

Date: Monday, June 28, 2010
Time: 3:00 p.m.
Place: Committee Room No. 1, City Hall

PRESENT:**Board**

C. Warren Director of Development Services (Chair)
B. Toderian Director of Planning
S. Johnston Deputy City Manager
J. Dobrovlny Assistant City Engineer

Advisory Panel

B. Haden Representative of the Design Professions (Urban Design Panel)
S. Chandler Representative of the Development Industry
F. Rafii Representative of the Development Industry
S. Bozorgzadeh Representative of the General Public
H. Hui Representative of the General Public
C. Chung Representative of the General Public
K. Maust Representative of the Vancouver Heritage Commission

Regrets

M. Woodruff Representative of the Design Professions
A. Yan Representative of the General Public

ALSO PRESENT:**City Staff:**

B. Boons Assistant Director of Processing Centre - Development
P. Storer Engineering Services - Projects Branch
M. D'Agostini Senior Heritage Planner
R. Segal Senior Architect/Development Planner
D. Autiero Project Facilitator

315 & 316-1238 SEYMOUR STREET - DE413457 - ZONE DD

The applicants were not present.

609 - 1238 SEYMOUR STREET - DE413730 - ZONE DD

The applicant was not present.

1455 QUEBEC STREET - DE413866 - ZONE BCPED

R. Young Cannon Design Architecture Inc.
J. Lafo Cannon Design Architecture Inc.
K. Kearns Science World
J. Bretschneider Science World

Recording Secretary: L. Harvey

1. **NEW BUSINESS:**

The Chair, Ms. Warren, introduced the new Panel Members and Board Member.

2. **315 & 316 - 1238 SEYMOUR STREET - DE413457 - ZONE DD
(COMPLETE APPLICATION)**

Applicant: Dwayne Yaretz

Request: Addition of approximately 122.0 sq. ft. of floor area to Unit No. 315 and 90.0 sq. ft. of floor area to Unit No. 316 on the upper level of both units, with the total of 212.0 sq. ft., to be through the purchase of heritage density.

Development Planner's Opening Comments

None.

Applicant's Comments

None.

Comments from other Speakers

None.

Panel Opinion

There were no comments from Advisory Panel members.

Board Discussion

There were no comments from Board members.

Motion

It was moved by Mr. Dobrovolny and seconded by Mr. Toderian and was the decision of the Board:

THAT the Board APPROVE Development Application No. DE413457, in accordance with the Report dated June 28, 2010.

**3. 609 - 1238 SEYMOUR STREET - DE413730 - ZONE DD
(COMPLETE APPLICATION)**

Applicant: Everett Thomas Allan Fulton

Request: Addition of approximately 115.0 sq. ft. by converting the existing enclosed balcony to floor area and expanding the existing mezzanine in Unit No. 609 through the purchase of heritage density.

Development Planner's Opening Comments

None.

Applicant's Comments

None.

Comments from other Speakers

None.

Panel Opinion

There were no comments from Advisory Panel members.

Board Discussion

There were no comments from Board members.

Motion

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

THAT the Board APPROVE Development Application No. DE413730, in accordance with the Staff Committee Report dated June 28, 2010.

4. **1455 QUEBEC STREET - DE413866 - ZONE BCPED
(COMPLETE APPLICATION)**

Applicant: Cannon Design Architecture Inc.

Request: The proposal is to upgrade the interior and exterior of the existing Science World cultural/educational facility, and add to the first and second levels at the western portion of the podium fronting False Creek. A new main entry lobby connected with an extended weather protection canopy system is also proposed and located closer to Quebec Street. In addition, a reconfiguration of the loading area and rehabilitation of the exterior façade is proposed, however, the iconic geodesic dome will not be altered. A related, adjacent and secured interpretive and interactive open space known as the *Outdoor Science Experience* (OSE) will be considered under a separate development permit application at a future date. Any reference in this report to the OSE is provided for information only.

Development Planner's Opening Comments

Mr. Segal, Senior Architect/Development Planner described the application using the drawings. He described the history of the site as well as the surrounding context for the area of South East False Creek (SEFC). He noted that the SEFC community centre will be receiving a rezoning application including property around BC Place. The application is a continuation of the waterfront walkway. There is a future street car line planned with a stop at Science world that will come around on Quebec Street and then onto Pacific Boulevard and will continue to the downtown area of the city. Mr. Segal noted that surface parking along Quebec Street that serves Science World may be reduced to accommodate the street car or the seawall condition. He also noted that there is an existing bicycle route that goes past the present Science World. There are some conflicts and they are looking for alternatives for both short and long term solutions. The proposal is to add 1,800 square metres of space primarily on the western side of the building which is presently open to the sky on the deck. There will be added exhibition space and the front door will be changed with a long ranging canopy with some interior upgrades.

