

Date: May 30, 2022
Time: 3:00 p.m.
Place: VIRTUAL, WEBEX

PRESENT:**Board**

C. Okell Director, Permitting Services
J. Olinek Assistant Director, Development Planning
A. Law General Manager, Development, Buildings & Licensing
K. Mulji Director, Engineering Projects

Advisory Panel

B. Wakelin Representative of the Urban Design Panel
M. Biazi Representative of the Design Professional
M. Moore Representative of the General Public
C. Vannes Representative of the General Public
K. Krangle Representative of the General Public
M. Gordon Representative of the Heritage Commission

Regrets

D. Pretto Representative of the Development Industry
M. Joko General Public

ALSO PRESENT:**City Staff:**

H. Shayan, Urban Design & Development Planning
A. Sales, Senior Cultural Planner
J. Hsieh, Development Services
E. Tang-Trinaistich, Development Services

688 Cambie Street - DP-2021-00171 - DD - (COMPLETE APPLICATION)

Recording Secretary: K. Cermeno

1. MINUTES APPROVED

It was moved by Ms. Law and seconded by Mr. Olinek and was the decision of the Board to approve the minutes of the meeting May 16, 2022.

2. BUSINESS ARISING FROM THE MINUTES

None.

3. 688 Cambie St – DP-2021-00171 – DD - (COMPLETE APPLICATION)

Applicant: Perkins & Will

Request: To develop this site with a 10-storey Passive House building with three below ground levels, consisting of Social, Recreational and Cultural Use, Art Gallery with Ancillary Artist Studio, Library and Theatre, Retail, and Restaurant Use, and an amenity Child Day Care Facility, with one level of underground parking at Level B3.

Opening Comments

Mr. Shayan, Development Planner, presented the proposal and summarized the recommendations contained in the Staff Committee Report.

Applicant's Comments

The applicant noted they are in agreeance with the points and intent in the report.

The applicant noted the goal of the site is anchoring the cultural precinct of the site while connecting it to the neighbourhood. Looking to make it a very porous and welcoming site so that all its programs are accessible from the street.

The applicant noted while the building is institutional it offers a lot of landscape and public realm. Due to the low courtyard slope, the entrance is wider and at the middle of West Georgia.

The applicant noted they appreciated the comments that were made at UDP and working at addressing the concerns and conditions.

The applicant and staff took questions from the Board and Panel members.

Comments from Speakers

No Speakers

Panel Opinion

Mr. Wakelin recommended support for the public realm of the site.

Mr. Wakelin noted that after discussion with the chair of the UDP meeting he is not in support of the condition to remove the roof at the West Georgia street entry. It undermines the threshold condition of a simple low base podium.

Mr. Wakelin noted the rest of the conditions set by UDP are reasonable.

Mr. Wakelin noted he would welcome the idea of a renovated square it would benefit from its current disconnect to Georgia St.

Mr. Biazi recommended support for the project with the conditions that have been set in the report.

Mr. Biazi noted it is a well considered and thought out proposal with a high quality architectural and landscape design.

Mr. Biazi recognized the challenges of the site but is confident the design team will respond successfully.

Mr. Biazi echoed that more thought should be given to the square and its connection to the site.

Ms. Moore appreciated the building is mixed use on top of the art gallery.

Ms. Moore recommended that the courtyard should be a space that encourages social interaction and brings people outside, placing benches around is not suffice.

Mr. Vaness noted his support for the project.

Ms. Krangle noted this will be a great addition to downtown.

Ms. Krangle noted her support for the conditions and recommendations noted by staff.

Ms. Krangle noted to be aware the courtyard is not too dark in the winter.

Ms. Krangle noted her support for recognizing indigenous groups.

Ms. Krangle noted her support for the project.

Mr. Gordon commended the applicant and staff for their work on the project.

Mr. Gordon noted it is a remarkable addition to the public space on Georgia Street.

Mr. Gordon noted it is a wonderful addition to the heritage building merit.

Mr. Gordon noted his support for the project.

Board Discussion

Mr. Olinek thanked all the advisory members for their comments.

Mr. Olinek noted the importance of details, understanding passive house and design, responded to conditions and completeness to this project and the city.

Mr. Olinek noted the importance of understanding the adjacency of future designs.

Mr. Olinek strongly supported the conditions that touch on improving the public realm.

Mr. Olinek noted the importance of accessibility and recommended to keep this in mind while developing the project.

Mr. Olinek suggested condition 1.2.iv.b be amended to replace the word “removing” to “exploring.”

Ms. Mulji noted her appreciation for the thoughtful attention to the public realm and its connectivity to the rest of the site.

Ms. Mulji noted her support for the project.

Ms. Law noted her support for the amended condition as noted by Mr. Olinek.

Ms. Law noted her appreciation for the passive house design of the project.

Ms. Law noted her support for the project with the conditions set by in the report.

All board members voted in favour of the application to move forward and the amended condition.

Motion

The decision of the Board: THAT the Board APPROVE **Development Application DP-2021-00171** subject to the conditions in accordance with the Staff Committee Report dated May 11, 2022, with the following amendment:

- **Condition 1.2.iv.b; change the first word from “removing” to “exploring”.**

Meeting adjourned at 4:08pm.