

Date: Monday, December 3, 2012
Time: 3:00 p.m.
Place: Town Hall Meeting Room, City Hall

PRESENT:**Board**

V. Potter Director of Development Services (Chair)
K. Munro Assistant Director of Planning
B. Jackson General Manager of Planning and Development
P. Judd General Manager of Engineering Services

Advisory Panel

G. Borowski Representative of the Design Professions (Urban Design Panel)
F. Rafii Representative of the Design Professions (left at 6:00 PM)
S. Chandler Representative of the Development Industry
J. Stovell Representative of the Development Industry
K. Busby Representative of the General Public
K. Chen Representative of the General Public
J. Miletic-Prelovac Representative of the General Public
D. Wlodarczak Representative of the General Public

Regrets

K. Maust Representative of the Vancouver Heritage Commission

ALSO PRESENT:**City Staff:**

J. Greer Assistant Director of Processing Centre - Development
R. The Engineering Services - Projects Branch
M. Dirk Engineering Services - Projects Branch
P. St. Michel Development Planner
M. Au Project Facilitator

3100 RIVER WALK AVENUE - DE416120 - ZONE CD-1

K. Henderson Dialog
D. Chow Dialog
K. Shoemaker Polygon South Shore Homes Ltd.
C. Sterry PWL Partnership Landscape Architects

Recording Secretary: L. Harvey

1. MINUTES

It was moved by Mr. Judd, seconded by Mr. Jackson, and was the decision of the Board to approve the minutes of the meeting on November 19, 2012.

2. BUSINESS ARISING FROM THE MINUTES

None.

**3. 3100 RIVER WALK AVENUE - DE416120 - ZONE CD-1
(COMPLETE APPLICATION)**

Applicant: Dialog

Request: To develop a 5-storey and 7-storey residential building all over one level of underground parking on Parcel 9B in East Fraser Lands. The underground parkade will be shared by adjacent site on Parcel 9A with access ramp into parkade shown over dividing property line, subject to Council's approval of the Form of Development.

Development Planner's Opening Comments

Pat St. Michel, Development Planner, introduced the application for the third residential project underway in East Fraser Lands in the southeast corner of Vancouver between Kerr Street, Marine Drive and Fraser Street which is also called the River District. The site is bisected by the CP rail line which currently has one train a day for freight service with a long term plan for a transit line. There are 130 acres in three neighbourhoods with a mile of Fraser River frontage, twenty-five acres of park along with residential buildings. Ms. St. Michel noted that the central neighbourhood to the east will have a more intense mixed-use and will be the heart of the River District with building forms from two to twenty-four storeys. She added that there are two projects at or near completion which includes a townhouse development up the hill and across the new street (Riverwalk) are two 4-storey wood frame buildings.

Ms. St. Michel described the context for the area noting the recent public realm improvements and the upcoming shoreline park and waterfront bike path and walkway.

The application is for two buildings; one five storey and the other seven storeys. The application will share vehicular access to the one level underground parking with the adjacent building (Parcel 9A). There is a mews that will provide public access to the river front and separates the two parcels. As well there are entries through the shared courtyard from Riverwalk. There will be a connection to the riverfront, through the mews and a visual connection through the courtyard and the building forms will terrace down towards the river. The applicant has captured the history of the site through the use of materials and other characteristics of the working river and historic mill. Materials include stack bond brick, metal and glass spandrel panels as well as board-form concrete and wood elements.

The applicant is proposing LEED™ Gold equivalent. The project will be connected to the temporary boiler system for East Fraser Lands with plans for a District Energy system using waste heat from the Metro incinerator in Burnaby.

Ms. St. Michel reviewed the recommendations contained in the Staff Committee Report dated November 7, 2012. The recommendation was for support of the proposal, subject to the conditions contained in the Staff Committee Report.

Questions/Discussion

In response to questions raised by the Board and Panel, the following clarification was provided by Ms. St. Michel:

- The vehicle access between Building 9A and 9B does not act as fire access but to provide pedestrian and cyclist access to the river.
- Only half of the proposed landscaping was shown in the drawings as the landscaping that is associated with Building 9A was left out. There will be a planted area adjacent to both buildings.
- The seating wall height would be at 18 inches as a way to resolve the grades and as well to get planting depth.
- Building 9A and 9B will use the entrance to the underground parking that will be located under Building 9A.
- There isn't any affordable housing proposed in the application as there are three other sites that have been identified for affordable housing which will be 20% of the overall site in East Fraser Lands.

Applicant's Comments

Kevin Shoemaker of Polygon, responded to the question regarding phasing the development. He noted that the parkade under both buildings is part of this application with access being under the wood frame building (Building 9A). He said they plan on starting construction on Building 9A first which will have the access to the parkade. Residents in Building 9B will drive down the ramp past the visitors parking spaces and into their parking spaces. After construction both buildings and the parkade will be under on strata.

