

Date: Monday, February 10, 2015  
Time: 3:00 p.m.  
Place: Town Hall Meeting Room, City Hall

---

**PRESENT:****Board**

J. Pickering Deputy Director of Planning, (Chair)  
B. Jackson General Manager of Planning and Development  
P. Judd General Manager of Engineering Services  
S. Johnston Deputy City Manager

**Advisory Panel**

K. Busby Representative of the Design Professions  
J. Ross Representative of the Development Industry  
A. Ray Representative of the General Public  
K. Maust Representative of the Vancouver Heritage Commission

**Regrets**

R. Bragg Representative of the Design Professions (Urban Design Panel)  
S. Chandler Representative of the Development Industry  
J. Miletic-Prelovac Representative of the General Public  
P. Sanderson Representative of the General Public

**ALSO PRESENT:****City Staff:**

J. Greer Assistant Director of Processing Centre - Development  
M. Holm Engineering Services - Projects Branch  
P. St. Michel Development Planner  
M. So Project Facilitator  
C. Joseph Engineering Services

**8580 RIVER DISTRICT CROSSING - DE418326 - ZONE CD-1**

T. Yamamoto Yamamoto Architecture  
B. Hemstock PWL Partnership Landscape Architects  
M. Long PWL Partnership Landscape Architects  
R. Petri Wesgroup Properties  
B. Jarvis Wesgroup

**8538 RIVER DISTRICT CROSSING - DE418325 - ZONE CD-1**

M. Bruckner IBI/HB Architects  
D. Tyacke ETA Landscape Architecture  
M. Long PWL Partnership Landscape Architects  
R. Petri Wesgroup Properties  
B. Jarvis Wesgroup

**3488 SAWMILL CRESCENT - DE418327 - ZONE CD-1**

T. Yamamoto Yamamoto Architecture  
B. Hemstock PWL Partnership Landscape Architects  
M. Long PWL Partnership Landscape Architects  
R. Petri Wesgroup Properties  
B. Jarvis Wesgroup

**8533 RIVER DISTRICT CROSSING - DE418328 - ZONE CD-1**

S. Lyon GBL Architects  
P. Goodwin GBL Architects  
D. Tyacke ETA Landscape Architecture  
B. Jarvis Wesgroup  
R. Petri Wesgroup Properties

Recording Secretary: L. Harvey

---

**1. MINUTES**

It was moved by Mr. Jackson seconded by Mr. Judd and was the decision of the Board to approve the minutes of the meeting on January 26, 2015.

**2. BUSINESS ARISING FROM THE MINUTES**

None.

**3. 8580 RIVER DISTRICT CROSSING - DE418326 - ZONE CD-1  
(COMPLETE APPLICATION)**

Applicant: Park Lane River District Development

Request: To the site with a 5-storey mixed-use building containing retail on the ground floor with a 3-storey townhouse podium and a total of 65 dwelling units over 2 levels of underground parking with vehicular access on the lane.

**Development Planner's Opening Comments**

Ms. St. Michel, 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. St. Michel took questions from the Board and Panel members.

**Applicant's Comments**

Mr. Jarvis, Developer, mentioned that they had a challenge with Condition A.2.6 regarding the location of the Public Bike Share Station and asked the Board to consider an amendment.

Ms. Petri, Developer, said they were in agreement with the rest of the conditions in the Staff Committee Report.

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:

- The Advisory Panel had no issues with the Conditions in the Staff Committee Report but did suggest deleting Condition 1.10 as it is a duplicate of Condition 1.4.
- The Advisory Panel recommended approval for the application.

**Board Discussion**

Mr. Jackson moved approval of the application and as well made a number of amendments to the Staff Committee Report. He said staff are trying to implement a Public Bike Share Station as it is an important objective but might be some time before it is achieved. He added that he appreciated the applicant's willingness to work with staff to find a solution. Mr. Jackson said he thought that the architect had really pushed the envelope in terms of wood frame construction and hoped that other architects would take note of his design.

Mr. Judd mentioned that the requirement for the Public Bike Share Station came late in the process but a lot of changes have been made since rezoning and this was just another to make for a successful project. He added that he would be happy to work with the applicant to find a location for the Public Bike Share Station that works but he didn't want to see it entirely in the greenway.

