



**University Endowment Lands
MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
Tuesday, May 18, 2021**

A meeting of the UEL Advisory Design Panel was held on **Tuesday, May 18, 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 – Chair
Sherri Han, Architect
Paul Sangha, Landscape Architect
Kitty Leung, Engineer – Vice Chair
Marc Winer, Engineer - Secretary

Area Neighbourhood Panellists Present:

Claire Huxtable, Area D Panelist
Patricia Silva, Area D Panelist

Area Neighbourhood Panellist Observing:

Ilan Vertinsky, Area B
Gayle Nelson, Area B
Vanessa Young, Area A

Staff Present:

Kamelli Mark, Deputy Manager Dev. Services
Bryan Wong, Planning Technician
Deepti Rawat, Municipal Clerk
Heather Shay, Planning Officer (Observing)

Applicant and Consultants Present:

Polygon

Robin Glover
Scott Baldwin
Tory Michak

Musqueam Capital Corp.

Joseph Bros

PWL

Jason Wengman
Emily Blair

Francl Architects

Walter Francl
Alain Prince
Yuqing Liu

1.0 Call to Order

The meeting was called to order at 4:04 pm by Sanaz Mani.

2.0 Introduction of ADP Members and UEL Staff

3.0 Adoption of the Agenda (motion by Paul Sangha, 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 Paul Sangha, seconded by Claire Huxtable)

It was Moved and Seconded:

That the Advisory Design Panel meeting minutes of April 13, 2021 as presented, be adopted.

CARRIED

5.0 Development Permit Application #7/20 Ieləṃ Lot 4 (Community Centre) – Block F – Area D

A memorandum dated April 23, 2021 from Bryan Wong, Planning Technician was attached to the agenda package.

5.1 Overview by Deputy Manager, Development Services

A development permit application was received on May 8th, 2020 from Polygon Development 339 Ltd. to construct a new two storey community centre building at Lot 4, Block F, DL 140, Plan EPP68418.

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”). Neighbours were notified of the development permit application and no comments were received.

As per Section 10(12)(b) of the Bylaw, an application for a development permit to erect a building in the CD-2: Comprehensive District requires the Manager to refer the application to the Advisory Design Panel. The Manager would like specific advice on the following item:

- the proposed lobby and informal lounge area including fixtures and finishes (e.g. flooring, fireplace, etc.).

5.2 Presentation by Applicant

Robin Glover introduced the project. Jason Wengman went over the landscaping design followed by Alain Prince and Walter Francl who presented the Design Guidelines.

5.3 Questions, comments from Panel to Applicant

In summary, the Panel and the applicant discussed:

- Underground parkade and entrance, allocated parking space;
- Lane between Community Centre and upcoming Day Care;
- Family seating area, sunlight in the outdoor seating;
- Expanding outdoor seating area;
- Waste Collection location;

- Bird-friendly design;
- Lighting, raised crosswalk adjacent to underground parking;
- Bike parking spots, signage, gym equipment;
- Meeting place size, direct access to storage room, universal bathrooms; and
- Unrelated comment on funding.

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

No members of the public were present; the ADP neighbourhood representatives for Area A and B remained as observers, hence meeting continued.

7.0 Panel Deliberations and Resolution Development Permit Application #7/20 lelørn Lot 4 (Community Centre) – Block F – Area D

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

- The presentation, landscaping and the overall project were commended;
- Building's exterior to express the location beyond just the glasswork;
- Adding more bicycle spots;
- Explore opportunity to enlarge Great Hall/Meeting Place;
- Direct access to Multi-Purpose storage room from Great Hall/Meeting Place;
- Traffic calming measures for vehicles entering into underground parkade; and
- Community's concern around funding gap

RECOMMENDATION

It was Moved (Marc Winer) and Seconded (Kitty Leung):

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 #7/20 at lelørn Lot 4 (Community Centre) – Block F subject to the applicant considering:

- Strongly express project's unique location on the building's exterior beyond just the glasswork;
- Addition of more bicycle parking spots;
- Looking at the first floor Great Hall/Meeting Place again to see if there is an opportunity to enlarge the space;
- Providing direct access to the Multi-Purpose storage room from the Great Hall/Meeting Place;
- Looking into traffic calming measures for vehicles entering into the underground parkade from the crosswalk on Shortcut Road; and
- The UEL Administration addressing the community concerns around funding gap prior to Building Permit issuance.

CARRIED

8.0 Meeting Adjournment

The meeting was adjourned by general agreement, and panelists left the meeting at 5:33 p.m.

Sanaz Mani

Sanaz Mani, Vice Chair
Advisory Design Panel

Marc Winer, Secretary
Advisory Design Panel