

URBAN DESIGN PANEL MINUTES

DATE: March 9, 2011

TIME: 4.00 pm

PLACE: Committee Room No. 1, City Hall

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:
Robert Barnes (Excused Item #4)
Helen Besharat
Gregory Borowski
Jeff Corbett
Jane Durante (Excused Items #1 & #3)
Alan Endall
Jim Huffman (Chair)
Geoff McDonell
Arno Matis
Norm Shearing (Excused Item #5)
Alan Storey

REGRETS:
James Cheng
Scott Romses

**RECORDING
SECRETARY:** Lorna Harvey

ITEMS REVIEWED AT THIS MEETING	
1.	1305-1335 Burrard Street & 1009 Harwood Street
2.	389 Penticton Street
3.	738 Rolston Street (1304 Howe Street)
4.	2465 Fraser Street
5.	3151 East Kent Avenue North (7A & &B)

BUSINESS MEETING

Chair Huffman then called the meeting to order at 4:15 p.m. and noted the presence of a quorum. The Panel considered applications as scheduled for presentation.

1. Address: 1305-1335 Burrard Street & 1009 Harwood Street
DE: N/A
Description: To construct a 17-storey residential building with retail at grade, with a FSR of 7.32 and a height of 153.5 feet.
Zoning: DD to CD-1
Application Status: Rezoning
Architect: IBI/HB Architects
Owner: Amacon
Review: First
Delegation: Martin Bruckner, IBI/HB Architects
Brian Beresford, Durante Kreuk Landscape Architects
Robert Vrooman, Amacon
Staff: Anita Molaro and Karen Hoese

EVALUATION: SUPPORT (9-0)

- **Introduction:** Karen Hoese, Rezoning Planner,

Anita Molaro, Development Planner, further introduced the proposal for

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

- Does the Panel support the urban design response developed for this site and its relationship within the surrounding context including:
 - Building siting, tower form and massing and increase in density (from 5.0 to 7.32)
 - Neighbourliness including shadow and view impacts
 - Building mass relationship with adjacent property to the west, particularly at the ground/podium interface
 - Open space and landscape
 - LEED™ Gold strategies

Ms. Hoese and Ms. Molaro took questions from the Panel.

- **Applicant's Introductory Comments:** Martin Bruckner, Architect,

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

- **Related Commentary:**

Alan - find in generally form of dev is well handled - the building siting - form and massing - there are some challenges to accommodating the addition density and will result in some unfortunate circumstances for the neighbours - if you were to held to the allowable density would they be better off - really just some of those circumstances - result of urban living -

could be expected - some deliberate attempts to mitigate that - support the tower form and massing and density - maxed out - would want to have you look at the north west and the south west corners and carve back the shoulders somewhat to give easing to some of those proximities - the massing relationship - the lower rise - shoulder on the west side - soften as it steps in - working well - at grade - dev on the blank wall - openings or a green wall to further soften for the neighbours next door - use of the roof areas is a good idea - concerned about - suspect for that to be comfortable to use - the guard rail will have to be higher to provide some wind protection - make sure it is useable - in general the sustainability strategies sounds okay - it is a little strange to ask for a registration for LEED but not to follow through with certification - urge you to continue

Jeff - comprehensive presentation - does seem a little bit big at the base - not sure too much that can be done - support the density and the form - done a lot of good moves to make the impact on the neighbours - agree about the upper deck - does need some design -

Norm - support the form of dev - great project - commend the applicant for handling the additional density - support that - provides opportunity to increase the density but stay with in the same envelope - been handled well - relationship to the surrounding bldgs is not enough for me to raise any concerns - yes it is close on the lower floors to the rental bldg next door - how it is being handled is satisfactory - making moves to mitigate that relationship is even better - not concerns about the views from the neighboring bldgs - not in the business of protecting private views - shading on neighboring properties - neighboring properties shade this property - what can be expected in a high density city -

Arno - siting, tower form and massing - do support the configuration of the tower - some concerns regarding the additional density but enough to not purport the proposal - could express the slenderness of the tower and wrapping the base piece seems to be a missed opportunity - just a review of the massing and how it gets expressed along Harwood - it is a well conceived urban bldg - the shadow impacts have been mitigated - few concerns about two units that face west into a side yard on the lower part of the podium - as much as possible it would be good to move the living spaces to improve the livability - LEED Gold strategies - encourage to go after all the energy points that you can and further dev of the passive strategies

