

Date: Oct 3, 2023
Time: 3:00 p.m.
Place: Virtual/WebEx

PRESENT:

Board

M. Au Assistant Director, Development Review Branch
J. Olinek Director, Development Planning
A. Law General Manager, Development, Buildings & Licensing
K. Mulji Director, Engineering Projects

Advisory Panel

M. Moore General Public
K. Krangle General Public
J. Carreira Representative of the Development Industry

Regrets:

C. Taylor Representative of the Urban Design Panel
D. Pretto Representative of the Development Industry
M. Gordon Representative of the Heritage Commission
M. Joko General Public
C. Vaness General Public
G. Song Representative of the Design Profession

ALSO PRESENT:

City Staff:

C. Stanford, Development Planning
S. Farmand, Landscape Planning M.
So, Development Services
JL. Borsa, Development Services

1111 E 7th Ave – DP-2023-00130– CD-1 (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 for September 18, 2023.

2. BUSINESS ARISING FROM THE MINUTES

None.

3. 1111 E 7th Ave – DP-2023-00130– CD-1 (COMPLETE APPLICATION)

Applicant: Wendy Lannard (VCC)

Request: To develop this site with an eight (8) story institutional facility over two (2) stories of underground parking with vehicular access from East 7th Avenue.

Opening Comments

Carl 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.

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

Comments from Speakers

No Speakers

Panel Opinion

Mr. Joe Carreira noted it is a successful application and commended the applicant team for an ambitious design and bringing it all together in the creative district.

Mr. Carreira noted the land, water, and canoe design elements are powerful. The cultural urban fabric is successful.

Mr. Carreira noted concern with the adjacent interface to Glen drive. There is a lack of transparency with Glen drive, recommend opening this area up. The building feels like it is turning its back on Glen drive. Consider there is a park; the design should be sensitive to this.

Mr. Carreira recommended further design development with the west elevation.

Mr. Carreira noted there will be a significant amount of shadowing from the proposed building to the east, consider this moving forward.

Ms. Karenn Krangle noted the building will be a fine addition to the college. The interior spaces are nicely done.

Ms. Krangle noted concern regarding the transparency of the buildings, needs to be more transparent and open to the public realm. It shuts itself to Glen drive and other sides.

Ms. Krangle noted the lack of windows make the building uninviting. Consider windows into the automotive area but overall more visibility to the public realm is needed.

Ms. Krangle asked why wasn't the applicant encourage redesigning and resubmitting to the UDP since there was quite a number of design concerns.

Ms. Krangle noted if this is to be the official entry to VCC, the building needs to be more inviting.

Ms. Monica Moore noted it is a great addition to VCC and appreciate the amount of consultation with Indigenous members involved.

Board Discussion

Mr. Jason Olinek thanked the advisory members and applicant team for all their contributions and work.

Mr. Olinek noted major concerns expressed during design review were shadowing, public realm interface, massing and articulation.

Mr. Olinek noted massing and articulation has been strongly resolved. Acknowledge shadowing of the park is problematic however recognize limited in solutions.

Mr. Olinek noted to consider the comments of the advisory panel regarding the public realm.

Mr. Olinek noted his support for the project and conditions as written.

Ms. Karima Mulji noted appreciation of the explanation of the Indigenous design elements.

Ms. Mulji noted it is a great addition to the education design precinct.

Ms. Andrea Law thanked the staff, advisory and applicant team.

Ms. Law noted her support for the project and the upfront conditions as they are laid out.

Ms. Law noted her appreciation for the incorporation of the Indigenous design principles.

Motion

The decision of the Board: THAT the Board APPROVE Development Application **DP-2023-00130** subject to the conditions in accordance with the Staff Committee Report dated August 30, 2023.

Meeting adjourned at 3:47pm.