



**University Endowment Lands
MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
Tuesday, June 15, 2021**

A meeting of the UEL Advisory Design Panel was held on **Tuesday, June 15, 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
Karin England, Landscape Architect

Area Neighbourhood Panellists Present:

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

Area Neighbourhood Panellist Observing:

Vanessa Young, Area A

Staff Present:

Kamelli Mark, Deputy Manager Dev. Services
Heather Shay, Planning Officer
Deepti Rawat, Municipal Clerk

Applicants Present:

Burb Cannabis Corporation

Steve Dowsley
Sean Safaei

1.0 Call to Order

The meeting was called to order at 4:03 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 Claire Huxtable)

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 Sherri Han)

It was Moved and Seconded:

That the Advisory Design Panel meeting minutes of May 18, 2021 as presented, be adopted.

CARRIED

5.0 Change of Land Use District Application (Rezoning) #1/20 5784 University Boulevard, Vancouver, BC, V6T 1K6 – Area D

A memorandum dated May 27, 2021 from Heather Shay, Planning Officer was attached to the agenda package.

5.1 Overview by Planning Officer

A Change of Land Use District application was received on June 5, 2020 from Burb Cannabis Corporation on behalf of Mandial Holdings Ltd., Inc to allow for the conditional use of a non-medical cannabis retail store in the CD-1 District at 5784 University Boulevard.

The Area D Neighbourhood Plan (previously referred to the ADP on October 13, 2020 and adopted by Ministerial Order on April 6, 2021) includes Cannabis Retail Space Policy 5.4.31 which states:

“Explore permitting a maximum of one Cannabis Retail Store within the U Hill Village area, subject to an approved application for a change of Land Use District (i.e. rezoning).”

As per Schedule 11 Section 4.2 of the Bylaw, an application for a Change of Land Use District requires the Manager to refer the application to the Advisory Design Panel. The Manager would like specific advice on the following items:

- the proposed store design including layout and signage;
- the design and appearance of this type of use in general, including comments related to the appropriate use of glazing and CPTED principles

5.2 Presentation by Applicant

Steve Dowsley introduced the project and went over the project rationale, intended uses, impacts and benefits to the neighbourhood, experience in the cannabis sector, sustainability practices, store design and products. Steve also went over the hours of operation, accessibility to the store and support from neighbouring businesses.

5.3 Questions, comments from Panel to Applicant

In summary, the Panel and the applicant discussed:

- The UEL Rezoning process and decision making authority;
- Store’s interior and presentation was commended;
- Materials, colour palette;
- Area D Neighbourhood Plan consultation process;
- Window frosting rules and best practices around frosting;
- Accessibility, wheelchair accessibility to washroom from corridor, accessible parking lots and UEL accessibility requirements;
- Whether there was support from neighbouring businesses;
- Signage indicating legal age limit, and whether it was possible to increase age limit;
- Proposed \$5000 Community support contribution;
- Separate licenses and approvals required other than the UEL;
- Next steps after ADP comments; and
- Area D representatives did not have any concerns with design

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 representative for Area A remained as observer, hence meeting continued.

7.0 Panel Deliberations and Resolution Change of Land Use District Application (Rezoning) #1/20 5784 University Boulevard, Vancouver, BC, V6T 1K6 – Area D

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

- Community's opinion about cannabis retail during the Area D Neighborhood Plan process;
- Letter from the Area D representatives to the panel dated June 15, 2021 regarding community feedback;
- One panel member did not receive the June 15, 2021 letter from the neighbourhood representatives;
- Strong opposition from the community against the application, including petition with 1400 signatures;
- UBC not including cannabis retail as an approved use in their jurisdiction and not accepting applications;
- Health issues and impact of cannabis on young people;
- Area D neighbourhood representatives asked professional panel members to support three recommendations indicated in the letter dated June 15, 2021 regarding community feedback and not to support the application:

"We urge Minister Osborne, Metro Vancouver and the Liquor and Cannabis Regulation Branch to give weight to the many individual letters of objection from community members as well as the 1,400 signatures on the petition opposing the Land Use Change in their decision

We ask these bodies to respect UBC's decision to exclude cannabis as a permitted land use, and acknowledge that the UEL is part of the greater UBC community

We ask that the UEL only consider any subsequent cannabis retail application following a change of policy at UBC";

- One professional member considered abstaining since being asked to comment on non-design related aspect;
- Sensitivity of the application;
- Whether Advisory Design Panel members should only make comments on design;
- Addition of a design film pattern on the exterior window;
- Professional members' inability to comment on community feedback as they do not have access to it but extended their support to community's input;
- Neighbourhood representatives declared their position that they would vote against the rezoning application as it was not in the best interest of the community; and
- Applicant mentioned that more education is required to break the stigma around cannabis retail

RECOMMENDATION

It was Moved (Paul Sangha) and Seconded (Claire Huxtable):

That, when making a decision on the rezoning application #1/20 for cannabis retail from Burb Cannabis Corporation on behalf of Mandial Holdings Ltd., Inc, The Minister of Municipal Affairs consider the Advisory Design Panel's discussion along with the following specific recommendations:

- Addition of a design pattern on the exterior window film to elevate the look from the front street view;
- The Minister should hear out the community's viewpoint and make a decision based on public input that is in the best interest of the community. As the Advisory Design Panel did not have access to all community feedback, it is not able to comment on that aspect but extends its support to public input.

CARRIED

8.0 Meeting Adjournment

The meeting was adjourned by general agreement, and panelists left the meeting at 5:50 p.m.



Sanaz Mani, Chair
Advisory Design Panel



Marc Winer, Secretary
Advisory Design Panel