Rob - supportive of the siting and the form - the impacts from the increased density are minimal - relationship on Harwood between the lobby and the parking entrance - some design dev to resolve the conflicts - neighborliness - this is the west end - reality of the west end - height of the property does defer to the neighbours - the relationship to the property to the west - setbacks - open space and landscape - early days - sense that the linear planter separating the retail from the street - perhaps the plantings should move out to the curb - separate the ped from the commuting bikes and open up the retail - LEED encourage to keep pushing the strategies - given the density not enough common outdoor amenity - the small amenity is given over to children's play - look for more opportunities

Geoff - siting and form and proportion of the bldg along Burrard works well - back wall facing onto the rental perhaps that could be softened up a bit more - going to be a dark space with lots of shade - the open space and landscape around the sidewalk - separation of the bike lane - make it more inviting with some sidewalk seating - LEED - energy points could be punched up a bit - traffic noise along Burrard - may be potential for acoustical treatment - large balconies overhangs could cause echoing into the suites -

Helen - support the project bldg siting, tower form and massing - commendable job with respect how you have created a language specifically on Burrard - bldg successful with the vertical - delightful to see a different proportion to the bldg - support - the relationship is fine

- privacy is convincing - the elevation that may need more design dev is the north elevation - corner glass on the north west corner - balconies and eyebrows - one at the corner probably need a different treatment given its orientation - proximity to the northern bldg - eyebrows will offer some privacy - the staggered planter is playful - don't know how you access is it serviceable - wonderful element but needs more design dev - ground plane - more design dev at the ped level and the both corners

Greg - concur with the siting - alignment on Burrard - great improvement in views on the north and south - locating a great massing - not sure in the increase in the density - not sure what the public benefits are - shadow impacts - will have shadow on the swimming pool not matter what - the mass relationship to the bldg to the west - it is an urban site - the impact is there - some potential sculpting on the west to open it up some more - open space and landscape - the children's play area - right roof - north side of the bldg however - leed strategies are good - parking ramp - not sure what the future of the neighbours is - could use some significant landscaping - would like to see more than 2 trees along Burrard - would like to see a row of trees -

Alan - concurrence with what's been said - form of dev - only thing - playground level - larger area of walls - south and west - supportable - positive around mitigating issues with neighbours

- **Applicant's Response: Bruckner - thanked the panel**

2. Address:	389 Penticton Street
DE:	413650
Description:	To develop this site with a four storey mixed-use building with commercial uses at grade, a total of 108 dwelling units on levels 2 to 4 and total FSR of 2.95.
Zoning:	C-2C
Application Status:	Complete
Architect:	Rositch Hemphill
Owner:	McLean Courtenay Development Associates Ltd.
Review:	First
Delegation:	Keith Hemphill, Rositch Hemphill & Associates Architects Anca Hurst, Rositch Hemphill & Associates Architects Lena Chorobruk, Viewpoint Landscape Architects Jim McLean, McLean Courtenay Development Associates Ltd. Chris Kidson, London Drugs
Staff:	Dale Morgan

EVALUATION: SUPPORT (10-0)

- **Introduction:** Dale Morgan, Development Planner, introduced the proposal for

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

- 1) Height: Height increases above 10.7 m (35 ft) up to 13.8 m (45 Ft) are discretionary based on the following urban design performance:
 - Height, bulk, scale and location and impact on views
 - Open space and the overall design on the general amenity of the area
 - Submission of any advisory group or neighboursIn addition because of grade difference of 8 feet, an additional 6 feet height above the maximum envelope which will need approval at the Board of Variance, as a hardship condition, owing to the grades.
- 2) Street Frontage: The street frontage for a single tenant exceeds the 15.3 meter (50 ft) but is relaxable if:
 - Where a pedestrian amenity or pedestrian interest is otherwise maintained. Have these requirements been satisfactorily addressed.
- 3) Materiality & Expression: Given its multiple frontages, general comments are requested on the material expression.

