

October 22, 2021

Development Permit Application – 123 E 6th Avenue (T3 Mount Pleasant)

Architectural Design Rationale:

The development permit application is for the construction of a 12-storey mixed-use office and industrial building at the corner of Quebec Street and East 6th Avenue in Mount Pleasant. The building falls within the I-1B District Schedule and comprises 196,351 sf of floor area. The project also consists of the relocation, designation and conservation of an existing two-storey (10,632 sf) heritage building onsite (SFU Annex built in 1929) for the purpose of delivering to the City to operate as an arts centre.

The 12-storey building (named *T3 Mount Pleasant*), will be constructed using a mass timber superstructure and designed according to Hines' proprietary "T3 system" which combines timber, transit and technology. As pioneering champions of this emerging, sustainable building methodology our team, together with Hines and PC Urban, feels that mass timber represents the most ecologically important disruption of the construction industry in the last 100 years and we are thrilled to be bringing it to Mount Pleasant.

Our design approach begins with an analysis of the site and its context, where the evolving nature of Mount Pleasant is eclectic in form, scale, and articulation. The feel of the neighborhood celebrates the integration of public art and the energy of mixed uses and activity. Our approach was to emulate the most successful and pedestrian-friendly pockets of the district through careful attention to rhythm, scale, materiality, and permeability.

The building form is articulated incrementally in order to scale the project thoughtfully to its integrated heritage building and surrounding neighborhood. Through a series of step-backs and set-backs that are in line with the I-1B District Schedule a series of active outdoor terraces are created, and entry points are punctuated at the base achieving a human scale while enhancing the pedestrian realm around the project. The overall height of the building is within the view cone (VC-3) limits.

The materiality of the building responds to the massing articulation, with the subtle integration of a more textural quality and human-scaled materials at the base. In addition to that, the rhythm and modulation of the building is subdivided at the base in the interest in breaking down scale while still affording very generous amounts of glass. The transparency at the base is essential to the building's feel within the neighborhood and a celebration of the activity within. Further, the buildings floor lines have been designed so that the building can have indoor-outdoor space at both the corner of Quebec Street and East 6th Avenue as well as the public entry plaza to the heritage building.

With the exception of the timber frame which is exposed at the two primary entrance points, the project is intentionally monochromatic as an aesthetic foil to the mass timber structural frame. Materials in the pedestrian realm where the building meets the ground are purposefully understated and honest: raw cold-rolled steel, board-formed concrete and masonry. In addition to celebrating the office and industrial building's wood structure, the understated approach also provides reverence to the adjacent heritage building.

The SFU Annex heritage building, originally built in 1929 under the Arts and Crafts style, will be relocated, reoriented, and restored onsite. The conservation strategy includes but is not limited to maintaining the institutional form, scale and massing of two-storey structure as well as restoring exterior Arts and Crafts style design features. Also, the plan is to maintain some of the interior components, functionality and use as a place of learning and community collaboration, transitioning from a schoolhouse to a community arts centre. All of the conservation and proposed interventions are in accordance with the Statement of Significance and Heritage Conservation Plan.

DP Application – 123 E 6th Ave.
October 22, 2021
Page 2

Loading and parking access to the entire project is located at the north lane. Minor variances to both parking and loading requirements are requested and as outlined in our accompanying TAMs study. Overall, four levels of parking are proposed, with ample secured bike parking and End of Trip facilities. Located less than 400m from the soon to be open Mount Pleasant station at Main and Broadway, the project is well positioned to be served by all modes of transit. .

We look forward to advancing this application together with the City to bring Mass Timber and meaningful jobs space and cultural facilities to the Mount Pleasant neighborhood.

Sincerely,
DLR Group

Stephen Cavanaugh
Principal