Mr. Johnston suggested an amendment for Condition A.2.6. He added that staff will likely meet with Engineering and the applicant to come up with a master plan that will achieve the provision for a Public Bike Share Station. Mr. Johnston said he liked the design and that close attention will need to be given to the two buildings that follow so they don't impact with shadowing or the views to the river. He complimented the applicant for their work on the project.

### 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. DE418326, in accordance with the Staff Committee Report dated January 28, 2015, with the following amendments:

Delete Condition 1.10;

Delete Condition A.1.6 and renumber the conditions from A.1.7 to A.1.31 to **A.1.6 to A.1.30**;

Amend the Note to Applicant in Condition A.1.12 (new A.1.11) to read as follows:

Note to Applicant: Intent is to allow for a wider range of uses without requiring the retrofitting of exhaust ducting on the outside of the building. *As per Bulletin 2007-005-BU/PL/EV/AD Kitchen Ventilation Requirements, a horizontal discharge may be acceptable provided conditions can be met to the satisfaction of the Director of Planning and the Chief Building Official regarding impact on nearby properties, suites, amenity areas, the public realm, windows, and building design. Generally, roof terminations are preferred and wall terminations should be located towards the lane.*

Delete Condition A.2.3 and renumber the conditions from A.2.4 to A.2.26 to **A.2.3 to A.2.25**.

To amend Condition A.2.6 (new A.2.5) to read as follows:

arrangements shall be made, to the satisfaction of the General Manager of Engineering Services and Director of Legal Services, for a Right of Way for the provision of space to accommodate a Public Bike Share (PBS) Station;

Size: At minimum, a station size of 82 ft. x 13.1 ft. (25 m x 4 m) (linear configuration) should be accommodated.

Location: The station should be located *where the functionality of the PBS system will be maximized*. The preferred location is along the Marine Way commercial frontage near the intersection of River District Crossing.

Surface treatment: A hard surface is required with no utility access points within 150mm. Acceptable surfaces include CIP concrete (saw cut or broom finished), asphalt and pavers. Other firm, paved materials are subject to approval.

Grades: The surface must be leveled with a maximum cross slope of 3% and have a consistent grade (i.e. no grade transitions) along the length with a maximum slope of 5%. At minimum, spot elevations at the four corners of the station must be provided.

Sun exposure: No vertical obstructions to maximize sun exposure as station operate on solar power. Ideally the station should receive 5 hours of direct sunlight a day.

Power: Provision of an electrical service and electrical power is to be available in close proximity to the PBS station. (The PBS vendor will be responsible for the on-going cost of electricity to operate the station.)

Note to Applicant: At a minimum, a site should be provided *on or adjacent to one of the parcels that form the Town Square (15, 16.1, 18.1 and 17) providing that it is not entirely on public property.*

4. **8538 RIVER DISTRICT CROSSING - DE418325 - ZONE CD-1  
(COMPLETE APPLICATION)**

Applicant: Park Lane River District Development

Request: To develop the site with a 19-storey mixed-use building with a 3-storey podium containing retail and grocery store on the first two storeys and a total of 296 residential units over three levels of underground parking with vehicular access from the lane.

**Development Planner's Opening Comments**

Ms. St. Michel, 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. St. Michel took questions from the Board and Panel members.

**Applicant's Comments**

Mr. Bruckner, Architect, said that they accept the conditions in the Staff Committee Report as well as the changes put forth from staff in the Staff Memo.

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:

- The Advisory Panel thought the building would be a beautiful addition to the areas.
- They liked the shape and massing of the mid-rise building.
- The Advisory Panel was in approval for the application.

**Board Discussion**

Mr. Johnston moved approval of the application and as well made a number of amendments to the Staff Committee Report.

Mr. Judd and Mr. Jackson had no further comments.

**Motion**

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

THAT the Board APPROVE Development Application No. DE418325, in accordance with the Staff Committee Report dated January 28, 2015, with the following amendments:

To add a new Condition 1.11 to read as follows:

*to investigate the potential of adding an urban agriculture component to the roof of the amenity space.*

Amend the Note to Applicant in Condition A.1.10 to read as follows:

Note to Applicant: Intent is to allow for a wider range of uses without requiring the retrofitting of exhaust ducting on the outside of the building. *As per Bulletin 2007-005-BU/PL/EV/AD Kitchen Ventilation Requirements, a horizontal discharge may be acceptable provided conditions can be met to the satisfaction of the Director of Planning and the Chief Building Official regarding impact on nearby properties, suites, amenity areas, the public realm, windows, and building design. Generally, roof terminations are preferred and wall terminations should be located towards the lane.*

To amend Condition A.2.5 to read as follows:

arrangements shall be made, to the satisfaction of the General Manager of Engineering Services and Director of Legal Services, for a Right of Way for the provision of space to accommodate a Public Bike Share (PBS) Station;

Size: At minimum, a station size of 82 ft. x 13.1 ft. (25 m x 4 m) (linear configuration) should be accommodated.

