



**University Endowment Lands
MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
Tuesday, January 12, 2021**

A meeting of the UEL Advisory Design Panel was held on **Tuesday, January 12, 2021 at 4:00 p.m.** and was hosted virtually via Microsoft Teams from the UEL Administration Office at 5495 Chancellor Boulevard, Vancouver, BC.

Professional Members Present:

Sanaz Mani, Architect – Vice Chair
Marc Winer, Engineer – Secretary
Sherri Han, Architect
Lu Xu – Landscape Architect
Paul Sangha – Landscape Architect

Area Neighbourhood Panellists Present:

Gayle Nelson, Area B Panelist
Ilan Vertinsky, Area B Panelist
Claire Huxtable, Area D Panelist

Staff Present:

Jonn Braman, Manager
Kamelli Mark, Deputy Manager Dev. Services
Bryan Wong, Planning Technician
Deepti Rawat, Municipal Clerk

Applicant and Consultants Present:

Rositch Hemphill Architects

Bryce Rositch

Polygon

Chris Ho

PWL

Jason Wegman

1.0 Call to Order

The meeting was called to order at 4:09 pm by Sanaz Mani.

2.0 Introduction of ADP Members and UEL Staff

3.0 Adoption of the Agenda (motion by Sherri Han, seconded by Marc Winer)

It was Moved and Seconded:

That the Agenda, as presented, be adopted.

CARRIED

4.0 Adoption of the Minutes (motion by Sherri Han, seconded by Marc Winer)

It was Moved and Seconded:

That the Advisory Design Panel meeting minutes of October 13, 2020 as presented, be adopted.

CARRIED

5.0 Development Permit Application #7/19 lelørn Lot 7 (L&M) – Block F

A memorandum dated December 24, 2020 from Bryan Wong, Planning Technician was attached to the agenda package.

5.1 Overview by Planning Technician

This development Permit was received on December 5, 2019 from Polygon Development 379 Ltd. to construct a new 18-storey multiple dwelling building with eight 2-storey townhouse dwellings at its base, above two levels of parkade, and 58 3-storey townhouse dwellings at Lot 7, Block F.

The proposed development underwent a technical review and complies with the CD-2 district requirements of the *Land Use, Building and Community Administration Bylaw* (the “Bylaw”).

Thirteen (13) letters of objection were received during the public review period stating concerns with parkade vent placement, privacy, and landscaping along the northside of Liberta.

5.2 Presentation by Applicant

Chris Ho from Polygon gave a brief introduction of the project. Bryce Rositch presented the architectural rationale and Jason Wegman went over the landscaping design of the project.

5.3 Questions, comments from Panel to Applicant

In summary, the Panel and the applicant discussed:

- Location of Parkade vent;
- Amenity space, raingarden, privacy;
- Storm water management strategy and adoption of best practices;
- Massing of buildings in the interior courtyard;
- Mechanical unit, balcony and gate design, screen artwork and its incorporation into the project,
- Bird-friendly structure and material;
- Configuration and size of units; and
- Raingarden extension on Acadia Road.

6.0 Meeting Closed to the Public (Except for Applicant and/or Applicant’s Representatives)

By general consent, the meeting was closed to members of the public. The members of the public left the meeting at 5:15 p.m.

7.0 Panel Deliberations and Resolution Development Permit Application #7/19 lelørn Lot 7 (L&M) – Block F

The panel reviewed and discussed information provided by the applicant and the bylaw information provided by UEL staff. In summary discussions included:

- Applicant's presentation was commended;
- Density of the courtyard and lack of centralised open green space;
- Project's proximity to Liberta;
- Division of building 3 in other buildings;
- Increasing permeable space in the project;

RECOMMENDATION

It was Moved (Marc Winer) and Seconded (Lu Xu):

That, having considered the design as presented and the *Land Use, Building and Community Administration Bylaw*, the Advisory Design Panel recommends that the Manager of the University Endowment Lands approve Development Permit Application #7/19 at lelørn Lot 7 (L&M) subject to the applicant considering:

- Incorporation of the Mechanical unit screen artwork into the project to match the theme;
- Expansion of open space in the interior courtyard by dividing massing of building 3 in other buildings and creating a usable community gathering green space with trees and natural elements, such as wood;
- Revisiting the Stormwater Management for the project to ensure that Section 8.2 of the UEL Design Guidelines are met;
- Utilizing true permeable surfaces to create permeable areas outside the parkade structure;
- Refining the shape of raingarden and bioswale at intersection of Acadia Road and Crooked Branch Road, to be a feature raingarden;
- Adding Vertical Vine screening planting above the parkade ramp and trellis; and
- Showing details of the external application on glass windows following bird friendly design requirements.

CARRIED

8.0 Meeting Adjournment

The meeting was adjourned by general agreement, and panelists left the meeting at 5:39 p.m.

Sanaz Mani

**Sanaz Mani, Vice Chair
Advisory Design Panel**

**Marc Winer, Secretary
Advisory Design Panel**