

Date: July 25, 2022
Time: 3:00 p.m.
Place: VIRTUAL, WEBEX

PRESENT:

Board

C. Okell	Director, Permitting Services
J. Olinek	Assistant Director, Planning
M. Au	Assistant Director, Permitting Services
L. LaClaire	General Manager, Engineering Services

Advisory Panel

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

Regrets

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

ALSO PRESENT:

City Staff:

C. Stanford, Urban Design & Development Planning
J. Boldt, Heritage Planning
J. Smallwood, Development Services
J. Olinek, Urban Design & Development Planning
J. Greer, Development Services

123 E 6th Ave DP-2021-00983 - I-1B - (COMPLETE APPLICATION)

Delegation:

Brent Sawchyn, PC Urban Properties Corp.

Recording Secretary: M.Sem

1. MINUTES APPROVED

It was moved by Ms. Au and seconded by Mr. LaClaire and was the decision of the Board to approve the minutes of the meeting July 11, 2022.

2. BUSINESS ARISING FROM THE MINUTES

None.

3. 123 E 6th Ave DP-2021-00983 - I-1B - (COMPLETE APPLICATION)

Applicant: 123 E 6th Ave Limited Partnership

Request: To develop this site with a 12-storey building containing wholesale and office uses and the relocation, restoration and designation of the existing two-storey Heritage "B" building containing artist studio class A and B, all over four levels of underground parking, having vehicular access from the lane.

Opening Comments

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

Applicant's Comments

The applicant will work with staff to meet the conditions for approval.

Comments from Speakers

No Speakers

Panel Opinion

Mr. Wakelin, Chair of Urban Design Panel noted UDP felt the application was strong and with merit. The conditions proposed by staff supports the general intent of the Urban Design Panel's motion and recommendations. UDP was least comfortable with the resolution of the heritage and its interface with the new and Mr. Wakelin noted the conditions proposed by staff have opened up that language.

Mr. Wakelin noted support for this project.

Mr. Gordon, Representative of the Vancouver Heritage Commission noted VHC supported this application. Mr. Gordon noted moving a heritage building to a different part of the site was not ideal but given the opportunity of having a laneway that could be an art space it was a good rationale to move the heritage building to a different part of the site.

Mr. Gordon endorsed the proposed amendment of the condition regarding Passive house when retaining a building.

Mr. Gordon noted support for this project.

Mr. Collins noted support for this project.

Ms. Krangle noted support for this project.

Ms. Krangle suggested landscaping to the blank wall on the heritage building.

Ms. Krangle commended the project for the heritage component, roof terraces, and activation of the lane and the use of mass timber.

Ms. Krangle suggested softening the front of the new art centre by adding landscape.

Ms. Moore noted appreciation for the mix of heritage and modern and preservation of the original buildings.

Ms. Moore suggested more retail along the streetscape to support the addition of more people in the area.

Ms. Moore suggested expanding the laneways to activate the lanes.

Ms. Moore noted support for this project.

Board Discussion

Mr. Olinek requested the design team to carefully consider the design of laneways for activation and their use as a building for services such as garbage, recycle, traffic, servicing, power lines as the project moves forward.

Mr. Olinek noted the blank wall as an opportunity for landscaping, possibilities for a historic precedent treatment, and new opportunities for expression that is consistent with the heritage's value and conservation.

Mr. Olinek noted there could be more resolution between the heritage building and new building.

Mr. Olinek acknowledged the valuable commentary received by the Vancouver Heritage Commission and Urban Design Panel at both their respective meetings and reinforcing those important points at this meeting.

Mr. Olinek noted the building has earned the conditional height and density requirements requested with use of mass timber, creation of jobs and arts space, heritage building preservation, conditions for vehicular safety and transportation.

Mr. Olinek noted support for this project.

Mr. LaClaire noted appreciation to Mr. Olinek for putting forward an amendment regarding the heritage component.

Mr. LaClaire noted his enthusiastic to see this building be saved and preserved, it is a nice compliment to the adjacent heritage building and a great addition to the neighbourhood.

Mr. LaClaire noted support for this project.

Ms. Au noted agreement with Mr. Olinek and Mr. LaClaire's comments on consideration for area, setback and height.

Ms. Au noted appreciation for the efforts to retain the school and turn it into a space to support programming in the Mount Pleasant neighbourhood.

Ms. Au acknowledged the Urban Design Panel's commentary on the use of mass timber as high quality and sustainable design, which is consistent with the City's policy and guidelines.

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-2021-00983** subject to the conditions in accordance with the Staff Committee Report dated June 22, 2022, with the following amendment:

Condition A.1.19; change wording from "*design development*" to "*Consideration.*"

A.1.19 Consideration to explore to adhere to the Passive House standard, EnerPhit, for existing buildings;

Meeting adjourned at 4:13pm.