Location: The station should be located *where the functionality of the PBS system will be maximized*. The preferred location is along the Marine Way commercial frontage near the intersection of River District Crossing.

Surface treatment: A hard surface is required with no utility access points within 150mm. Acceptable surfaces include CIP concrete (saw cut or broom finished), asphalt and pavers. Other firm, paved materials are subject to approval.

Grades: The surface must be leveled with a maximum cross slope of 3% and have a consistent grade (i.e. no grade transitions) along the length with a maximum slope of 5%. At minimum, spot elevations at the four corners of the station must be provided.

Sun exposure: No vertical obstructions to maximize sun exposure as station operate on solar power. Ideally the station should receive 5 hours of direct sunlight a day.

Power: Provision of an electrical service and electrical power is to be available in close proximity to the PBS station. (The PBS vendor will be responsible for the on-going cost of electricity to operate the station.)

Note to Applicant: At a minimum, a site should be provided *on or adjacent to one of the parcels that form the Town Square (15, 16.1, 18.1 and 17) providing that it is not entirely on public property.*

5. 3488 SAWMILL CRESCENT - DE418327 - ZONE CD-1  
(COMPLETE APPLICATION)

Applicant: Park Lane River District Development

Request: To develop this site with a 5-storey mixed-use building containing retail on the ground floor and a 3-storey townhouse podium and a total of 61 dwelling units over two levels of underground parking with vehicular access from the lane.

**Development Planner's Opening Comments**

Ms. St. Michel, 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. St. Michel took questions from the Board and Panel members.

**Applicant's Comments**

Mr. Jarvis, Developer, asked the Board if a Floor Space Ratio exclusion would be granted as a result of Condition A.1.12 with respect to vertical venting.

Ms. Petri, Developer, said they accepted the rest of the conditions in the Staff Committee Report including the Staff Memo regarding the Public Bike Share Station facility.

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:

- One member of the Advisory Panel thought Condition 1.6 was too prescriptive.
- The Advisory Panel recommended approval for the application.

**Board Discussion**

Mr. Judd moved approval of the application and as well made a number of amendments to the Staff Committee Report

Mr. Jackson and Mr. Johnston had no further comments.

**Motion**

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

THAT the Board APPROVE Development Application No. DE418327, in accordance with the Staff Committee Report dated January 28, 2015, with the following amendments:

Delete Condition 1.9 and renumber the conditions from 1.10 to 1.11 to *1.9 to 1.10*;

Amend the Note to Applicant in Condition A.1.13 to read as follows:

Note to Applicant: Intent is to allow for a wider range of uses without requiring the retrofitting of exhaust ducting on the outside of the building. *As per Bulletin 2007-005-BU/PL/EV/AD Kitchen Ventilation Requirements, a horizontal discharge may be acceptable provided conditions can be met to the satisfaction of the Director of Planning and the Chief Building Official regarding impact on nearby properties, suites, amenity areas, the public realm, windows, and building design. Generally, roof terminations are preferred and wall terminations should be located towards the lane.*

To amend Condition A.2.9 to read as follows:

arrangements shall be made, to the satisfaction of the General Manager of Engineering Services and Director of Legal Services, for a Right of Way for the provision of space to accommodate a Public Bike Share (PBS) Station;

Size: At minimum, a station size of 82 ft. x 13.1 ft. (25 m x 4 m) (linear configuration) should be accommodated.

Location: The station should be located *where the functionality of the PBS system will be maximized*. The preferred location is along the Marine Way commercial frontage near the intersection of River District Crossing.

Surface treatment: A hard surface is required with no utility access points within 150mm. Acceptable surfaces include CIP concrete (saw cut or broom finished), asphalt and pavers. Other firm, paved materials are subject to approval.

Grades: The surface must be leveled with a maximum cross slope of 3% and have a consistent grade (i.e. no grade transitions) along the length with a maximum slope of 5%. At minimum, spot elevations at the four corners of the station must be provided.

