximum building height is 26.55 m (87.11 ft.), the floor area is 10,311 sq. m (110,990 sq. ft.) and the floor space ratio (FSR) is 2.57. This facility will replace the existing Dogwood Facility currently on site.
Zoning:	CD-1
Application Status:	Complete Development Application
Review:	Second (First as DP)
Architect:	DYS Architecture
Delegation:	Dane Jansen, Architect, DYS Architecture Glenn Gardner, Architect, DYS Architecture Alyssa Semczyszyn, Landscape Architect, Prespect & Refuge LA Brenda Martens, LEED Consultant, Light House
Staff:	Haizea Aguirre

EVALUATION: Resubmission Recommended (6-1)

- **Introduction:**

Development planner, Haizea Aguirre, began by noting this project is a development permit application for a new senior complex residential care facility located on Parcel B of the Pearson Dogwood site. This is the fifth development permit application overall. Parcel D was reviewed by this Panel last July.

The Pearson Dogwood lands (25-acres) are bounded by West 57th Avenue to the north, Cambie Street to the east, 59th Avenue to the south and Heather Street to the west. Currently located on the site are the George Pearson Centre and the Dogwood Lodge which is going to be replaced by the proposed project.

The Pearson Dogwood site redevelopment is intended to be a comprehensive health-focused, mixed-use community with significant open spaces. It is subject to a Policy Statement approved in 2014 and a rezoning application approved in 2017. This rezoning application approved the use, density and form of development for the overall site and each individual parcel. The buildings on site range in height from 6 to 12-storey buildings in the western residential precinct and up to 28-storey towers in the eastern mixed-use precinct.

The center of the site is a large open space with a 2.5 acre public park, 1 acre urban farm, and a public plaza, Pearson Plaza. Parcel B is located south of Pearson Plaza. Across Pearson Plaza to the north is Parcel C which has been approved with 27-storey mixed-use building including retail, regional health care, child care and other community uses. The new internal street connecting 57th and 59th Avenues (Paulson Street) is located along the eastern edge of Parcel B.

Across the street to the north-east is Parcel D, 27 and 28 storey mixed-use buildings with commercial uses at grade already approved. It is connected to the open space network, to the Pearson Plaza, by a generous diagonal pathway. Across the street to east is Parcel A which has been approved with 22 and 26 storey mixed-use buildings including retail uses on the ground floors. To the south is Parcel E, a 6-storey residential building already approved.

The DP application is a Complex Residential Care Facility for seniors (150 beds) with an Activity Centre/Adult Day Care space located at the ground floor. The building is 6 storeys and 87 ft high, the floor area is 111,000 sq. ft. and the FSR is 2.57. The proposal is under height and it complies with the technical requirements set out in the CD-1 bylaw.

Setbacks:

West: Statutory right of way of 25 ft. north-south pedestrian connector + 15 ft.

North facing the plaza: 8 ft.

East: 25 ft. (entrance)

South: 25 ft. (parking access + loading). There is a pedestrian path on parcel E to the south.

The building is accessed from the new Paulson Street (east) with a covered driving loop to the main entrance. The location was established at rezoning stage to guarantee security, supervision and drop off requirements.

Access to loading and underground parking is through the south-east corner where the site slopes off sharply. The parkade is held back 5 ft. from the south PL to allow in-ground planting adjacent the building. The massing of the proposal is generally consistent with the approved rezoning except that the location of the Adult Day Care on the ground floor and principal open space on each floor have been switched from the north to the south of the building. This has been changed to improve resident comfort and to lengthen the time during the year when residents can enjoy the outdoors taking advantage of the solar access. In order to reduce the shadow impacts caused by the orientation changes, the applicant is proposing a reduction on the building height of 18 ft.

The new Pearson Plaza is intended to be a highly activated space that can accommodate a wide range of activities and public events. Rezoning guidelines encourage providing strong visual and physical connections into the plaza at the pedestrian level to take advantage of these activities either by watching, or by participating under supervision.

Advice from the Panel is sought on the following:

1. Interface of the building with Pearson Plaza to the north to ensure strong visual and physical connections at the pedestrian level
(Please consider: proposed uses at grade, the amount of glazing at pedestrian level, grade differential between the plaza and the ground floor.)
2. Identity of the building particularly facing Pearson Plaza
(This may include advice about architectural expression, materiality, detail and sustainable features to inform the next stage of design.)
3. Interface of the parking ramp with the proposed building and the residential parcel to the south
(Please consider: the balance of hard and soft landscape material in the ground level plan)

The planning team then took questions from the panel.

