

**Date:** Monday, November 29, 2010  
**Time:** 3:00 p.m.  
**Place:** Council Chamber, City Hall

**PRESENT:****Board**

C. Warren Director of Development Services (Chair)  
 B. Toderian Director of Planning  
 S. Johnston Deputy City Manager  
 J. Dobrovolny Director of Transportation

**Advisory Panel**

M. Pez Representative of the Design Professions (Urban Design Panel)  
 S. Bozorgzadeh Representative of the General Public  
 S. Chandler Representative of the Development Industry  
 C. Chung Representative of the General Public  
 K. Maust Representative of the Vancouver Heritage Commission  
 F. Rafii Representative of the Development Industry  
 A. Yan Representative of the General Public

**Regrets**

H. Hui Representative of the General Public  
 M. Woodruff Representative of the Design Professions

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

B. Boons Assistant Director of Processing Centre - Development  
 M. Schwark Civil Engineer  
 S. Hein Development Planner  
 G. Papers Development Planner  
 D. Autiero Project Facilitator  
 J. Greer Processing Centre - Manager  
 J. Bosnjak Project Coordinator  
 D. Kerr Administrative Assistant

**1278 GRANVILLE STREET - DE413501 - ZONE DD**

S. Lindberg 1901 Properties  
 J. Wong Studio One Architecture

**1455 QUEBEC STREET - DE414096 - ZONE BCPED**

B. Tisdal ASTC Science World Society  
 A. Harries ASTC Science World Society  
 T. Pun ASTC Science World Society  
 K. Kearns ASTC Science World Society  
 C. Phillips Phillips Farevaag Smallemberg, Landscape Architects  
 N. Moradinejad Phillips Farevaag Smallemberg, Landscape Architects  
 D. Tam Bunt Engineering

**Recording Secretary:** L. Harvey

## 1. MINUTES

It was moved by Mr. Toderian seconded by Mr. Johnston, and was the decision of the Board to approve the minutes of the meeting on June 28, 2010 with the following amendments:

Add the following to Mr. Toderian's comments under Board Discussion on page 7:  
***He then proposed numerous amendments to address these and other issues.***

Amend Page 5, first bullet, last sentence to read:  
There are currently **180** parking spaces.

It was moved by Mr. Toderian, seconded by Mr. Johnston, and was the decision of the Board to approve the minutes of the meeting on July 12, 2010 with the following amendments:

Amend Mr. Toderian's comments under Board Discussion starting on page 7 to read:  
Mr. Toderian noted that they had heard a lot of information at the meeting and he thanked the members of the public for their patience and hoped everyone ***felt they*** had a chance to be heard. Mr. Toderian said he felt that they had gotten a very good idea of the concerns both broad and detailed that the public addressed and was glad they had a chance to clarify some of the detailed issues. Regarding our process, Mr. Toderian noted that not everything was included in the Staff Committee Report but thought it was appropriate for staff to provide the Board with as much information as was reasonable. Mr. Toderian said he took exception to some of the commentary regarding lack of professionalism on the part of Staff. He added that they do take seriously the commentary about the specific impact. He said they take into consideration all aspects of a development including neighbourliness. The separation Guidelines don't call for as great a separation in low and mid rises buildings as they do for towers. He noted that the most significant comments heard were regarding private views. There has been long standing ***practice and policy***, in that the City does not as a design exercise guarantee preservation of private views. He noted that almost every project impacts private views ***to some extent*** and that the Meridian Cove was designed to assume view loss potential for the property immediately to the east and was tapered down similar to the application before the Board. He noted that they try to mitigate as much as possible the impact on private views but residents are not ***guaranteed*** an uninterrupted view. This is the truth of change in the city. However, there is a great deal of consideration given to public views so when it is a trade off, Council Policy directs staff to give more weight to public view protection than private view impacts.

Amend page 6, under Questions/Discussion, delete the last bullet.

