

Date: Tuesday, August 4th, 2020
Time: 3:00 p.m.
Place: Town Hall Meeting Room, City Hall & Webex

PRESENT:**Board**

M. Au Assistant Director, Development Services
P. Mochrie Deputy City Manager
L. LaClaire General Manager, Engineering
G. Kelley General Manager, Planning, Urban Design & Sustainability

Advisory Panel

J. Stamp Representative of the Design Professions (Urban Design Panel)
L. Shenkute Representative of the General Public
D. Pretto Representative of the Development Industry
K. May Representative of the General Public

Regrets

P. Sihota Representative of the General Public
N. Hayward Representative of the General Public
C. Karu Representative of the Development Industry
M. Cree Smith Representative of the Design Professions

ALSO PRESENT:**City Staff:**

John Greer Assistant Director, Development Review Branch
Carson Chant Civil Engineer, Major Projects
Paul McDonnell Development Planner, Urban Design & Development
Ding Yu Landscape Development Planning
Cynthia Lau Rezoning
John Freeman Development Services
Nelson Szeto Engineering
Patricia St. Michel Urban Design

DP-2019-00571-CD-1

Delegation
James Cheng, James KM Cheng Architects
Chris Phillips Landscape Architect
Kevin Welsh, Leed Consultant, Integral Group
Daisen Gee-Wing, Canadian Metropolitan Properties

Recording Secretary: M. Sem

1. MINUTES APPROVED

It was moved by Mr. Kelley and seconded by Mr. Mochrie and was the decision of the Board to approve the minutes of the meeting on July 20th, 2020.

2. BUSINESS ARISING FROM THE MINUTES

None.

3. 750 Pacific Boulevard - DP-2019-00571-CD-1 (COMPLETE APPLICATION)

Applicant: James Cheng Architects

Request : To develop the site with a mixed-use development consisting of 3 terraced buildings varying in heights of up to 30 storeys; consisting of Commercial, Office, Cultural and Residential Uses (including Social Housing, Market Rental, and Market units); a Civic Centre including but not limited to a new Community Centre, ice rink, Music Presentation Centre, childcare facility; and rooftop open spaces; all over 4 levels of underground parking, subject to Council approval of Enactment and Form of Development.

Included also is a memorandum dated August 4th, 2020 with three additional conditions to the original report.

Opening Comments

Patricia St. Michel, Senior Urban Designer presented gave overviews of the Northeast False Creek Plan to set the context for the Plaza of Nations' development.

John Freeman, Project Facilitator and Cynthia Lau, Rezoning Planner, discussed the current stage of the project and gave an overview of the Preliminary Development Permit (PDP) Process.

Development Planner's took questions from the Board and Panel members.

Applicant's Comments

The applicant noted they are confident they can work with staff to meet the conditions for approval.

Comments from Speakers

Speaker 1, Parveen Khtaria asks applicant to consider gender neutral rest rooms that are accessible from the outside of the building as there are no public rest rooms for quite some distance. By not having rest rooms it will force community organizers to rent porta potties which will be cost prohibitive. Ms. Khtaria request applicant to make renting the space not cost prohibitive so that small community organizers can have cost sanction events at the plaza. Ms. Khtaria noted by putting a policy into place for the plaza, there is no opportunity for the applicant to discriminate in the type of event that they choose to commit on this site as officially sanctioned. Ms. Khtaria ask applicant to consider re-doing the public docks to ensure the exits for these public docks allows people to exit after hours from the water as they are currently locked on both sides after hours. Ms. Khtaria also suggested having materials chosen for the step down to

the water so that the rocks don't puncture the inflatable paddle boards and other items. She expressed concerns with the ice rink as they are exclusionary.