Mr. Morgan took questions from the Panel.

- **Applicant's Introductory Comments:**
- **Panel's Consensus on Key Aspects Needing Improvement:**
- **Related Commentary:**

Robert - height - given don't see any view impacts - no concern about height - street frontage exceeding 50 ft - does break up the animation of the street - as long as some interest is

maintained and the windows are visually penetrable - nice amenities in the form of the corner treatment - help with rhythm of the street - don't support advertising in the sidewalk - materially - materials are a reasonable quality and broken up to create a rhythm - reads well - the Penticton residential entry needs more emphasis - feels like the entry is secondary - needs work - compliment applicant on the greening of the lane and Penticton - massing is working - the way you turn the corners is positive - supportable

Geoff - height is not an issue - works well with the streetscape - like the street frontage - the bus stop needs some work - people crossing the street - close proximity to the façade - could work with rain shelter - colour and texture - works - brings up the neighbourhood - this type of dev gives an opportunity for great sustainability - waste heat from retail and deep excavation for geo thermal

Helen - support increase in height - suggesting more relaxation be granted - complex site and program - with respect to street frontage - no problem with exceeding 15 feet - complicated submission - rigid systematical vocabulary - competent applicant - number of positives - glazing at the end of the corridor on the east side - long corridor - help out the experience of the residents - would like to see front and back elevation be similar - would have been nice to see the same quality of materials on both the Hastings and lane - encourage the applicant to consider another material rather than Hardy Panel - it moves and over the years can look not so good - joint detail would be important - going to wear better long term with a different material - appreciate the lightness at the top of the bldg - maybe the applicant could consider some simplification in some areas and improve the material - guards seem to be happy - simple glass railing - maybe on the lane side may not be necessary to use two types of concrete blocks as it will be covered by the green wall - going to be an asset to the neighbourhood - maybe bolder suggesting for greening the wall - could introduce some natural light into the back - help out the lane expression - encourage you a little bit of grass roof on the northern units - some of the units are long and narrow especially on the north - lots of long and narrow units and may impact marketable - glass over protected balconies - would be nice with this number of units to have an amenity space - could be modest that would be beneficial to all residents - design dev will need to be done on the canopies

Greg - the bulk - the lane elevation - the roof pop ups help the breaking up of the length of the bldg - doesn't do that on the lane - would help - that kind of articulation would help in the back - support relaxation of the height - street frontage - if the bus stop could be integrated into the canopy would be great - feel east side with few trees - because there is a lack of transition from the store - would be nice to see a better integration at street - would help with pedestrian friendliness - materials - along the street front the brick is nice and between the columns see to be floating - the irregularity isn't help much - tie together the floating brick elements - the front could have a slight interruption to help break up the frontage - nice to see more particular character to the awnings - at the lane the greenery is a good addition - wonder about future proofing - could windows be added - would be nice to see - going to be a big help to the neighbourhood

Alan - no issue with the height - the articulation of the façade is dynamic and interesting - like the analogy to the piece of music - no idea if it will come across - gives a nice cadence to the façade of the bldg - the street frontage - public art be integrated into the bus stop area - incorporate the bus stop for the shelter - make it a project - perhaps would deal with the frontage too - back of the bldg - into the parking lot - like the fact there is a green wall - could also have an entrance or some windows for more transparency -

Alan - no problem with the height - bigger concern is the street level - how the bldg is - setting the bldg back - goes a long way to mitigate the big long frontage - its pretty imposing - moving in the right direction to break that down - wondering if you can't take that a little bit further -

difficult to break the parapet line - maybe some other things to create the perception that it isn't one long bldg but 2 or 3 bldgs above the street level - maybe getting a more color variation - or some reveals where there is an indentation that strengthens the breaks that have already been introduced - don't look at the lane frontage as the back of the bldg - that elevation deserves as much attention as the Hastings frontage - the green wall has a little feeling of appliqué - strengthen the lower podium -

Jeff - okay with the height - the materials - done nice job of breaking up the façade and stepping back - one bldg it should look like one bldg with some visual interest - done a good job of that - nice contrasting colors - too bad that the brick dies at the corner - should be brick on the back so it is one bldg - future proofing - from a sustainability - designing from a single use is the wrong thing to do - consider designing the slabs could be built up and three units could be made on the ground level - should the floor have a step in it now - false floor could be moved out later if the bldg use changes -