Mr. Shoemaker mentioned that they can accommodate all the conditions in the Staff Committee Report.

Chris Sterry, Landscape Architect, stated that they could adjust the size of the green roof on the smaller building. As well he said it would be easy to achieve the condition regarding the 18 inch seating wall height along the mews as it is required to give soil depth.

Questions/Discussion

In response to questions raised by the Board and Panel, the following clarification was provided by the applicant team:

- The applicant's intention is to market the wood frame building first likely early next year.
- The applicant is planning to change the materiality of the balconies with a more industrial character. They are also planning to reduce the horizontal band between balconies and introduce a different material for the guard rails.
- A water channel will be introduced in the courtyard using rain water run-off and will run the length of the courtyard ending in a rain garden.
- Associated with the water channel will be a timber deck and seating area overlooking the park.
- The applicant is proposing more naturalistic elements in the children's play area.
- The public area between the buildings and river is dedicated park and will be maintained by the Park Board.
- The intention is to retain the existing trees for a more natural expression at the river's edge.
- The green roof covers 50% of the roof with a strip around the edge for maintenance.
- The slab of the buildings is at the flood plain while the parkade has been designed to be flooded. All the energy and electrical equipment is above the parkade level.
- Bicycles will access the underground parkade by use of the ramp although residents could choose to carry their bike through the pedestrian circulation.

- The applicant has received approval from the Province regarding shoreline work. The area south of the site will be kept intact.
- There won't be any unit storage in the parkade.

Comments from other Speakers

None.

Panel Opinion

Greg Borowski mentioned that the Urban Design Panel reviewed the application in October and was supported. He identified several points of interest from the review noting that the Panel concluded that the architecture could be improved. The Panel felt that there was an opportunity to have some balance between the horizontal and vertical elements. As well the Panel did not feel the architecture responded to the history of the area. They also suggested the landscape plans be reinforced with wood and metal elements. The Panel suggested that the entrance extend further into the courtyard and wanted more fluidity to loosen up the balcony expression. Mr. Borowski acknowledged that the design conditions in the Staff Committee Report asked for a more industrial feel as well as adding riparian components in the landscape. He also noted that the Panel felt the applicant hadn't pushed the sustainable features as much as they could. Mr. Borowski recommended approval for the application.

Mr. Stovell said he welcomed the staff recommendations regarding keeping the wild river edge that is a key part of the feel of the river district. He also wanted to see more industrial references in the architecture and thought that the riparian reference was well done.

Mr. Chandler noted that there was a tendency to focus on the finer grain of the architecture just because of the size of the project. He said he liked the project in terms of the stepping and the articulation. He added that he thought the conditions from staff and the comments from the Urban Design Panel would help to enrich the project particularly at the ground plain. Mr. Chandler complimented staff for addressing the resolution of the building noting that the design elements would improve the project. Mr. Chandler added that it was a supportive project.

Mr. Rafii thought it was a good looking project. He stated that the comments from the Urban Design Panel and the conditions from staff would make it a successful project. Mr. Rafii recommended approval for the application.

Ms. Miletic-Prelovac said she supported the comments regarding the landscaping and recommended approval for the application.

Ms. Busby recommended approval for the application. She said she appreciated the applicant's efforts in wanting to make for a better project.

Mr. Wlodarczak said he liked the project and thought it was a good massing form. He added that he liked the family sized units but felt there was a deficiency in the bike parking. Mr. Wlodarczak recommended approval for the application.

Mr. Chen recommended approval for the application.

Board Discussion

Mr. Jackson thought the applicant had responded well to the Urban Design Panel comments. He questioned whether or not such a project should have gone to the Director of Planning for decision rather than coming to the Development Permit Board. He asked Ms. Potter to advise

under what circumstances applications are referred to the Board, versus handled through the administrative Director of Planning Stream. Ms. Potter advised that projects that are large in scale, complex and/or controversial are normally referred to the Board. Also, projects that have recently been through a rezoning would normally only come to the Board if the design conditions of approval were substantial, requiring considerable redesign or design evolution. In the case of The River District, only a few projects have yet progressed to DE stage, and have been brought to the Board because of the scale of neighbourhood.

Mr. Jackson added that he felt it was a good project and embraced the Fraser River in that location. Mr. Jackson moved for approval for the application.

Mr. Judd seconded the motion.

Mr. Munro said he thought that staff had got the prior-to conditions right and as well the Urban Design Panel had some good comments. He added that he was impressed to see the number of family units in the project and thought the application was fully supportive.

Motion

It was moved by Mr. Jackson and seconded by Mr. Judd, and was the decision of the Board:

THAT the Board APPROVE Development Application No. DE416120, in accordance with the Staff Committee Report dated November 7, 2012.

4. OTHER BUSINESS

None.

5. ADJOURNMENT

There being no further business, the meeting adjourned at 4:12PM.

L. Harvey
Assistant to the Board

V. Potter
Chair