Mr. Segal reviewed the recommendations contained in the Staff Committee Report dated June 28, 2010. 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 Mr. Segal:

- Neither the City nor Science World has the funds to expand the distance between the column and the west side of the building as adding more piles would be expensive.
- The green roof will be accessible by people attending Science World.
- Staff are suggesting solutions to the structural issues regarding the columns.
- Detailing of the façade elements and quality of materials will be necessary to achieve the architectural expression of the podium.
- There will be a management plan regarding deliveries that will be the least disruptive to the neighbours.

- The parking requirements won't change as there are plans for a future street car coming down Quebec Street that could have an impact on the whole layout of the parking. There are currently 181 parking spaces.
- The dome is the dominate form and the podium is a secondary element in the design.

Applicant's Comments

Rick Young, Architect, further described the application noting that there is about twenty feet between the edge of the stairs and the guard rail. They have used the existing pile caps to load the second floor and have looked at the possibility of relocating the columns. They can move the columns to the inside edge of the pile cap and that would give them another foot.

Mr. Young noted that they had done a seismic study and found that it would be possible to use the current pile caps. They will need more money if they are going to do anything different. Mr. Young stated that they are doing a green roof on about a third of the roof with a roof terrace for private or paid functions. There will be two ways to access the roof; the existing ramp goes to the roof terrace and then there will be an elevator that goes to the theatre level.

Kevin Kerns, Science World, noted that the current loading bay has some issues that are being addressed and they are trying to consolidate all the loading functions in one area. Currently, they have three loading functions. Although the location for the loading bay is not really where they would like it to be, they did move the loading bay inboard. They are trying to increase the size of the building entry to meet the demands of admission. They are also retaining some of the curving gestures of the building that will also be reflected in the landscape forms.

Questions/Discussion

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

- The applicant is dedicated to adding a green roof as the structure can handle about six inches of soil for grasses. They want to give a little texture to the roof and are working with structural engineers so they can diversify the landscaping. There will also be some areas for more intensive landscaping with some planters.
- Science World has plans to have exhibits on the second floor and along the exterior promenade. They are looking for a variety of ways to increase that activity and are convinced they can bring the recess out about two metres.
- It is expected that there will be more noise as a result of people on the new deck and green roof areas.
- The new area would be used for wedding receptions and other adult events. It will also be an exhibit gallery. They hope to use the patio on the roof for multiple events. They are also planning to show the sustainability systems so that visitors can see the green measures being used.
- There will be some congestion around the loading bay. Although they are not going to try to stop traffic though the area, the applicant plans to make it clear as well as restrict the type of activities in the area. They are also planning on developing a traffic management plan.
- The current pile caps can't hold anymore weight.
- The distance between the pile caps is eight metres.
- The applicant is working with the White Spot on how to use the space. They hope to make it more activated at night but will have to get permitting?? for liquor or other functions.
- The applicant would like to change Condition 1.5 as they don't think they can retain the current curvature of the glazed office area because of the location of the elevator.

- Staff are not suggesting the new elevator would have to be shifted but the new loading bay could slip inboard slightly.
- There are some problems with the office area with amount of glazing as the office workers would be exposed to the public in that area, however, a solution can be found.
- Science World is supportive of the heritage process for protecting the dome.
- It is not feasible to add green roof elements to the current roof. The new roof will be accessible through Science World.
- The new roof is 15,000 square feet with 5,000 square feet for the green room and 10,000 for other functions. There will be a patio area used for exhibition space.
- There will be a series of glazing options with more solar management strategies planned for the south façade.
- Due to timing and money the applicant will not be adding an extension to the deck although it is something they plan to explore in the future.

Comments from other Speakers

Joe Thompson has been a volunteer at Science World for over 10 years. He said he was looking forward to the expansion as well as the expanded rain shelter as there are more visitors on rainy days. He added that the passageway is adequate at the moment and was looking forward to the roof top deck as it will have a lot of use.

Panel Opinion

Mr. Haden noted that the application had not been reviewed by the Urban Design Panel although he thought it should have been. He said it was worth remembering that Science World is an important facility in the city but thought the area had a boring waterfront condition and would be more interesting when there was a combination of open and smaller spaces along the waterfront. Mr. Haden thought the depth of the recess was unacceptable. He noted that there are lots of conditions on Granville Island that are tight which could make the space at Science World more interesting. He also thought bringing the restaurant out closer to the water would be more desirable. Regarding the loading bay, Mr. Haden thought it would be interesting to be able to see the trucks loading and unloading and didn't feel there was a safety issue. Mr. Haden said he would rather see a small intensive educational green roof rather than a larger badly designed one. He noted that Science World is an important institution in a prominent location and has to respond to children. He said he thought the building should be an example of a scientifically advanced envelope that allows the buildings expression to respond to that. Also, there is an opportunity for transparency at night and may be more important than the façade treatment. Mr. Haden proposed a rewriting of Condition 1.1 to suggest that the depth of from the outside face to the façade to the inner glazed wall should be no greater than the height of the opening. He said he thought Condition 1.2 was acceptable but Condition 1.3 could be less specific. He thought Condition 1.4 was important but the depth could be dramatically reduced and he would eliminate Condition 1.5. He also thought Condition 1.6 was important and that Condition 1.7 was interesting and he thought design development was needed regarding Condition 1.8 but thought it was premature to make specific comments regarding a green roof.