Jane - no problem with height - street frontage - certain amount of differentiation both vertically and at the street level that makes it acceptable - ground plane - would be nice to have some street trees - would help - retail operations aren't about street trees - material and expression - support for the bus stop being on the face of the bldg - integration of the top level of these bldg - appreciate the attempt to have continuous glass façade connect to the 3rd and 4th floor - the back is less interesting - should have the same degree of richness as the Hastings façade - fixing the rhythm of the green wall - somehow that pattern can be reorganized to fit better with the bldg - wonder about the long insurance that the windows will not have stuff in front of the windows

Norm - nothing much to add - support the height - going to be an asset to the street - 55 ft is fine - given that the windows are going to be - going to view the Drug store through the windows - will look great - adds interest to the street - material and expression - strongest thing is its symmetry along both elevation - only suggest is running the roof line at the corners of the bldg to the back - would break it up just that much more

Arno - well done project - lot of constraints - support the height - no impact to the neighbours - traditional urban form along this street is normally smaller bldgs stepping along the grade - perhaps the Pension Street level roof could pop up a bit more - articulation of the materials - spandrel treatment at grade along Hastings Street - something better rather than concrete - running the glass that will articulate the store front - support the integrating bus stop into the façade - materials - like the idea of separating the roof line and increasing the transparency - could you bring that expression through onto the lane - some - release the roof line - perhaps wrapping some higher quality materials to the lane - fairly main façade - fully viewed - more attention paid

- **Applicant's Response:** Rostich - appreciate the positive criticism - do have some amenity space - portion of the first level of parking - office space and flex space of London Drug - opposite the residential elevator - fitness space - Sustainability - commitment from client - doing a feasibility study right now - first time London Drug is wanting to get to LEED - trying to meet Built Green in the building form - notion of building up the floor - good idea - routinely done - this is a bldg is owned by London Drugs -

3. Address:	738 Rolston Street (1304 Howe Street)
DE:	414521
Description:	To develop a 34-storey residential tower and 7-storey residential mid-rise with a 2-storey podium consisting of townhouses, amenity and retail all over five levels of underground parking.
Zoning:	Cd-1
Application Status:	Complete
Architect:	IBI/HB Architects
Owner:	Cressey Development Group
Review:	Second
Delegation:	Martin Bruckner, IBI/HB Architects Jennifer Stamp, Durante Kreuk Landscape Architects David Evans, Cressey Development Group Joe Stand, Kane Consulting
Staff:	Anita Molaro

EVALUATION: SUPPORT (8-0)

- **Introduction:**

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

- **Applicant's Introductory Comments:**

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

- **Related Commentary:**

Arno - well resolved competent bldg - minor point - interface along Howe St - public art - looking forward to seeing how that comes together - still needs some resolution - stairs from Howe st to vehicle drop off - could have some more attention - direct run rather than the dog leg - façade articulation - terra cotta panels are nice - will be a handsome bldg - colours are appropriate - open space and detailed landscape - appreciate the changes since rezoning - landscape related to the townhouses - seems to be appropriate and well worked up

Norm - very good project - the public realm is improved - the townhouses are well done - great bldg on the corner - façade articulation - well handled - south elevation - well done with the screens - material and the floor plans are expressed well - only criticism is the retail space - going to be a disaster - separation from the retail to the street because of the public art - don't ever seeing it being financial viable - must be another use that could go there - encourage the applicant and planning to look at

Alan - project is well handled - well resolved - Howe St - like the terra cotta material and the way it has been articulated on the bldg

Alan - project is well resolved - glad to see commitment - decent space for public art - terra cotta panels - the design element carries through the façade - patterning of going from light to

dark in that it is not overall consistent pattern - to have the panels go to horizontal on the eastern façade - like the bldg that is off set and the relation to the stairs - landscape is well treated - inner courtyard with the wooden wall façade - perhaps that wooden wall could be incorporated into public art

Greg - the way the streetscape has been resolved - like the Rolston side with the townhouses - façade articulations - like the subtle changes in the panels - enlivens the whole façade - the open space - addresses the bldg and uses at grade - nice presence coming across Granville St -

