



University Endowment Lands
AGENDA for the
ADVISORY DESIGN PANEL MEETING
Tuesday, December 13, 2022

(NOTE: This meeting will begin at 4:00 pm.)

A Microsoft Teams virtual meeting of the UEL Advisory Design Panel will be held on **Tuesday, December 13, 2022** at **4:00 p.m.**

A G E N D A

- 1.0 Call to Order**
- 2.0 Introduction of ADP Members and UEL Staff**
- 3.0 Adoption of the Agenda**
- 4.0 Election of Advisory Design Panel Chair**
 - 4.1 Election of Advisory Design Panel Chair
 - a) Nominations
 - b) Acceptance
 - c) Appointment
 - 4.2 Resolution confirming the above appointment
 - 4.3 **Election of Advisory Design Panel Vice Chair**
 - 4.4 Election of Advisory Design Panel Vice Chair
 - a) Nominations
 - b) Acceptance
 - c) Appointment
 - 4.5 Resolution confirming the above appointment
 - 4.6 **Election of Advisory Design Panel Secretary**
 - 4.7 Election of Advisory Design Panel Secretary
 - a) Nominations
 - b) Acceptance
 - c) Appointment
 - 4.8 Resolution confirming the above appointment
- 5.0 Adoption of the Minutes**
of the Advisory Design Panel Meeting of Nov 9, 2021
- 6.0 Development Permit Application #4/22**
5784 University Boulevard – Area D

A development permit application was received on July 21, 2022 from Burb Cannabis Corporation on behalf of Mandial Holdings Ltd, Inc. No. 591260 to operate a cannabis retail use and to undertake associated interior and exterior alterations at 5784 University Boulevard, located within the Pharmacy Mall in Area D (previously CopySmart)

Neighbourhood Panellists for **Area D** are requested to attend the meeting for this item.

A memorandum dated December 7, 2022 from Erik Ursel, Planning Technician is attached.

The Manager would like specific advice on the following items:

- The design and appearance of storefront windows related to appropriate use of glazing and CPTED principles.
- The design and appearance of this type of use in general.

6.1 Overview by Planning Technician (5 minutes)

6.2 Presentation by Applicant (10 minutes)

6.3 Questions from Panel to Applicant (10 minutes)

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

8.0 Panel Deliberations and Resolution
Development Permit Application #4/22
5784 University Boulevard – Area D

9.0 Short Recess (10 minutes)

10.0 Meeting Reopened to the Public
(And for next Applicant and/or next Applicant's Representatives)

11.0 Change of Land Use District Application #4/21
2225 Acadia Road
5506-5536 Kings Road
5519-5549 Toronto Road
– Area D

A change of land use district application was received on June 23, 2021 from RH Architects on behalf of Westland Living (1075683 BC Ltd.) to change the existing MF-1 Land Use District at the above addresses to a new site-specific Comprehensive Development Land Use District to permit a 6-storey wood frame residential building and a 16-storey concrete residential building with five levels of underground parking, to a maximum FSR of 4.0.

Neighbourhood Panellists for **Area D** are requested to attend the meeting for this item.

A memorandum dated December 7, 2022 from Heather Shay, Acting Manager of Development Services is attached.

The Manager would like specific advice on the following items:

- The proposed design and appearance of this proposed development
- The proposed changes to the existing north-south laneway that bisects the property
- The proposed improvements to the public realm along the new pedestrian-priority laneway at the western edge of the property
- The potential improvements to Kings Road
- The design of outdoor amenity spaces that the applicant proposes as public use areas

11.1 Overview by Acting Manager of Development Services (5 minutes)

11.2 Presentation by Applicant (10 minutes)

11.3 Questions from Panel to Applicant (10 minutes)

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

13.0 Panel Deliberations and Resolution
Change of Land Use District Application #4/21
2225 Acadia Road
5506-5536 Kings Road
5519-5549 Toronto Road
– Area D

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

15.0 Panel Deliberations and Resolution
Development Permit Application #4/22
5784 University Boulevard – Area D

16.0 Meeting Adjournment

*** Note:**

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

At this point the ADP meeting is closed to the public, with the exception of the Applicant and/or the Applicant's Representatives. ADP neighbourhood panellists who are attending the meeting as observers are welcome to stay; however, are reminded that in accordance with Section 4.1(b) of the UEL Official Community Plan they are not permitted to participate in the deliberations pertaining to matters under review today.