Mr. Chandler concurred with the previous comments noting that it was an iconic building. He thought the public sphere around the building was critical but thought there was an excitement and safety aspect that had to be considered. He said he was excited about the next steps being taken and he hoped they could work with a structural engineer to lighten the load to extend the space.

Mr. Raffi thought Condition 1.1 should be remain but thought the Note to Applicant should be eliminated. He said he thought the cost of cantilevering over the water was similar to moving the columns and suggested the applicant take a look to see if that could be accomplished. Mr. Raffi agreed that Condition 1.5 should be eliminated.

Ms. Maust noted that the application was reviewed by the Vancouver Heritage Commission on May 10th which voted in support, noting some design concerns. She added that Condition 1.2, 1.3 and 1.7 will address all of those concerns. The Heritage Commission is pleased to recommend the addition of Science World to the Heritage Registry and happy to commemorate Expo 86. They are also appreciative of the fact that the building is being maintained and the efforts to preserve the building in its present form. Ms. Maust added that she thought 5,000 square feet of green roof is a substantial green roof and its programming is as important as its size. The glazing of the first storey should be moved out closer to the columns and there should be some concern with the light that penetrates that space.

Mr. Chung thought there should be some consideration of the use of the space for future development noting that the more it is utilized the more it takes away from pedestrian space and may need to add another passage.

Ms. Bozorgzadeh had some concerns as she was not convinced that it was an iconic building. She thought something was missing and that the building should be more expressive and simple as she thought the addition was too heavy. She would also like to see a stronger expression of a horizontal or vertical line.

Mr. Hui said his only concern was with the bicycle and pedestrian movement around the west and east side of the building. He added that he generally sees more bicycle movement on the east side of the building.

Board Discussion

Mr. Toderian commended Science World for the work they had to do with short notice and noted that it was a challenging exercise for the team. He said he realized that they were working hard to access Federal funding. He thanked Mr. Thompson for his thoughts regarding Science World. Mr. Toderian noted that because of the time frame associated with Science World's application and the feeling that there would be early design considerations in the second phase, it didn't need to go to the Urban Design Panel. But seeing now the urban design issues that are playing out in the expansion he said he regretted that it didn't go to the Urban Design Panel. In hindsight the Panel could have provided the Development Permit Board some additional commentary on some of the issues the Board is struggling with now. Mr. Toderian said the biggest challenge is how to actually make anyone want to go out to the public waterfront edge. He said it was a quite a hike to go around the building and he thought the public wouldn't use the walkway no matter how wide it was if there wasn't a reason to go out there and it would only read as a wide and empty space. He then proposed numerous amendments to address these and other issues.

Mr. Dobrovolsky said he supported the changes put forth from Mr. Toderian. He said he was concerned with Condition 1.1 and would like to make it a consideration rather than a requirement. He noted that the pinch point on the walkway was a concern, however, Mr. Toderian stated that they are going to ask the applicant to work with Engineering to go beyond the minimum clearance. Mr. Dobrovolsky said he was satisfied with the explanation.

Mr. Johnston asked the applicant if they felt the recommended amendments would work for them and Mr. Kerns said they would be able to work out the details.

Motion

It was moved by Mr. Toderian and seconded by Mr. Dobrovolny and was the decision of the Board:

THAT the Board APPROVE Development Application No. DE413866, in accordance with the Staff Committee Report dated June 16, 2010, with the following amendments:

Amend Note to Applicant in Condition 1.1 to read:

Note to applicant: Relocation of proposed external support columns to a more inboard location *should be considered*. A 4.5 metre clearance between the railing and the columns *should be achieved if possible and feasible*. *Consideration of the ground level external wall expanding outward should also be considered*. *Activation uses and spaces for patio and exhibits should be considered when considering optimal depths*. Pedestrian movement should not be compromised by external tables and seating associated with food services noting that they are supported towards greater public realm animation on the waterfront.

Amend Condition 1.3 to read:

design development to the west elevation to *enhance the overall architectural quality, expressiveness and transparency of the façade*;

Note to applicant: *The intention is to encourage the applicant to explore transparency of interiors and exhibits, architectural opportunities for greater expressiveness, and to explore opportunities for visible and advanced sustainable envelope design.*

Amend Condition 1.5 to read:

design development to *the north corner to maintain the originally intended pedestrian interest at this prominent and highly visible location of the waterfront walkway*;

Note to applicant: The proposed loading bay, with its blank wall directly facing the waterfront walkway, needs to be properly screened. The existing *curved* glazed office area presently fulfills this task and can continue to do so, however other options may be considered.

Add new Condition 1.8:

design development to roof of westerly addition to incorporate green roof components and an overall pattern of soft and hard (for public gatherings) landscape that responds to the unique geometry of the building.

5. OTHER BUSINESS

None.

6. ADJOURNMENT

There being no further business, the meeting adjourned at 5:15 PM.

L. Harvey
Assistant to the Board

C. Warren
Chair

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