

**Date:** May 1, 2023  
**Time:** 3:00 p.m.  
**Place:** Virtual, Webex

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**PRESENT:****Board**

C. Okell Director, Permitting Services  
T. O'Donnell General Manager, Planning, Urban Design, and Sustainability  
A. Law General Manager, Development, Buildings & Licensing  
P. Storer Director of Transportation, Engineering

**Advisory Panel**

G. Song Representative of the Design Professional  
C. Taylor Representative of the Urban Design Panel  
K. Krangle General Public  
D. Pretto Representative of the Development Industry

**Regrets:**

C. Vaness General Public  
M. Joko General Public  
M. Moore General Public

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

J. Olinek, Urban Design & Development Planning  
J. Greer, Development Services  
C. Stanford, Urban Design & Development Planning  
C. Yee, Engineering Services  
L. Dotto, Engineering Services  
A. Cheng, Engineering Services  
J. Lee, Engineering Services  
B. Casidy, Development Services  
M. Cheng, Development Services  
C. Celeste, Development Services  
O. Eriksson, Urban Design & Development Planning  
V. Harms, Urban Design & Development Planning  
K. Yamashita, Parks & Recreation  
K. Imani, Development Services  
M. Au, Development Services  
M. So, Development Services  
R. Grover, Engineering Services

**8902, 9001 Heather St and 502 W Kent Ave South (COMPLETE APPLICATION)  
DP-2022-00957 – M-2 Zone**

**Delegation:**

Jeffrey Busby, Translink  
Cormac Linehan Translink  
Sean Kennedy, WSP  
Sarmad Al-Mashta

**Recording Secretary: M. Sem**

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**1. MINUTES APPROVED**

It was moved by Theresa O'Donnell and seconded by Andrea Law and was the decision of the Board to approve the minutes of the meeting for February 6, 2023.

**2. BUSINESS ARISING FROM THE MINUTES**

None.

**3. 2132 Ash Street (COMPLETE APPLICATION) DP-2022-00922 – FCCDD 8902, 9001 Heather St and 502 W Kent Ave South (COMPLETE APPLICATION) DP-2022-00957 – M-2 Zone**

Applicant: WSP Architecture

Request: To develop this site as a public authority with ancillary office for vehicle maintenance and operations centre, comprising a total of six buildings (maintenance, bus fueling and washing, parking for employees and fleet of buses, storage of equipment and machinery) pursuant to the existing M-2 site.

**Planner's Comments:**

Carol Stanford, Development Planner, presented the proposal and summarized the recommendations contained in the Staff Committee Report.

**Applicant's Comments**

The applicant will work with staff to meet the conditions for approval.

The applicant and staff took questions from the Board and Panel members.

**Speakers Comments**

**Speaker #1 Norman Salzburg, resident of Marpole and on the Board of Marpole Community Association,** noted the following:

- Noted the city has a long standing decades old policy of wanting to have a continuous path along the Fraser River and Translink has not proposed this and it is not difficult to achieve. It wouldn't infringe much on either side to give something to the residents here so the residents can walk up Laurel St. around the river side of Translink on the south side and then onto the eastern side.
- Suggested a 10 metre right of way in front of Translink on the north along Kent Ave, there is no reason for a 10 metre wide side there. The renderings shows benches for people sit where there is going to be garbage trucks and heavy industrial trucks running along Kent Ave that doesn't seem appropriate place for a pedestrian pathway, the pedestrian pathway needs to be along the river and this would be going towards what the city wants to achieve which is a continuous pathway along the Fraser River therefore would also be going towards what the city wants to achieve, which is a continuous pathway along that river all through the city.

- Suggested that four meters could be taken away, there doesn't need to be a transition and given back to Translink, they can move their properties north.
- Noted there is no jurisdiction that the city has over the foreshore, it is provincial jurisdiction in consultation with Musqueam in that process.

**Speaker # 2, Stanley Tromp, Resident of Marpole,** noted the following:

- Noted in the City of Vancouver community plan in 2014, it was noted within 10 years a 10 acres waterfront park would be created at the foot of Cambie St, stating it would complete a continuous waterfront Fraser River trail. The trail would run from Burrard Inlet to Boundary Rd and it would set aside millions of dollars for this goal. Stanley Tromp noted this would be a great tourist destination for hikers, nature lovers, and tourists coming out of the airport directing them to walk through Cambie St with an entry to the Vancouver wide nature trail.
- Noted many questions remain unanswered such as for example what will become of the three underground streams on site, might either one of those sites be day lighted for the benefit of visitors? Or will all their waters be diverted to Iona Island wastewater treatment plant? Orr can we create salmon and bird habitat on site?
- Noted Transit presented a slide on the commitment to the Musqueam but these terms are too vague and lacks specific details.
- Noted, in 2021 Translink filed application with the BC forest ministry for construction of a flood protection wall yet ministry approval is still pending. Stanley requested that the ministry approval be granted before the city grants approval.
- Noted Translink does not own the foreshore but the province does, yet jurisdiction over water is federal.
- Noted concerns proceeding with the project with the lack of environmental impact studies as these underground streams are the impact of the retaining wall on the foreshore
- Encouraged the board to postpone decisions on this project for at least two weeks to allow for urgently needed study. Noted the five days from when the report is published to date of decision meeting is not enough time to properly review and research these very complex technical and environmental questions for this project.
- Gave examples of three models of landowners cooperating with City Hall that responded well to public appeal.

