



**University Endowment Lands
MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
Tuesday, December 13, 2022**

A meeting of the UEL Advisory Design Panel was held on **Tuesday, December 13, 2022 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:

Shora Parvaresh, Architect - Chair
Marc Winer, Engineer - Vice Chair
Pera Hardy, Architect - Secretary
Thomas Schroeder- Architect
Paul Sangha- Landscape Architect

Area Neighbourhood Panellists Present:

Katerina Wong, Area A Panelist
Vanessa Young, Area A Panelist
Henry Yong Jr., Area B Panelist
Claire Huxtable, Area D Panelist

Staff Present:

Kamelli Mark, Acting UEL Manager
Heather Shay, Acting Deputy Manager Development Services
Erik Ursel, Planning Technician
Mark Leung, Corporate Administration Clerk

Applicant and Consultants Present:

Development Permit Application #4/22
Steve Dowsley, Burb Cannabis (Applicant)

Change of Land Use District Application #4/21

David W., Westland Living (Applicant)
Austin Zhang, Westland Living (Applicant)
Aira Airanduqe, RH Architects (Architect)
Bryce Rositch, RH Architects (Architect)
James Wu, RH Architects (Architect)
Dave Jerke, VDZ+A (Landscape Architect)
Nicole Wu, VDZ+A (Landscape Architect)

1.0 Call to Order

The meeting was called to order at 4:06 pm by Kamelli Mark.

2.0 Introduction of ADP Members and UEL Staff

3.0 Adoption of the Agenda (Moved by Marc Winer and seconded by Shora Parvaresh)

It was Moved and Seconded:

That the Agenda, as presented, be adopted.

CARRIED

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
Shora Parvaresh was appointed Panel Chair by acclamation.

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
Marc Winer was appointed Vice Panel Chair by acclamation.

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
Pera Hardy was appointed Secretary by acclamation.

5.0 Adoption of the Minutes (Moved by Thomas Schroeder, seconded by Pera Hardy)
None against.

It was Moved and Seconded:

That the Advisory Design Panel meeting minutes of November 09, 2021 as presented, be adopted.

**6.0 Development Permit Application #4/22
5784 University Boulevard – Area D**

4:15 pm

A memorandum dated December 7, 2022 from Erik Ursel, Planning Technician was attached to the agenda package provided to the Panel in advance of the meeting, and is attached as Appendix 1.

6.1 Overview by Planning Technician (5 minutes)

4:18 pm

The Planning Technician presented a brief summary of the memorandum on this application.

6.2 Presentation by Applicant (10 minutes)

4:24 pm

The Applicant, Steve Dowsley, President of Burb Cannabis, made a presentation that included information about the proposed colour scheme, materials, and overall design, look, and feel. The Applicant stated that the size and shape of the exterior signage would be consistent with neighbouring businesses, and that the front window glazing would be ombre (transition from deep hazelnut at the bottom to lighter frosting at the top). The Applicant stated that using full window vinyl is the best way to meet the provincial licensing regulation that requires that cannabis product cannot be visible from outside the store. The Applicant also stated that the upside-down planters in the front window were introduced as a response to previous ADP recommendations made during the rezoning application to add a design element to the front of the store.

6.3 Questions from Panel to Applicant (10 minutes)

4:30 pm

In summary the Panel and the Applicant discussed:

- Window glazing and design elements
- Door specification
- Exterior lighting and security
- Store front consistency with neighbouring units, relating to transparency/line of sight

7.0 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 4:54 pm.

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

4:57 pm

In summary the Panel discussed:

- Area D representative's points regarding community objections submitted as part of the previous rezoning application

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 #4/22 at 5784 University Boulevard subject to the applicant considering:

Recommendation 1: Improved lighting at the front entrance and back alley should be considered. The front door should not be on a hold open device. The exterior design should have a subtle street presence and not stand out from the neighbours.

5 for, 1 against.

CARRIED

Recommendation 2: The ADP panel notes the continuing community opposition to cannabis retail and as before extends its support to the community.

None against.

CARRIED

9.0 Short Recess (10 minutes)

5:40 pm

The meeting was adjourned for a short 10 minute recess.

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

The meeting was reopened and the next applicant and their consultants as well as members of the public were invited back at 5:50 pm.

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

5:50 pm

A memorandum dated December 7, 2022 from Heather Shay, Acting Manager of Development Services was attached to the agenda package and provided to the Panel in advance of the meeting, and is attached as Appendix 2.

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

5:51 pm

The Acting Manager of Development Services presented a brief summary of the memorandum on this application.

