

Date: Monday, March 9, 2015  
Time: 3:00 p.m.  
Place: Town Hall Meeting Room, City Hall

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**PRESENT:****Board**

K. McNaney Assistant Director, Vancouver - Downtown (Chair)  
P. Judd General Manager of Engineering Services  
K. Munro Assistant Director of Planning  
S. Johnston Deputy City Manager

**Advisory Panel**

K. Busby Representative of the Design Professions  
A. Ray Representative of the General Public

**Regrets**

S. Chandler Representative of the Development Industry  
J. Ross Representative of the Development Industry  
P. Sanderson Representative of the General Public  
J. Miletic-Prelovac Representative of the General Public  
J. Marshall Representative of the Design Professions (Urban Design Panel)  
K. Maust Representative of the Vancouver Heritage Commission

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

J. Greer Assistant Director of Processing Centre - Development  
M. Holm Engineering Services - Projects Branch  
A. McLean Development Planner  
D. Autiero Project Facilitator  
C. Robertson Strategic Transportation Planning Branch

**5099 JOYCE STREET - DE418543 - ZONE C-2C**

M. Minson TransLink  
J. Busby TransLink  
S. McFarlane Office of McFarlane Biggar Architects + Designers  
N. Foster Office of McFarlane Biggar Architects + Designers  
D. Shearer HAPA Landscape Architects

Recording Secretary: L. Harvey

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**1. MINUTES**

It was moved by Mr. Judd, seconded by Mr. Johnston, and was the decision of the Board to approve the minutes of the meeting on February 23, 2015.

**2. BUSINESS ARISING FROM THE MINUTES**

None.

**3. 5099 JOYCE STREET - DE418543 - ZONE C-2C  
(COMPLETE APPLICATION)**

Applicant: Office of McFarlane Biggar Architects + Designers

Request: To renovate and expand the existing Joyce SkyTrain Station upgrades including a new expanded 875 square metre east station house with a ticket hall, concourse, escalators, elevator, bike storage room, ancillary retail spaces and provision for future public bathrooms, exterior surfaces to be re-clad, electrical systems replaced, a new transit plaza on Vanness Street, new pick-up and drop off, with landscape components and landscape lighting.

The application also illustrates a long-term plan that reconfigures the existing Joyce/Collingwood bus exchange to address multi-modal challenges and establishes an off-road route for the BC Parkway throughout the station area.

**Development Planner's Opening Comments**

Ms. McLean, 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. McLean took questions from the Board and Panel members.

**Applicant's Comments**

Mr. Busby, TransLink, mentioned that the project was part of the Expo upgrade to a number of SkyTrain stations. The applicant team had a number of questions for the Board regarding several of the conditions in the Staff Committee Report. Those questions included the wording in Condition 1.1 regarding "retail space" and asked that it be changed to "active use" only. They also noted that when it came to adding trees they didn't want to have to remove them in the future when they expand the bus loop. As well they noted that they are in negotiations with the owners of the site regarding pathways and may not have their legal agreements in place before they take out the development permit application.

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 application is a sensitive addition to an iconic SkyTrain station;

- Acoustical considerations are standard at transit stations;
- The station will make a great improvement to the neighbours and users of the station;
- Recommended approval for the application.

#### Board Discussion

Mr. Judd moved approval of the recommendations and support for the project with a number of amendments to the Staff Committee Report.

Mr. Johnston supported the amendments and recommended approval.

Mr. Munro also supported the amendments and moved to amend Condition 1.1 which was supported by the other Board members.

#### Motion

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

THAT the Board APPROVE Development Application No. DE418543, in accordance with the Staff Committee Report dated February 11, 2015, with the following amendments:

Amend Condition 1.1 to read as follows:

design development to improve pedestrian interest along Joyce Street by identifying use of "ancillary space" as an active use;

Note to Applicant: The building must be designed to enable a commercial use in the "ancillary" space including adequate fire separation to meet the VBBL and indication on drawings of the location of a future washroom in "ancillary space". *The use should have an active presence that benefits pedestrian interest and safety.*

Amend Condition A.1.6 in the Note to Applicant to read as follows:

Note to Applicant: Consider the placement of a pair of trees to flank the special paving at the south pedestrian station entry. Tree spacing may need to vary to allow for the siting of lamp standards *and future bus loop expansion.*

Amend Condition A.2.2 to read as follows:

Arrangements for *legal arrangements to be made* to accommodate the addition of pathways proposed for the north side of the station;

Delete Condition A.2.10

Delete Condition A.2.11

Delete Condition A. 2.12

Add a new Condition A.2.10 to read as follows:

*Design development to the design of Vanness Street to ensure good pedestrian connectivity is maintained or improved with the proposed curb side use changes;*

Amend Condition A.2.14 in the Note to Applicant delete minimum 25m x 4m in the first line:

Renumber conditions A.2.13 to A. 2.15 to *A.2.11 to A.2.13.*

4. OTHER BUSINESS

None.

5. ADJOURNMENT

There being no further business, the meeting adjourned at 3:41 PM.