It was moved by Mr. Toderian, seconded by Mr. Johnston, and was the decision of the Board to approve the minutes of the meeting on November 1, 2010 with the following amendments:

Amend the title page by replacing J. Stovell with F. Rafii and K. Hung with C. Chung.

## 2. BUSINESS ARISING FROM THE MINUTES

None.

**3. 1278 GRANVILLE STREET - DE413501 - ZONE DD  
(COMPLETE APPLICATION)**

Applicant: Shane Lindburg

Request: Interior Alterations, which includes the filling in of an open to below area (ground - 2nd floor) of approximately 1340 square feet and creating two more dwelling units, increasing the number of dwelling units from 88 to 90 in this existing mixed use building, thereby requesting an increase in the Floor Space Ratio using a Heritage Density Transfer.

**Development Planner's Opening Comments**

None.

**Questions/Discussion**

In response to questions raised by the Board and Panel, the following clarification was provided.

- The application provides for 2 additional residential units. Originally it was to be 3 units.

**Applicant's Comments**

None.

**Questions/Discussion**

None.

**Comments from other Speakers**

None.

**Panel Opinion**

None.

**Board Discussion**

None.

**Motion**

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

THAT the Board APPROVE Development Application No. DE413501, in accordance with the Report dated November 29, 2010.

**4. 1455 QUEBEC STREET - DE414096 - ZONE BCPED  
(COMPLETE APPLICATION)**

Applicant: ASTC Science World Society

Request: Construction of a secured, interactive, educational and sustainably themed, outdoor science park for Science World patrons known as the *Outdoor Science Experience* (OSE). The proposal is being considered as a cultural/educational facility under the prevailing zoning. The proposed scope of work includes OSE, new public realm including replacement of the fronting large roundabout (remnant from the Molson's Indy), landscape improvements to the immediately adjacent Creekside Park and upgrades to bike/pedestrian paths. This application's scope represents the second phase of a larger development programme with phase 1 previously approved by the Development Permit Board on June 28, 2010 and currently under construction.

**Development Planner's Opening Comments**

Scot Hein, Development Planner, introduced the application for the Outdoor Science Experience at the Science World site. He noted that it is a prominent site in terms of the False Creek basin context and the sea wall. It is worth noting that South East False Creek discussion and the ongoing immergence of False Creek as a major civic asset with respect to park space. The site currently is somewhat derelict and relates to the fire lane/loading and berm area that was original set up as a sort of amphitheatre and has not been well utilized. There is a children's playground area that will be relocated as part of the application. Mr. Hein noted that the conditions in working closely with the applicant have to do with ensuring that the site remains both a civic asset with respect to the park but as well a public edge to the facility and that the pedestrian streams on the sea wall are preserved. He described the issues including the encroachment into the park noting that staff are not concerned with the encroachment. Management of the loading space is another condition which will be continue to be refined as they work through the Operational Management Plan.

Mr. Hein reviewed the recommendations contained in the Staff Committee Report dated November 3, 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. Hein:

- The playground will be relocated using new equipment.
- When the project went to the UDP, it originally included a fairly substantive fence which was not animated and didn't provide enough detail. It has since been reworked to provide more detailed information that expresses the sustainability schematics.
- There will be glass panels that open and close so it doesn't become another "blank wall".
- The public has been involved in discussions regarding the application. No significant concerns have been raised by the public. The public was aware that it was being considered at this meeting, and none signed up to speak.
- The applicant is subject to Council approving the lease.
- Condition 1.5 addresses the design development of the changing outdoor exhibit space.

- Staff are comfortable with the approach the applicant has take with the arrival plaza area and “front door”.
- A public overlook is being provided along the east edge of the area to allow people to see what is going on inside the Outdoor Science Experience.
- Phase 3 will address looking at future adjustments for park improvements.
- Staff are not concerned with the scale of the Tower of Bauble.