Speaker 2, Patsy McMillian, Co-Chair of the False Creek Resident Association (FCRA) and the FCRA supports this application of the 750 Pacific Blvd, the former plaza of nations site. FCRA has been working with the developer Canadian Metropolitan Properties to provide major group of amenities to the community and to the city of Vancouver for more than 10 years. The major amenity is the new ice arena, two music presentation centres, community space and 69 child day care. In 2010 the FCRA undertook a needs assessment study with PERC to discern needed recreation amenities for north east false creek community, initiated several focus groups, several ideas came forward including a pool, the studies report said that in 2010 there is still room for ice allocation in Vancouver, it was becoming clear in 10 to 20 years a new ice arena would be needed. With the support of the developer of the Plaza of Nations FCRA has worked to acquire this major amenity which will provide much needed recreation space for children, youth, adult team sports. With 2 elementary schools in the area, there is the possibility of school programs being included as well as children and youth who may not have an opportunity to have a skating opportunity otherwise. Also having a long promised community space, this has been traded away by other developers for new turf on the sports field at Andy Livingston Park and more than one upgrade to Pigeon Park; And with the growing neighbourhood it is important to get new day care facilities as well and the music presentation centres are a bonus. FCRA is excited to be part of this project. Hockey clubs and other minor sports association are also excited about this major investment in Vancouver. As a member of the Northeast False Creek (NEFC) Stewardship Group, Ms. McMillian was involved in the design of this project, unlike other developers CMP and James Cheng attended the stewardship meeting with several design plans with approx. 26 stakeholder participants were able to review all the proposed designs, choose what they like and didn't like from what was proposed and vote on the collaborative plan. Majority of the stewardship members liked the step plan rather tower podium plan to allow for mountain views as well as a view of the stadium. We look forward to seeing this plan come to fruition.

Speaker 3, Nathan Davidowicz, former city advisory member expressed concerns with the lack of a transportation plan for this project as there are no details on how the plan will integrate with the rest of the transit system as currently the sky train is not accessible from Pacific Blvd. Mr. Davidowicz noted water transportation is private and not public in Vancouver and suggest integrating the ferry services at False Creek with transit.

Speaker 4, Rob Grant, retired Architect and member of the Vancouver Planning Commission expressed concerns with how the development is proceeding at the city specifically with embodied carbon emissions and shared parking. Mr. Grant noted some background information on embodied carbon emissions and climate change.

He noted one of biggest culprits of embodied carbon emissions is portland cement an essential ingredient in concrete, widely used for building material in the world. The proposed project is concrete.

Mr. Grant expressed concerns the project does not understand how vital urban neighbourhoods are made nor is there recognition for thoughtful, affordable houses for people who live and work in this city. He noted tree and planters will need to be dug up in 30-50 years to be replaced by water proof membranes and drains; this is opposed to a vital robust urbanism of many trees and real soil and rich open spaces that make for an attractive pedestrian experience and sense of community.

Mr. Grant expressed concerns of creating vast underground facilities in the City for cars causing tons of embodied carbon.

He noted Transportation 2040 in appendix M 2.4 suggest neighbourhood parking and compact parkades that will accommodate a variety of parking needs including car share. Mr. Grant does not think the city has looked into shared parking thoroughly enough.

Speaker 5, Gary Mark, wants the site to be accessible for all. The creation of this site will mean more people in the area and there will be pets; there needs to be a plan in place to ensure the buildings, the surrounding area and dog parks are being properly maintained.

Panel Opinion

Ms. Stamp shared the comments from the Feb 5th, 2020 UDP Meeting on this project.

Ms. Stamp noted the project was support unanimously at the Feb 5th, 2020 UDP Meeting.

Panel acknowledged there were many improvements over the rezoning application.

Panel recommended further articulation to not just the Pacific Boulevard elevation but other portions of the development

Panel recommended design development to further communicate more the ecological story of the site.

Panel recommend consider removal of a small portion of the marina for better access/views for non-motorized boats.

Ms. Stamp acknowledged the conditions of the staff report addressed panel's recommendations.

Ms. May acknowledged the applicant for the design and architecture.

Ms. May suggest applicant consider further developing the history of the area through public art and programming to honor indigenous culture.

Ms. Pretto acknowledged the project's thoughtfulness and magnitude.

Ms. Pretto noted the project's enhancement to the city, making it an important centre for the city.