- **Applicant's Introductory Comments:**

The applicant noted this part of the new regime of care, providing care in individual houses. There is an adult daycare with access off the front. There are areas that can be glassier, and areas buffered by landscape for privacy. There is a physio room close to the plaza.

The one difference from the original masterplan is there was a further indent. We wanted to bring light into the open spaces. The east west corridor pushes everything forward. Some of the units have been deliberately turned to get an indent.

There is a play positive/negative character of the elevations with darker cladding in through the center and emphasizing the corners. We were asked to be more suggestive in regards to the type of building here; therefore some of the details in the corner references distinguish buildings from the VGH campus.

There are some taller planting for privacy and some edible planting to create an edible edge at the side of the building. There is some lower planting where there is more opportunity for visual connection to the building.

At the walkway there is a townhouse feel, to create a rhythm along the walkway. At the backside there are three separate patio spaces. At the upper level there are some patio unit spaces with some planting. At the front it was all about creating a welcoming feel and improving wayfinding with color paving for the different houses.

This project is seeking Leed Gold Certification, the emphasis is on energy performance and health and wellness. There is a key emphasis on the materials which will be healthy nontoxic materials. The project has met all the storm water management requirements asked by the City.

The applicant team then took questions from the panel.

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

- Having reviewed the project, it was moved by Ms. Parson and seconded by Mr. Wen and was the decision of the Urban Design Panel:
- THAT the Panel Recommend Resubmission the project with the following recommendations to be reviewed by City Staff:
 - Design development of the service ramp to be covered and potentially utilized as a larger outdoor open space facing south while eliminating overlook;
 - Design development of the interface with the Pearson plaza at grade to guarantee strong physical and visual connections both in porosity and in the uses;
 - Design development of the identity of the building to be highly legible and designed to reinforce and enhance the pedestrian experience and the public spaces onto which it fronts, Pearson Plaza in particular.

- **Related Commentary**

The panel had dividing results in regard to the project however all noted major concerns with the project and struggled with the overall context.

The identity of the building on Person plaza appeared to be a strong piece in the masterplan but came across more of a back wall in the proposal. It is important to note urban design wise the building is situated in an important corner. A panelist noted the project looks institutional, there is a lot going on, and why the top has a different tone is not convincing.

The uses and the grade change on the plaza do not encourage any kind of visual or physical connection. The ground plain needs to match up with the plaza so there is more interaction between the buildings. The building turns it back on to the plaza and park.

For improved building relation to the park or plaza, a panelist recommended a multipurpose room or a park that faces on to the plaza; consider a way to create an indoor-outdoor relationship.

A panelist suggested changing the material at the corners in response to the different plains.

The interface to the plaza meant to be the heart of the project however there are sunken parts of the buildings adjacent to the plaza. Additionally, while some uses are sympathetic to the plaza others are private. Having a flushed interface with the Plaza will considerably improve the interface at grade.

A panelist noted the most favorable and enjoyed activities amongst the elderly are listening to music, watching children and interaction with relatives and pets. Architecture and climate need to be sensitive to seniors. Additionally, the project needs to be friendlier to visitors and caregivers. Staff lounges in the basement with no natural lighting are not acceptable, the health of the caregiver is crucial to the care of the seniors.

A proper (material and massing) treatment such as enclosure, screening, high quality finishes, sensitive lighting, and landscaping should be considered.

A panelist noted to the applicant to be aware of reflective surfaces that can impact the vision of seniors.

Presently the daycare has a very commercial quality.

More work is needed on the architectural expression and consider moving sacred spaces elsewhere for it presently breaks up the terrace and feels more like a tack on.

The panel noted the interface of the service ramp both in relation to this building and the neighboring buildings does not work, its makes the south side of the buildings and building to the south unlivable. There are lots of hard surfaces and lots of sounds; the whole thing is driven by garbage trucks. A panelist suggested having rooms to cover the ramp.

The panel noted concerns with the image of the buildings in relation to the axis to where the Canada line station will be.

The panel recommended review of the materiality south in the courtyard and in the internal corners.

Additional comments included more greenery and canopy is needed and a comment to the City to allow for more flexibility in regard to the back of house.

- **Applicant's Introductory Comments:** The applicant team thanked the panel for their comments.