

Date: Monday, September 8, 2014
Time: 3:00 p.m.
Place: Town Hall Meeting Room, City Hall

PRESENT:**Board**

J. Pickering Deputy Director of Planning, (Chair)
P. Judd General Manager of Engineering Services
K. Munro Assistant Director of Planning
S. Pander Assistant Director, Sustainability

Advisory Panel

W. Franci Representative of the Design Professions (Urban Design Panel)
A. Ray Representative of the General Public
J. Miletic-Prelovac Representative of the General Public

Regrets

K. Busby Representative of the Design Professions
S. Chandler Representative of the Development Industry
J. Ross Representative of the Development Industry
A. Lalani Representative of the General Public
P. Sanderson Representative of the General Public
K. Maust Representative of the Vancouver Heritage Commission

ALSO PRESENT:**City Staff:**

M. Holm Engineering Services - Projects Branch
A. Molaro Development Planner
W. LeBreton Project Facilitator
C. Robertson Engineering Services

1710 EAST BROADWAY - DE418037 - ZONE C-3A

H. Hu AEOCOM
B. Shaw AEOCOM
M. Edwards TransLink

Recording Secretary: L. Harvey

1. 1710 EAST BROADWAY - DE418037 - ZONE C-3A
(COMPLETE APPLICATION)

Applicant: TransLink

Request: Interior and exterior alterations to the existing TransLink Station, work includes the upgrading the pedestrian connections by creating new platforms and a passerelle (pedestrian bridge) over Broadway Street and upgrading of the ticket hall entrance, a bike storage facility and provisions for a future retail areas.

Development Planner's Opening Comments

Ms. Molaro, Development Planner, presented the proposal and summarized the recommendations contained in the Staff Committee Report. The recommendation was for support of the application, subject to the conditions noted.

Ms. Molaro and Mr. Robertson took questions from the Board and Panel members.

Applicant's Comments

Mr. Edwards, TransLink, mentioned that the project was one of seven stations that they are upgrading for the Expo Line to address capacity. This particular station is the busiest station on the network and there is a challenge for movement through the station in terms of choke points and congestion. They will be improving the capacity and widening the pedestrian overpass over the Grandview Cut as well as other improvements. He mentioned that they had reviewed the Staff Committee Report and feel they can satisfy the City's conditions.

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

Comments from other Speakers

None.

Panel Opinion

Panel members offered a range of comments on the proposal, including:

- Condition 1.1 is an important consideration as it sets a precedent for the neighbourhood;
- There are some handsome elements and good ideas in the general planning of the project;
- The future connection into the south concourse requires some improvements on the points of entry;
- As well the current entrance needs to be improved to make it more legible;
- The Panel recommended support for the application.

Board Discussion

Mr. Judd mentioned that there was still work to be done on the legal agreements and encouraged the applicant to ensure that happened. He noted that the City is working on resolving the queuing challenges for the B-Line Buses and that there are recommendations in the Staff Committee Report to help improve that situation. The retail components in the station will require a separate application. Mr. Judd added that this was an important expansion for this transit line and moved for support of the application. He also supported Mr. Munro's amendment.

Mr. Munro mentioned that the issue of transparency over East Broadway is one of the unique aspects of the station and it would be a shame if that was restricted in any way. He

encouraged the applicant and staff to make sure that stretch over East Broadway was as transparent as possible and made a motion to add an amendment to the report.

Mr. Pander supported the recommendations in the report as well as Mr. Munro's amendment and recommended support for the application.

Motion

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

THAT the Board APPROVE Development Application No. DE418037, in accordance with the Staff Committee Report dated August 13, 2014, with the following amendments:

Design development to maximize the transparency in the Passerelle over East Broadway.

4. OTHER BUSINESS

None.

5. ADJOURNMENT

There being no further business, the meeting adjourned at 3:39 PM

L. Harvey
Assistant to the Board

J. Pickering
Chair