



**University Endowment Lands
MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
Tuesday, November 09, 2021**

A meeting of the UEL Advisory Design Panel was held on **Tuesday, November 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 - Chair
Sherri Han, Architect
Karin England, Landscape Architect
Kitty Leung, Engineer
Marc Winer, Engineer - Secretary

Area Neighbourhood Panellists Present:

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

Staff Present:

Kamelli Mark, Deputy Manager Development Services
Heather Shay, Planning Officer
Bryan Wong, Planning Technician
Mark Leung, Corporate Administration Clerk

Applicant and Consultants Present:

David Lin, Designer

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 Marc Winer, seconded by Karin England)

It was Moved and Seconded:
That the Agenda, as presented, be adopted.

CARRIED

4.0 Adoption of the Minutes (motion by Marc Winer, seconded by Karin England)
No one against.

It was Moved and Seconded:
That the Advisory Design Panel meeting minutes of October 12, 2021 as presented, be adopted.

CARRIED

**5.0 Development Permit Application #3/20
1561 Wesbrook Crescent – Area B**

4:13 pm

A memorandum dated November 09, 2021 from Bryan Wong, Planning Technician, was attached to the agenda package.

5.1 Overview by Planning Technician (5 minutes)

4:15 pm

A development permit application was received on March 3rd, 2020 from David Lin to construct a new two-storey single family dwelling and attached garage at 1561 Wesbrook Crescent.

The property is located in Area B and the building will have a total above grade floor area of 4505 square feet. The proposed development underwent a technical review and complies with the SF-2 district requirements of the *Land Use, Building and Community Administration Bylaw* (the "Bylaw").

The applicant is seeking the following variances to the SF-2 regulations in the Bylaw:

1. Vary the front yard setback from 60' to 39'; and
2. Vary the maximum building depth from 75' to 84'.

Since variances are being requested, the application and any comments received must be referred to the Advisory Design Panel for a recommendation in accordance with Section 10(12) of the Bylaw.

5.2 Presentation by Applicant (10 minutes)

4:16 pm

The Applicant, David Lin, introduced the project. The Applicant stated they engaged the adjacent neighbour at 5907 Chancellor Boulevard regarding the neighbour's views to the north. The Applicant stated they attempted to preserve the neighbour's views to the north, which resulted in the front yard and building depth variance requests. The Applicant presented a revised design of the principal building to address the concerns raised in the letters of objection.

5.3 Questions from Panel to Applicant (10 minutes)

4:31 pm

In summary the Panel and the Applicant discussed:

- Bird collision treatment
- Fencing/gate, driveway, and sidewalk along Wesbrook Crescent
- Glass guard rail location
- Neighbour consultation / objections
- Property trees and tree regulations
- Request for variance
- Site coverage
- Views and privacy
- Zoning

6.0 Meeting Closed to the Public (*)

(*Except for Applicant and/or Applicant's Representatives)

The meeting was closed to the public, with only the Professional Members, Applicant, Area Neighbourhood Panelists, and UEL staff remaining; all members of the public otherwise departed at 5:15 pm.

7.0 Panel Deliberations and Resolution Development Permit Application #3/20

1561 Wesbrook Crescent – Area B

5:17 pm

In summary the Panel discussed:

- Setback and depth
- Trade-off in property values
- Hardship on applicant
- Shift building into backyard 15'
- Variances requested

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 #3/20 at 1561 Wesbrook Crescent subject to the applicant considering:

Recommendation 1: Applaud applicant's efforts to retain view corridors of neighbouring, adjacent properties, but recommend that design be revised to meet the required front setback and building depth; Panel does not find hardship on site to justify the variances requested.

Recommendation 2: The applicant should include neighbour view/privacy studies and 3D renderings.

Recommendation 3: Encourage the applicant to obtain letters of support from the immediately adjacent neighbours.

Recommendation 4: Recommend that the sidewalk and driveways be replaced to new condition, with curbs extending out to Wesbrook Crescent.

Recommendation 5: Recommend to the applicant to employ glazing treatment that follows City of Vancouver's bird friendly guidelines.

Recommendation 6: Recommend to the applicant that the synthetic lawn be replaced with plantings using species that thrive in local conditions without irrigation.

Recommendation 7: Recommend that an arborist reviews the excavation plans and is present on site during excavation.

None against; otherwise, carried, for all seven of the above recommendations.

8.0 DRAFT Cannabis Retail Bylaw Amendments Referral – Area D

5:57 pm

A copy of the draft cannabis retail bylaw amendments was attached to the agenda package.

8.1 Overview by Deputy Manager, Development Services

6:09 pm

Pursuant to Section 8 of the University Endowment Lands *Land Use, Building and Community Administration Bylaw*, on behalf of the Minister, the UEL Manager is referring the proposed bylaw amendments to the UEL *Land Use, Building and Community Administration Bylaw* associated with Change of Land Use District Application #1/20 5784 University Boulevard, Vancouver, BC, V6T 1K6 – Area D (Cannabis Retail Store) to the Advisory Design Panel (ADP).

To facilitate this application, some additions would be needed to the *Land Use, Building and Community Administration Bylaw* and would be implemented if approved by the Minister. Written comments may also be sent to PlanUEL@gov.bc.ca by the end of day on November 28, 2021.

As this application and associated bylaw amendments are specific to one UEL neighbourhood, **Area D** Neighbourhood representatives are invited to participate.

8.2 Panel Discussion

6:15 pm

In summary the Panel discussed:

- Definition of conditional use
- Rezoning process and how it applies

8.3 Panel Comments on the Proposed Bylaw Amendments

Recommendation 1: Recommend removal of the regulation 36.5 from the draft bylaw amendment.

None against; otherwise, carried.

Recommendation 2: Recommend that the rezoning be tied to both the business address and the operator; if the approved operator ceases operation of the business, that the bylaw be amended so use is no longer permitted.

None against; otherwise, carried.

Recommendation 3: Recommend to highlight to the Minister of Municipal Affairs and the Liquor and Cannabis Regulation Branch (LCRB) that the Advisory Design Panel (ADP)'s comments on the referral do not equate to the ADP's support of the bylaw amendments or of cannabis retail in the UEL.

None against; otherwise, carried.

Recommendation 4: We ask that the Minister provide guidance on future cannabis applications regarding Change of Use application for cannabis retail.

Three for, with no objections. Carried.

Recommendation 5: 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.

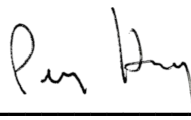
Three for, with no objections. Carried.

9.0 Meeting Adjournment

The meeting was adjourned by general agreement, and panelists left the meeting at 7:12 p.m.



Chair
Advisory Design Panel



Secretary
Advisory Design Panel