**Speaker #3, Gudrun Langolf, Resident of Marpole,** noted the following:

- Noted Translink plan does not fit within the community plan.
- Noted concerns with Translink's lack of community engagement.
- Noted the so-called green electrification is very much diminished when it severely limits access to the most important river on the west coast.
- Noted the park space which was promised never materialized.
- Noted green is good but at a terrible expense.

**Speaker #4, Anita Romaniuk, President of Save Our Parklands Association and former Vancouver Park Board Commissioner,** noted the following:

- Noted there is no parkland access to the river.
- Noted there is a responsibility from all levels of government to make the Fraser River a priority as it is a historical and cultural importance to the Musqueam people
- Requesting City and Translink to both hasten and enhance both access to the waterfront and more parkland in this area of Marpole.

**Speaker #5, Michael Lee, MLA for Vancouver Langara,** noted the following:

- Requested the board to consider its timing and process to this project. For the board to consider whether there is any additional time they can provide to the Marpole community, to have a greater level of consultation even two weeks to look for some confirmation and certainty to the pathway along the river and opportunities for additional park lands.
- Suggested the board take a pause and review where they are in the process as there are significant opportunities in terms of reconciliation with the first peoples of our province in the Musqueam nation specifically along the Fraser River

**Speaker #6, Don Larson, Resident of Marpole,** noted the following:

- Encouraged public park space and more trees get planted in the Marpole community as it is currently park and tree deficient.
- Noted the need for a continuous walkway on the Fraser River.
- Noted communication to notify the Marpole community could have been improved.
- Noted support for electric buses.
- Acknowledged the project is on Musqueam site and would support native plant vegetation on the site if the project goes ahead.

**Speaker #7, Nathan Davidowicz,** noted the following:

- Noted to defer approval of application until a proper consultation is done.
- Noted there is no publicly available transit study and would like to see one.
- Noted the poor design has not improved since 2004 when the transit centre was approved and from the drawings the glass is similar to the poor design of the transit centre that was opened in 2006.
- Noted there is no publicly available traffic study.
- Noted there is not a need for the 378 parking spaces for employees when Translink supplies employees with free bus passes.
- Encouraged a proper walkway, suggesting extension and access of Kent Ave to Oak St and also using Cambie St to access this site.

### Panel Comments

Craig Taylor noted support for the project and conditions provided by staff specifically the facilitation of continuous pedestrian connection along the river in light of the fact that it is subject to a separate application.

Craig Taylor encouraged further detailed drawings to show further articulation along the facades at meaningful and logical transitions rather than arbitrarily located along the sides. Craig also recommended breaks in the treatments along Kent St. so that it is not a monotonous wall.

Craig Taylor noted the general architectural expression of the proposal is strong, recommending more illustration at a finer detail.

Gloria Song agreed with staff comments and conditions.

Gloria Song encouraged the applicant to provide further studies on the impacts and improvements the project will have on the neighbourhood;

Dani Pretto thanked the speakers and member of the public and acknowledged their comments are heard and of value.

Dani Pretto noted support for the project

Dani Pretto suggested making one of the towers more prominent with respect to where it lands with the indigenous art.

Dani Pretto noted the building is a welcome beacon in terms of the green initiatives and how the city views public infrastructure and the building design is impressive.

Karenn Krangle thanked applicant, staff and speakers for their comments and presentation.

Karenn Krangle noted the project complies with the existing zoning and density provision and thus has no issues with the form of development.

Karenn Krangle agreed with Dani's comment, the building design is attractive in itself.

Karenn Krangle noted support for the project and conditions provided by staff.

Karenn Krangle suggested more landscape and pedestrian friendliness along Kent St. Karenn also noted lack of rainwater collection.

### **Board Discussion**

Andrea Law thanked advisory and speakers for their valuable comments.

Andrea Law acknowledged the need for park space and is optimistic to hear Vancouver Park Board is motivated to find a more appropriate site for a park amenity.

Andrea Law noted optimism in seeing Translink work closely with Musqueam on access to the water front given the sensitivities to the foreshore.

Andrea Law noted the development is compliant with existing zoning policy, regulation and design are applicable to zoning. And recognizes the need for industrial lands for these purposes.

Andrea Law noted satisfaction with the upfront conditions and support for the project.

Paul Storer acknowledged applicant, staff and panel members for their comments.

Paul Storer acknowledged the concerns from speakers on the lack of park space in the neighbourhood, noting, unfortunately, it is not something that can be solved through this application, though it is encouraging to see the Vancouver Park Board working on a strategy for more park space in the area.

Paul Storer acknowledged concerns from some speakers on traffic impacts to the surrounding neighbourhood, noting staff are working hard on finding solutions to mitigate impact and

accessibility to the surrounding areas.

Paul Storer noted he is comfortable with the transportation strategy for this project, noting the shift towards electric buses is critical for climate change goals and will assist in reducing those impacts on the communities they serve.

Paul Storer commented on the positive aspects of this project: noted the potential for public access along the river on the foreshore lots and connecting the walking and cycling facility along the missing piece of Kent Ave south on the north side of the site.

Paul Storer agreed with Andrea Law's comment that the development conforms with policy guidelines and zoning.

Paul Storer encouraged the applicant to continue to move this project forward and noted support for the project.

Theresa O'Donnell thanked the applicant, staff and panel members. She agreed with Andrea Law and Paul Storer's comments and noted it is a very important opportunity for reconciliation with Translink, the City and the Province and noted support for the project.

All board members voted in favor of the application to move forward subject to the conditions noted in the report.

**Motion:**

The decision of the Board: THAT the Board APPROVE Development Application **DP-2022-00957** subject to the conditions in accordance with the Staff Committee Report dated April 12, 2023.

**Meeting adjourned at 5:12pm**