Ms. Pretto noted there could be more indigenous story telling brought into the area.

Ms. Pretto appreciates the greenery, trees and shading in the downtown core especially for residents living in condos.

Ms. Pretto noted this is going to be a highly used space for events and ask applicant to take into consideration public restrooms.

Ms. Pretto encourages the retail and restaurants in the area, helping celebrate the uniqueness of Vancouver.

Mr. Shenkute noted he is impressed with the project and how it will change the skyline of Vancouver.

Mr. Shenkute appreciates the community amenity space, community facilities, social and market housing in the project.

Mr. Shenkute encourages the indigenous and minorities art and storytelling to be reflected in this project.

Board Discussion

Mr. Kelley noted his support for this project.

Mr. Kelley asked staff to address the programming of public space particularly the central plaza in terms of accessibility and affordability.

Staff noted the programming of public space will be included as part of the enactment agreement. Staffs are currently working under a number of frameworks - there is the public space framework, there are a number of policies Engineering has put in place, and three will be further public consultation. Included are accessibility and affordability concerns such as washrooms which are part of the bylaw enactment agreement for rezoning. Furthermore, the maintenance which is the ownership of the public spaces as well as the maintenance agreement entered with the developer will be hinged towards the commercial developments and not the residential developments; this will ensure the ongoing maintenance and enjoyment of those spaces.

Mr. Kelley asked staff to address whether there are ways to mitigate embodied energy.

Staff noted the green building policy covers a lot of territory with regards to the performance of the building and this project is aiming to meet or exceed that policy. The green building team is pleased with the current proposal as it stands now.

Staff noted there is concern with embodied carbon energy and on the policy side there is work being done on that. The City of Vancouver is doing a lot of work on mass timber, but currently there is no policy that necessitate a mass amount of mass timber or require the applicant to reduce their embodied carbon in that specific way. Embodied energy is a something the Green building team is looking at.

Mr. Kelley asked staff to address the parking for this project, if all is needed or more can be converted to share parking.

Staff noted the proposal and the permits with the development will be required to meet the parking bylaws. There are sustainability requirements and speak to green mobility throughout the site and those will be met at that time.

Mr. LaClaire asked to staff, as this project is downtown, would this fall into an area that will allow for zero parking requirement.

Staff confirmed as this project is downtown residential requirement will be zero except for visitors parking. Staff noted there is a lot of relaxation on this if they do choose to pursue it.

Mr. Kelley asked staff to address plans for honoring First Nations through arts and history.

Staff noted the first nation and indigenous design is incorporated as part of the North East False Creek public art plan and included in the design conditions from rezoning.

Mr. Kelley asked staff to address interface of paddlers and other users of the shoreline specifically materiality and accessibility.

Staff noted they City will continue to work with the applicant on the materials along the shorelines. There is a condition to address the accessibility issue by requiring steps down towards

the water and adequate space at the bottom of the stairs to accommodate opportunities for events and gatherings.

Mr. LaClaire noted his support for this project.

Mr. LaClaire acknowledged Speakers and Applicant's thoughtful comments and efforts.

Mr. LaClaire noted this project on Pacific Blvd. will provide one of the least interesting streets in Vancouver to walk along into a real street.

Mr. LaClaire expressed concern with the east end of the site where the gateway on the seawall is meeting minimum standards for a walkway and bikeway creating a bottleneck.

Mr. Mochrie noted his support for this project.

Mr. Mochrie acknowledged speakers, applicants and staff for their comments and efforts.

Mr. Mochrie noted this is a critical opportunity for the city and acknowledged the applicant is doing a great job to realize its potential.

Mr. Mochrie concurs with Mr. LaClaire's comment that the east end of the site needs improvement as getting the design right is key to moving people through this area.

Motion

It was moved by Mr. Kelley and seconded by Mr. Mochrie, and was the decision of the Board: THAT the Board APPROVE Preliminary Development Application DP-2019-00571-CD-1, subject to the conditions in accordance with the Staff Committee Report dated March 16, 2020 and to the additional conditions provided in the memorandum today.