#### **Applicant’s Comments**

Mr. Phillips noted that they will be reconstructing the playground and are working with City staff and the Park Board. He also noted that after the Urban Design Panel’s review they realized the importance of the edge condition and have accomplished a number of key objectives. They carefully designed the edge to have a relationship between the inside and outside areas as well as a theme of sustainability. Science World is all about learning through engagement and fun with activities that have a positive way of learning. There will be a whole series of exhibits on the inside as well as some on the outside of the Outdoor Science Experience. Mr. Phillips noted that transparency is the key to everything and they have designed an open fence condition with variation in height. The emphasis will be on the kinds of exhibits with a great variety of different elements. In Phase 3, Science World will be working with City staff to make sure they are set up for the best connections for future options in the park.

Mr. Kearns described some of the uses for the Outdoor Science Experience noting that the space on the north end of the site will have gates that pivot and will be transparent. They will be able to use the space for smaller events and for events that they haven’t had space for in the past. The programming will be related to housing with different experiences and exploring ways to build housing in the future thought the use of construction toys and other materials. It will also speak to sustainability. The whole space will be use modules so that the exhibits can be updated regularly. It will also be a way to explore different topics. Science World has had many discussions with the public regarding their plans and Mr. Kearns noted that since they exist in a neighbourhood they will continue to discuss their future plans with the community.

Mr. Phillips noted that there were a number of conditions in the Staff Committee Report that he felt needed to be amended. Both Mr. Kearns and Mr. Phillips went through the report and noted the amendments requested.

#### **Questions/Discussion**

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

- Staff felt that most of the amendments requested by the applicant team could be addressed and were mostly clarifications required by them.
- Science World will continue to work with City Staff regarding programming exhibits regarding transportation. They will be celebrating alternate modes of transportation. They want to be able to take information from the City bike counter and share the information with the public and make it more intriguing.
- Science World will not come back to the Development Permit Board when they update the modules. Documents can be attached to the permit showing Science World’s intentions in updating the modules or exhibits.
- There is a possibility to make a declaration on the permit that could trigger the City checking to see that the elements have met the intention of this application.
- The modules would not likely change over time but the items displayed in them would.

- The Operational Management Plan will allow for a contact person at Science World for the neighbours should they need to address any issues.
- A consultant was hired by Science World for CPTED issues and approved the design noting that you can't completely stop vandalism or graffiti.
- Science World needs permission from the City if they are to secure any more land.

**Comments from other Speakers**

None.

**Panel Opinion**

Mr. Pez noted that the biggest concern the Urban Design Panel had was the edge condition. He noted that a lot of work had been done in that area and thought that the level of detail and materiality would be the key to the design. He thought there were probably some outstanding issues regarding the connections but felt that Condition A.2.7 and A.2.8 took that into consideration. Mr. Pez added that more flexibility with the fencing and planting would make the connections better. He added that he felt the Urban Design Panel would support the conditions.

Mr. Chandler felt the edge condition had been emphasized with a variety of materials. Also he thought a high degree and variety of plant materials were being utilized that would allow for the longevity of the project.

Mr. Rafii was in support of the application and the amendments.

Ms. Maust said she was happy with the application and supported the amendments except for the electrical kiosk noted in Condition A.1.3. She added that she thought it was beautifully designed and a heritage building for the future.

Mr. Yan said he had been a benefactor of the former iteration on Granville and Dunsmuir Street and though it was great to see Science World improving for the next generation. He noted that it would benefit the city and was looking to seeing it finished.

Mr. Chung commended the applicant for a job well done. He suggested the Outdoor Science Experience should be free once a month for families that otherwise couldn't afford to use the facility.

Ms. Bozorgzadeh supported the application and said she too wished it was free to use.

**Board Discussion**

As there was significant discussion by the applicant regarding amendments to the conditions, Mr. Dobrovolny said he would like to see the changes done in writing in the future before the Board met. He felt it had gone too far in terms of making amendments on the floor.

Mr. Johnston agreed with Mr. Toderian's amendments to the Conditions adding that he would like to amend Condition A.2.9 by removing "style as used in SEFC." He then moved approval of the application with the amendments.

