



**University Endowment Lands  
MINUTES OF THE  
ADVISORY DESIGN PANEL MEETING  
Tuesday, August 20, 2021**

A meeting of the UEL Advisory Design Panel was held on **Tuesday, August 20, 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  
Karin England, Landscape Architect  
Marc Winer, Engineer  
Kitty Leung, Engineer – Vice Chair

**Area Neighbourhood Panelists Present:**

Claire Huxtable, Area D Panelist

**Area Neighbourhood Panelist Observing:**

Ilan Vertinsky, Area B

**Staff Present:**

Kamelli Mark, Deputy Manager Dev. Services  
Deepti Rawat, Municipal Clerk

**Applicants Present:**

**Atheneum Cannabis Corporation**

Ilija Gajic  
Bryan Safarik  
Chief Wayne Sparrow

**1.0 Call to Order**

The meeting was called to order at 4:07 pm by Sanaz Mani.

**2.0 Introduction of ADP Members and UEL Staff**

**3.0 Adoption of the Agenda** (motion by Claire Huxtable, 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 Karin England, seconded by Sherri Han)

It was Moved and Seconded:

That the Advisory Design Panel meeting minutes of June 15, 2021 as presented, be adopted.

**CARRIED**

**Housekeeping item not on agenda:** Panel members discussed sharing meeting related documents from neighbourhood representatives so that members receive them in time ahead of the meeting. It was decided that the UEL Municipal Clerk, Deepti Rawat be copied on such emails to make sure that correct email addresses for members is used, and no one is missed.

**5.0 Change of Land Use District Application #2/21  
Unit 102/202 5728 University Boulevard, Vancouver, BC, V6T 1K6  
Lots 6, 7 and 8, Block 97, DL 140, Plan 5449 – Area D**

A memorandum dated July 15, 2021 from Heather Shay, Planning Officer was attached to the agenda package.

**5.1 Overview by Deputy Manager, Development Services on behalf of Planning Officer**

A Change of Land Use District application was received on March 23, 2021 from Atheneum Cannabis Corporation on behalf of Abacus Building Corp., Inc. (Applicant) to add a new conditional use (non-medical cannabis retail store) to the existing C District at 5728 University Boulevard in the University Plaza development. Application #2/21 is the second non-medical cannabis retail store Change of Land Use District application submitted to the UEL and is located in a different space from the first application previously referred to the June 15, 2021 meeting of the ADP. A Ministerial decision has not yet been made on the first application.

Application #2/21 is proposing to convert the 1971 square feet (183.1 square metres) CRU that is currently vacant at 5728 University Boulevard for the purpose of non-medical retail sales of cannabis, cannabis accessories and other cannabis related goods.

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**

Ilija Gajic introduced the project and went over the store design, security layout, other stores across BC, ID checks for entrance and purchasing, safer environment created by regulated stores, set store hours, impacts and benefits to the neighbourhood, licencing process other than the UEL.

Chief Wayne Sparrow thanked everyone attending and for the opportunity to present the application. Chief Sparrow mentioned that it has been a long learning process and that he is fully confident in the chosen partners, Ilija and Bryan, who he has known for a long time. Chief

Sparrow mentioned that both his partners come from responsible, honest and reliable business families that the fishermen community relies on.

Bryan Safarik added that they have a professional background and also give back to the community. He mentioned that Atheneum is a local company.

### **5.3 Questions, comments from Panel to Applicant**

In summary, the Panel and the applicant discussed:

- Design of store front;
- Glass frosting rules, glazing, product visibility from outside, best practices around frosting;
- Store lighting, lightning under canopy;
- Surveillance at store front and rear;
- Parking and accessibility, wheelchair accessible parking;
- Street front landscaping requirements from the UEL, signage, canopy upgrade, basement window replacement;
- Upper level glass frosting, layout, accessibility;
- Washroom accessibility on upper level;
- Seating area regulations in store and outside;
- Store's proximity to childcare facility, public park and Provincial government regulations around that;
- Location of change of land use application #1/20 and it's progress ;
- UEL's Deputy Manager indicated that the Minister has been briefed on change of land use application #1/20 and no decision has been made yet;
- If the other applicant reduced operation hours;
- Store signage and regulations;
- Area D representatives did not have any concerns with design, mentioned that their concern is not design related;
- Materials proposed for storefront improvements, including windows;

### **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 B remained as an observer, hence meeting continued.

### **7.0 Panel Deliberations on Change of Land Use District Application #2/21 Unit 102/202 5728 University Boulevard, Vancouver, BC, V6T 1K6**

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

- Even if the operator is responsible and takes care of the operation, the message from the community is clear: negative feedback and strong opposition;
- Area D Neighbourhood representative shared a letter dated Aug 16, 2021 with the panel members, as well as other individual letters opposing the application. Asked the panel to recognize community's input and also mentioned that this change of use application is different from other applications;
- Area D representative also shared an online petition with more than 1500 signatures opposing the cannabis retail application;
- Approval process for the two cannabis applications, future application submissions;

- Applicant shared their background with the panel, and shared their view of the importance of drug regulation, and how cocaine, opioids are more life threatening while regulated cannabis is safer;
- Area D representative recommended to consider asking the Minister to state that no further applications on cannabis in the UEL must be reviewed when the community's position is clearly opposed;
- Panel members considered recommending that the Minister provide guidance on whether or not they will be approving cannabis as an approved use given community's objection;
- Panel members decided to include a recommendation from change of land use application #1/20 from June 15, 2021 meeting for the current application;
- One professional member indicated that the discussion puts professional members in a difficult spot. Added that it's really hard to stay away from the overwhelming points put across by the community. Further added that there is nothing against the design and commended it;
- Panel members discussed tying change of land use in the UEL to UBC's policy on cannabis;
- Applicant indicated having a letter of support from the indigenous community; and
- A panel member suggested having an indigenous community member on the panel.

## RECOMMENDATION

It was Moved (Karin England) and Seconded (Claire Huxtable):

That, when making a decision on the rezoning application #2/21 for cannabis retail from Atheneum Cannabis Corporation on behalf of Abacus Building Corp., Inc., the Minister of Municipal Affairs consider the Advisory Design Panel's discussion along with the following specific recommendations:

- We ask that the Minister provide guidance on future cannabis applications regarding Change of Use application for cannabis retail;
- 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 5:47 p.m.



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**Sanaz Mani, Chair  
Advisory Design Panel**



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**Marc Winer, Secretary  
Advisory Design Panel**