Sun exposure: No vertical obstructions to maximize sun exposure as station operate on solar power. Ideally the station should receive 5 hours of direct sunlight a day.

Power: Provision of an electrical service and electrical power is to be available in close proximity to the PBS station. (The PBS vendor will be responsible for the on-going cost of electricity to operate the station.)

Note to Applicant: At a minimum, a site should be provided *on or adjacent to one of the parcels that form the Town Square (15, 16.1, 18.1 and 17) providing that it is not entirely on public property*.

6. **8533 RIVER DISTRICT CROSSING - DE418328 - ZONE CD-1  
(COMPLETE APPLICATION)**

Applicant: Park Lane River District Development

Request: To develop this site with an 18-storey mixed-use building consisting of retail use on portions of the first four storeys and a total of 258 dwelling units over three levels of underground parking with vehicular access from the lane.

**Development Planner's Opening Comments**

Ms. St. Michel, 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. St. Michel took questions from the Board and Panel members.

**Applicant's Comments**

Ms. Petri, Developer, said they were in acceptance of the conditions in the Staff Committee Report as well as the Staff Memo.

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:

- The Advisory Panel thought it was nice to see a variety of different architects involved in the site and working together;
- One Advisory Panel member was concerned with the number of design development conditions in the Staff Committee Report;
- The Panel thought that staff and the applicant team had done a great job with the project;
- The Panel recommended approval of the application.

**Board Discussion**

Mr. Jackson thanked Staff for their work with the applicant which he said was incredible and appreciated. As well he noted that not many developers get to build an entire community. He said he thought they had worked well with staff and as well they had taken four designs and three architects which explored different building topologies and different architectural expression and knitted all that together to create a wonderful urban design. The town square has been opened up from what was originally modestly designed to something that is much richer. He again congratulated everyone for their work on what will become a brand new neighbourhood.

Mr. Judd had no further comments.

Mr. Johnston mentioned that the project had been a long time in the works but that it was much improved since the original plans for the sites. He added that it was exciting to see a whole new neighbourhood and that sustainability was at the core of the development. He thanked staff for their great work and their partnership with the applicant.

**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. DE418328, in accordance with the Staff Committee Report dated January 28, 2015, with the following amendments:

Delete Condition A.1.9 and renumber the conditions from A.1.9 to A.1.32 to *A.1.6 to A.1.31*;

Amend the Note to Applicant in Condition A.1.13 (new A.1.12) to read as follows:

Note to Applicant: Intent is to allow for a wider range of uses without requiring the retrofitting of exhaust ducting on the outside of the building. *As per Bulletin 2007-005-BU/PL/EV/AD Kitchen Ventilation Requirements, a horizontal discharge may be acceptable provided conditions can be met to the satisfaction of the Director of Planning and the Chief Building Official regarding impact on nearby properties, suites, amenity areas, the public realm, windows, and building design. Generally, roof terminations are preferred and wall terminations should be located towards the lane.*

To amend Condition A.2.9 to read as follows:

arrangements shall be made, to the satisfaction of the General Manager of Engineering Services and Director of Legal Services, for a Right of Way for the provision of space to accommodate a Public Bike Share (PBS) Station;

Size: At minimum, a station size of 82 ft. x 13.1 ft. (25 m x 4 m) (linear configuration) should be accommodated.

Location: The station should be located *where the functionality of the PBS system will be maximized*. The preferred location is along the Marine Way commercial frontage near the intersection of River District Crossing.

Surface treatment: A hard surface is required with no utility access points within 150mm. Acceptable surfaces include CIP concrete (saw cut or broom finished), asphalt and pavers. Other firm, paved materials are subject to approval.

Grades: The surface must be leveled with a maximum cross slope of 3% and have a consistent grade (i.e. no grade transitions) along the length with a maximum slope of 5%. At minimum, spot elevations at the four corners of the station must be provided.

Sun exposure: No vertical obstructions to maximize sun exposure as station operate on solar power. Ideally the station should receive 5 hours of direct sunlight a day.

Power: Provision of an electrical service and electrical power is to be available in close proximity to the PBS station. (The PBS vendor will be responsible for the on-going cost of electricity to operate the station.)

Note to Applicant: At a minimum, a site should be provided *on or adjacent to one of the parcels that form the Town Square (15, 16.1, 18.1 and 17) providing that it is not entirely on public property.*

## 7. OTHER BUSINESS

None.

## 8. ADJOURNMENT

There being no further business, the meeting adjourned at 5:06 PM