

**Date:** Monday, May 2, 2016  
**Time:** 3:00 p.m.  
**Place:** Town Hall Meeting Room, City Hall

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**PRESENT:****Board**

G. Fujii Director, Development Services, (Chair)  
K. Llewellyn-Thomas General Manager of Community Services  
J. Dobrovolny General Manager of Engineering  
J. Pickering Acting General Manager of Planning and Development Services

**Advisory Panel**

R. Hughes Representative of the Design Professions (Urban Design Panel)  
H. Ahmadian Representative of the Development Industry  
P. Sanderson Representative of the Design Professions  
N. Lai Representative of the General Public  
J. Ross Representative of the General Public

**Regrets**

K. Maust Representative of the Vancouver Heritage Commission  
R. Chaster Representative of the General Public  
J. Denis-Jacob Representative of the General Public  
S. Chandler Representative of the Development Industry

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

J. Greer Assistant Director of Development Review Branch  
T. Potter Development Planner  
T. Tenney Project Facilitator  
D. Naundorf Housing Policy and Projects  
C. Joseph Engineering Projects Branch  
N. Tokgoz Engineering Projects Branch

**569 GREAT NORTHERN WAY- DE419971 - ZONE CD-1**

Brad Howard PCI Developments  
Ryan Bragg Perkins & Will Canada Architects  
Chris Phillips PFS Studio

**Recording Secretary:** L. McLeod

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**1. MINUTES**

It was moved by K. Llewellyn-Thomas, seconded by J. Pickering, and was the decision of the Board to approve the minutes of the meeting on March 21, 2016.

**2. BUSINESS ARISING FROM THE MINUTES**

None.

**3. 569 GREAT NORTHERN WAY - DE419971 - ZONE CD-1  
(COMPLETE APPLICATION)**

Applicant: Perkins & Will Canada Architects

Request: To develop on this site a seven-storey office building, a one-storey retail building and a new public plaza, all having access to three levels of underground parking.

**Development Planner's Opening Comments**

Mr. Potter, 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.

Mr. Potter took questions from the Board and Panel members.

**Applicant's Comments**

The applicant team have no objections to any of the conditions, and have worked quite diligently with the City to resolve all of the issues. They also clarified their understanding and response to some of the conditions.

Condition 1.1 has been accomplished through increased fixed seating. Condition 1.1(c) exists to address the fact that the ramp currently exists within the statutory right-of-way. Condition 1.2 has been resolved by working with Engineering to re-grade the plaza. There is also a physical step within the plaza to increase safety and the functionality of the Central Valley Greenway. The applicants are also confident that they have proposed a viable solution for condition 1.3.

As an arts campus there should be a variety of expressions. At grade a number of landscape elements are being brought inside to blur the distinction between inside and outside. In addition, the first two floors will be faced with copper which will age well and which references the history of the site.

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:

- This design has opened up Emily Carr much more;

- This building connects to the spine well and Emily Carr does not, but there is much more universal access than in previous designs;
- The plaza and pavilion may be a bit tight considering the future skytrain station proposed for the area;
- The south side materiality is a bit slick and seems mildly disassociated from the other material expressions;
- The trees along the edge of the bikeway are the new boulevard trees, and this, along with weather protection, will be very important to Great Northern Way;
- The corporate aesthetic is a good look for this campus;
- The process of consultation and working with stakeholders has been well-done;

**Board Discussion**

Mr. Dobrovolny thanked the panel and thought that the project will make a great addition to the area.

Ms. Llewellyn-Thomas commented that it will be interesting to watch the public art design unfold over time. Public art will be a topic at council soon, which makes this project timely and relevant.

Ms. Pickering thought that it is great that there are no problems with the proposal, and that the process has created something which can be supported by everyone involved. The building is an interesting and terrific addition to the area, and the plaza will be a great space for people who work in Vancouver.

**Motion**

It was moved by J. Dobrovolny and seconded by J. Pickering, and was the decision of the Board:

THAT the Board APPROVE Development Application No. DE419971, in accordance with the Staff Committee Report dated April 6, 2016, with the following amendments:

AMEND condition A.2.15 (vi) to read as follows: "Provision of a landscaped boulevard with street trees along Great Northern Way between the sidewalk and the bike lane."

**4. OTHER BUSINESS**

None.

**5. ADJOURNMENT**

There being no further business, the meeting adjourned at 3:42 pm.