Helen - going to be a great addition to the skyline - vibrant bldg - refreshing to see some colour - the lower rise element is delightful and an element that is needed - would like to see the low rise - what is the experience to get to the front entrance - revisit the entry experience - may want to give it some clarity - the low rise may benefit from some shading elements - interactive blinds could destroy the façade so you may want to consider colored glass - LEED scoring - not scoring high in energy and atmosphere - trust this will change as the project evolves

Geog - public realm works well - like the Rolston and the townhouse articulation and amenities - works well - punch up the retail off Drake - could add something to the corner - move it a little more east - façade articulation - surprised that there is 50% glass to opaque ratio - everything coming on stream now is going to be higher than LEED silver -

Rob - handsome bldg - like the materiality - early panel concerns addressed - sidewalk disconnect at the throat of the mews - should be continuous - pavement in the mews - bollard divides the vehicular and ped - low traffic - don't know why that grid couldn't extend to the bldg - have furniture and bollards express the different - could you grade out the entrance to the entry - get rid of the stairs - Rolston - like the relationship to the townhouses - be careful that you don't create a wall and don't get a front door expression - wood wall on Howe could it integrate with the art or water element - could it be more visually permeable from the street

Not a wood wall - terra cotta baguettes

- **Applicant's Response:** Bruckner - should get close to LEED Gold - did a calculation of the glass area - its 52% - will try to get it down - David Evans - terra cotta - positive that it will stay - part of the marketing program - don't see it changing

4. Address:	2465 Fraser Street (675-691 East Broadway)
DE:	414525
Description:	To develop a mixed-use supportive housing project (following a Rezoning) to construct a 8,000 sq. meter, eight storey building containing 103 residential units, one level of retail space and youth community centre.
Zoning:	CD-1
Application Status:	Complete
Architect:	Neale Staniszki Doll Adams Architects
Owner:	Terra Housing Consultants B.C. Ltd
Review:	Second (after Rezoning)
Delegation:	Larry Adams, Neale Staniszki Doll Adams Architects Rob Barnes, P & A Landscape Architects
Staff:	Anita Molaro

EVALUATION:

- **Introduction:**

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

- **Applicant's Introductory Comments:**

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

- **Related Commentary:**

Jane - addition of the color is terrific - gives it some vitality - not Vancouver colours but I like it - three floors have disappeared with bldg sitting on top of the hills - from a neighbourhood point of view the three less floors is a better fit - appreciate the attempt improve the mews - nice project

Norm - like the bldg - very complex bldg and the program was probably not easy - the way it has been happened - reads differently from every façade - works well - the artistry that is brought to the bldg - commend the architect - extremely well done - small criticism - corner of Broadway and Fraser where the retail stops and then breaks at the corner and wraps the corner to the low rise - opened and peeled the structure back - sign band is the same pattern - maybe there is an opportunity to show it differently - perhaps it could be another element that accentuates the corner

Arno - congratulate the applicant in the use of materials - palette - appreciate the materials - weather zinc might be a bit too dark - might be worth taking another look at - sophisticated - landscape treatments - approach has been appropriate - public art - because of the recess of that strip window - tallest piece - not that visible from Broadway - could it be improved to be more visible - well done project

Geoff - really great looking bldg - will help revitalize the neighbourhood - landmark at that corner - like the open design - making the patios more livable - get the vertical art work out in a more visible location - would enhance that corner -

Helen - looking at the bldg from 4 sides - 4 completely different façade but here is some continuity - well handled - thanks to everyone we would should be proud to see social housing to be as beautiful and sophisticated as any other condo product - liked the colour palette -

Greg - congratulate the applicant on the design - to see the way the façade on the lane has been tackled - how beautiful that is - exceptional work with the proportioning - each façade is well done - the colour palette - all about nuance - nice urban integration - like the deeper colour of the paneling - sophisticated - like the way corner has been handled how the canopy goes around the corner - stronger - art - support where it is proposed - firstly at night it would be lit from the inside and the residents will see all the time - not just about the public enjoying it but also that the residents get to enjoy it - supportive of the present location - exceptional project