Mr. Johnston noted that the program will enliven the space in front of Science World as it is the front yard of the city and has so much potential. He thought the edge in its final form was exciting especially tying the water as a permeable feature. He liked the sustainable theme both inside and outside the fence line. He said he was excited with the plans to have the first charging facility for an electric vehicle in Canada on the site. Mr. Johnston said he liked that

there would be a new playground element for the community and added that overall it was a very exciting project. He congratulated Science World for using the federal funding to drive the project and added that he enthusiastically supported the application. He noted that the applicant was on a tight timeline and thanked both staff and the applicant for their hard work in pulling it all together.

Mr. Dobrovolny thought it was a fantastic project and thought that City staff, the applicant team and Science World staff had done a remarkable job. The improvements to Science World will make for a terrific facility and he said he was looking forward to seeing it completed.

Mr. Toderian supported the application including all the amendments. He noted that it had been tough making the changes to the conditions at the Board meeting.

Mr. Toderian noted that the public often complain that there isn't enough open space in the city but if that there is a loss of open space he felt it needed to be a public benefit and thought that the application had achieved that. He complimented the staff team and the applicant for their work on the project. He added that it would be nice if Science World could offer it as free space but realized that financially they are unable to do that at this time. Mr. Toderian noted that the space needed to be visually public and thought the design had achieved that and thought the demonstration modules were the exciting part of the design. He added that he was pleased to support the application.

#### Motion

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

THAT the Board APPROVE Development Application No. DE414096, in accordance with the Staff Committee Report dated November 3, 2010, with the following amendments:

Delete the "Director of Planning" from Condition 1.1 and 1.5 as he is already named at the beginning of the section.

Amend Condition 1.6 to read as follows:

design development to increase the buffer space between the drop-off area and the bikeway by 1.5 m *or as required to the satisfaction of the General Manager of Engineering Services*, without reducing pedestrian or cyclist space;

**Note to applicant:** This should be accomplished by moving the eastern edge of the fence inward by 1.5 m *or as required to the satisfaction of the General Manager of Engineering Services*, for the portion of fence that corresponds with the bus drop-off area and future streetcar platform alignment. The additional width is required to ensure that a future streetcar line can be accommodated and to provide additional green space through the connection in the interim; and

Amend Condition A.1.2 to read as follows:

*A tree assessment and recommendation plan for all affected trees which considers relocation strategies or replacement;*

Amend Condition A.1.3 by removing greater in the second to last bullet to read:  
**a visual clearance for trucks crossing bike and ped paths;**

Delete the 2<sup>nd</sup> bullet in Condition A.1.6 to read as follows:  
provision of the following additional information on the plans:

- identify the location of sports court on the Page DP L03.
- additional top and bottom of wall elevations on the Grading Plan for the retaining wall adjacent to the sports court and the pool adjacent to the main entrance.
- planting details for the proposed green wall fence on the Planting Plan.

Amend Condition A.2.4 by changing “*raised*” to ***delineated*** in the third bullet.

Amend Condition A.2.7 by deleting the last bullet (*a detail and elevation of the fence requested to separate the pedestrian paths just north of the main entry is required*).

Amend Condition A.2.9 by deleting “*and style*”.

Amend Condition A.2.12. to read as follows by deleting “*and that no changes are proposed*”:  
confirmation that the fire truck/loading/garbage access from Quebec Street are equivalent to existing;

## 5. OTHER BUSINESS

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

To amend the following bullet in DPB Procedures from:

At the call of the Chair, a time limit may be imposed on public delegations.

To:

- ***There shall be a five minute time limit on public delegations wishing to speak to the Board. The Board has the option of changing this time limit at any Board Meeting.***
- ***Speakers will only have one opportunity to address the Board.***

## 6. ADJOURNMENT

There being no further business, the meeting adjourned at 5:10 PM

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L. Harvey  
Assistant to the Board

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C. Warren  
Chair