11.2 Presentation by Applicant (10 minutes)

5:58 pm

The applicant, James Wu from RH Architects, introduced the rezoning application. The applicant presented their proposal for a 6-storey rental residential building at 2225 Acadia Road, and a 16-storey market strata building at 5506-5536 Kings Road and 5519-5549 Toronto Road. The applicant mentioned certain features including:

- Pedestrian and bike use of green link bisecting the proposed development
- Sighting: the taller of the two proposed buildings was placed further to the south, to reduce shadowing impact on adjacent neighbours to the North
- Their proposal to open outdoor communal spaces to the public
- Retaining existing vegetation and trees where possible
- Commitment to meet Step 3 of the BC Energy Step Code
- Materials and colours are proposed to be similar for both buildings; simple, clear colour palette
- Achieving housing diversity using mix of unit types
- Working on a proposed tenant relocation plan

11.3 Questions from Panel to Applicant (10 minutes)

6:26 pm

In summary the Panel and the Applicant discussed:

- Exterior colour scheme
- Energy efficiency, as well as solar modeling and thermal breaks
- Carbon footprint and low carbon building materials including Mass Timber
- Vertical/horizontal massing, building density
- Accessibility of service lanes
- Site drainage and storm water management

- Pedestrian access/flow between buildings
- The community need for daycare and amenity space
- Loading zones; parking on Acadia and Toronto Roads
- Waste collection
- Kings Road greenway as envisioned in Area D plan
- Landscaping features and public realm
- Lighting and safety

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

The meeting was again 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 6:55 pm.

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
6:56 pm

In summary the Panel and the Applicant discussed:

- Massing of the tower needing more articulation
- Black and white scheme in relation to neighbourhood character
- Traffic and service accommodation on the vehicle laneway running north-south
- Extending pathway between buildings
- Public benefits and in kind contributions

Having considered the design as presented and the *Land Use, Building and Community Administration Bylaw*, the Advisory Design Panel makes the following recommendations regarding Change of Land Use District Application #4/21 at 2225 Acadia Road, 5506-5536 Kings Road, 5519-5549 Toronto Road:

Recommendation 1:

- To examine upgrading the project to Step 4 of the BC Energy Step Code.
- That the design be improved to favour low carbon materials, particularly mass timber or low carbon concrete.
- That the parking requirement be lowered for both buildings.
- That the Applicant accommodate the stormwater runoff within the vehicle access laneway through the use of catch basins and a storm sewer.
- That the Applicant assess the vehicle access laneway for vehicles to service the existing adjacent buildings. Truck movements to be accommodated within the vehicle access laneway.
- That the Applicant revise the orifice sizes provided in the detention tanks to meet the minimum size and revise the associated release rates as noted on drawings SMP-1 and SMP-2 (i.e. revise the 25mm orifice size in the analysis on each drawing).

- For landscaping walls and hedges to be reduced to allow more connectivity to the community.
- For the pedestrian walkway between Kings Road and Toronto Road to be more pedestrian and cycle-oriented, as well as to step down the grades between the development and pedestrian walkway.
- Consider a more cohesive and integrated landscape approach for all public and private open space.
- Re-examine tower massing to provide greater articulation.
- Provide pedestrian access along south end of the proposed 6-storey building on Acadia Road to connect Acadia Road to pedestrian network.
- Landscape lighting should have adequate cut-off so as not to disturb neighbours.
- Curbs should be avoided on lanes, and bollards and raised paving should be considered to improve the proposed pedestrian and bicycle infrastructure. Consistent pedestrian paving in lanes should be used to encourage careful driving.
- Passive solar design and solar protection should be considered on the exterior elevations of the proposed buildings, especially the south-west elevations of the proposed 16 storey building.
- Consideration should be given for a more thoughtful placement of the garbage collection area.
- Native architectural and landscape materials should be considered such as local granular materials, pebbles or crushed rock in lieu of concrete pavers. Natural wood soffits with fire sprinklers or fire treatment could be considered in lieu of artificial wood soffits. High contrast materials should be reconsidered.
- Reduce the height of the proposed concrete walls for improved public realm
- Improvement of the collective design and public benefits is needed to underpin the FSR bonusing

Recommendation 2:

Examine the design of the proposed 16 storey building and consider a taller building with less mass and a smaller footprint to allow for more green space and ground access.

Recommendation 3:

Recommend that the UEL or Minister of Municipal Affairs finalize a Community Amenity Contribution (CAC) bylaw before any land use designation change is approved.

For all the above recommendations, moved by Shora Parvaresh seconded by Claire Huxtable.

None against.

CARRIED

16.0 Meeting Adjournment

The meeting was adjourned by general agreement, and panelists left the meeting at 8:03 p.m.



Shora Parvaresh, Chair
Advisory Design Panel



Pera Hardy, Secretary
Advisory Design Panel

Appendices:

Appendix 1: Memorandum regarding DP Application # 4/22

Appendix 2: Memorandum regarding Change of Land Use District Application #4/21