Alan - very interesting project - like the palette - subtle - but also has deep and rich colors - like that they aren't Vancouver colours - not seen very often - originally thought it would be nice to bump glass column out to make it more visible but now like that it is set in and more subtle - more of a discovery - nice to see quality architectural for social housing - hope the quality of workmanship is also well done

- **Applicant's Response:** Larry - no comments

5. Address:	3151 East Kent Avenue North (7A & B)
DE:	414514
Description:	To develop this site with a new multiple dwelling (containing a total of 161 dwelling units) over one level of underground parking having a vehicular access from the new road (Riverwalk Avenue) to the south of the site.
Zoning:	CD-1
Application Status:	Complete
Architect:	Shift Architecture
Owner:	Polygon Homes
Review:	First
Delegation:	Cam Hackher, Shift Architecture Peter Buchanan, Shift Architecture Chris Sterry, PWL Partnership Landscape Architects Kevin Shoemaker, Polygon Homes
Staff:	Pat St. Michel

EVALUATION: SUPPORT (4-3)

- **Introduction:** Pat St. Michel, Development Planner, introduced the proposal for the second development permit application to proceed in Area 2, or the western neighbourhood of East Fraser Lands (EFL).

The site is located immediately south of the CP-rail line at Kerr Street. It fronts onto a newly created street 'Riverwalk Ave'. It is located by the Kerr Street Landing for which public realm improvements are currently under construction. A public square and small parking area adding to the public amenity pier area will be created as part of the WFL. An EFL experience centre, which will house a small restaurant and serve as a temporary indoor meeting place for the community will be located kitty corner from the site across the landing.

There will be a separated street bike route on Kerr Street that connects to an off-street route on the north side of the rail-line, and to what will be a continuous bike route and pedestrian path linking a variety of park space and public places along the full riverfront of EFL. To the east of the site is a mews that is part of a north/south public open space corridor connecting from Marine Drive to the riverfront. At this time, a pedestrian crossing has not been secured across the tracks. In any case, a visual corridor and connection to the river will be established. A secondary pedestrian connection will be provided on the site along the south side of the CP-rail line.

The site is the second row of development back from the riverfront. Immediately in front, along the river will be buildings from four to seven storeys in height, stepping up to the east. This will be the general pattern of height envisioned for the area, stepping up from four storeys to as much as eleven storeys along the Kinross Park corridor. Terraced building forms are a key element of the western neighbourhood.

The site is comprised of two parcels that will share underground parking and access from a mid-point mews. Altogether there will be 158 units and 159,450 ft² of residential development. The buildings respond to the curving form of the newly created Riverwalk Ave, which focuses on the north/south pedestrian corridor. Originally envisioned for lot 7B was a six storey building terracing down towards and forming part of a frame for the north/south pedestrian corridor. As part of the Area 2 rezoning, an alternative massing was approved that enabled more four storey wood frame construction and it is this alternative

that is pursued in this proposal. This alternative reflects the terraced massing principal through reduction to a three storey height at the eastern end, and the use of extra height (fourth floor) at the western end of the building.

The guidelines call for contemporary west coast modernism that recalls the forms, components and materials of the industrial working river and the mill. Proposed materials include stand-up metal seam on the main entry roofs or 'shrouds', brick, hardi-board, hardi-panel, laminated timber beams and columns, metal sunshades, canopies, guardrails and gates.

Built Green Gold with an EnerGuide score of 80 is being sought in this proposal, and provisions are made for future connection to a neighbourhood energy utility, using waste heat from the metro Vancouver incinerator in Burnaby, which the city and ParkLane Homes are continuing to work towards achieving.

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

- The continuity and repetition of architectural expression, colour and materials along the street and rail-line frontages.
- The landscape treatment along the CP-rail line, in particular, the resolution of the grade change and pedestrian connections at the courtyards and beside the north-south pedestrian mews.
- The materiality, in particular the use of hardi-board, rather than wood, as soffit material.

Ms. St. Michel took questions from the Panel.

- **Applicant's Introductory Comments:** Cam Hackher, Architect, further described the proposal noting that in many ways it is a street wall development that is trying to encourage a vibrant public realm and interface between the activity and walking with a four storey scaled community. Every attempt has been made to make the elements of the façade strong and to keep the character of the area. Mr. Hackher further described the architectural treatment noting the composition is varied to provide variety and delight. The proposed materials include wood frame construction with the exterior clad in a combination of brick veneer and architectural concrete. Mr. Hackher clarified that the soffits of the shrouds and extended roof forms were fir. The building entry will be accented with planters.

Chris Sterry, Landscape Architects, described the landscape plans for the proposal noting the shared mews that separates the two buildings. Mr. Sterry noted that a common outdoor amenity space will be provided at the rear of each of the buildings and will have a vine covered structure with seating. The ground level units will have private yards and although urban agriculture is not possible due to the amount of shading by the buildings, edible vines will be planted in each of the two common open amenity spaces.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Consider a higher degree of industrial character in the architecture
 - Consider more visual access through the lobbies to the courtyard
 - Design development to the courtyard to allow for more light penetration
 - Design development to the vehicle mews for a more pedestrian friendly area

- **Related Commentary:** The Panel supported the proposal but felt it could better reflect the industrial history of the area.

Some of the Panel had concerns regarding the colour palette as the colours in the renderings didn't match with one another and were different again on the architectural model. The Panel did support the materials but would like to see more of the industrial heritage reflected in the scale and detailing of building components. While the Panel supported the massing and articulation of the buildings, some thought it was a bit relentless, and suggested consideration be given to varying colours within the same vocabulary. As well a number of Panel members wanted to see the brick returned on the corners of the buildings as they felt it was reading as shallow. The Panel liked the fir soffits with one Panel member suggesting the applicant use recycled materials. One Panel member noted that the industrial shroud roofing element could add character to the project but felt like it was getting lost in the vocabulary of the architecture.

Several Panel members noted that the industrial character of the area related more to big pieces of steel and wood as well as dilapidated buildings and that there was a robustness to the character that seemed to be missing in the architecture. One Panel member thought it was tentative at best and didn't feel like an industrial vocabulary.

Some of the Panel members wanted to see a more direct access from the residential lobbies to the courtyard. A couple of Panel members noted that the back corner units in Building A and B were going to be dark and suggested making the corners less deep to add more light into the units.

Several Panel members noted that the back courtyards were going to be dark and could be wet and mossy in the winter time and felt it would be a maintenance intensive area. There was some discussion whether orienting the courtyards to the south should be better, but overall it was thought that the proposed configuration created a better streetwall and livability in relation to the rail-line. As well they suggested having more visual access to the courtyard through the lobby and it was also suggested that the courtyards needed more programming. One Panel member suggested using lighter materials in the courtyard to bounce light into the area and it was suggested that interior corners needed work to make them less dark. Another Panel member thought the courtyard needed continuous plantings to visually screen the rail line. It was suggested that the retaining wall seemed relentless and needed breaking down.

Several Panel members thought the vehicle mews could be better integrated and more pedestrian friendly with the use of different materials. Also, one of the Panel members thought the stairs in the mews could be more subtle and should be downplayed in relation to the public pedestrian mews at the end of the site.

A number of Panel members supported the sustainable strategy with one Panel member noting the articulation on the south side for solar gain control was supportable.

- **Applicant's Response:** Kevin Shoemaker, Polygon, noted that it was the goal to have a different representation of the buildings and to show the animation of how the public spaces would be used. He realized that there was some visual confusion with the materials presented but thought the proposal had a strong conservative palette. He noted that the spaces on the north side of the proposal were a challenge. He said he was concerned that if they made the architecture too industrial looking the project would not appeal to many buyers and so they tried to find a balance with the design. Peter Buchanan, Architect, thanked the Panel for their comments noting that the presentation styles didn't represent the materials very well. He added that the colour palette is softer than what is shown but

is better represented in the booklet on page 4. Regarding the industrial character, he noted that there are a number of features in the design that represent the history of the area including the timber frames, the use of galvanized steel washers and bolts and the entry portals. Chris Sterry, Landscape Architect, thanked the Panel for their comments noting that the configuration of the mews has been debated and it was decided against having a shared mews as the City want to define the vehicles from the pedestrians.

Adjournment

There being no further business the meeting adjourned at 9:40 p.m.