



University Endowment Lands
AGENDA for the
ADVISORY DESIGN PANEL MEETING
Tuesday, January 09, 2024

(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, January 09, 2024 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 Adoption of the Minutes

of the Advisory Design Panel Meeting of December 12, 2023

5.0 Development Permit Application #12/22

Ielərn Lots J & K, Lots 9 & 10, Block F, District Lot 140, Plan EPP119156 - Area D

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

A memorandum dated December 28, 2023 from Erik Ursel, Planning Technician, is attached.

5.1 Overview by Planning Technician (5 minutes)

5.2 Presentation by Applicant (10 minutes)

5.3 Questions from Panel to Applicant (10 minutes)

6.0 Meeting Closed to the Public (*)

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

7.0 Panel Deliberations and Resolution

Development Permit Application #12/22

Ielərn Lots J & K, Lots 9 & 10, Block F, District Lot 140, Plan EPP119156 - Area D

8.0 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.



MEMORANDUM

TO: Advisory Design Panel

FROM: Erik Ursel, Planning Technician

DATE: December 28, 2023 **MEETING DATE:** January 9, 2024

SUBJECT: **Development Permit Application #12/22**
leleám Lots J & K, Vancouver, BC – Block F
Lot 9, Block F, District Lot 140, Plan EPP119156
Lot 10, Block F, District Lot 140, Plan EPP119156

A Development Permit (DP) application was received on January 3, 2023, from Dave English from Townline on behalf of owner Block F Limited Partnership to build a new six-story condominium building and five three-story townhouse buildings on lots 9 and 10 in Block F. The intention is to consolidate these two lots. See Attachment A for maps and street view.

The buildings will have a total above ground floor area of 126, 720 ft². The proposed development underwent a technical review and is in compliance with the CD-2 district requirements of the *Land Use, Building and Community Administration Bylaw* (the “Bylaw”). Notice of Acceptance was achieved on December 1, 2023, before going through a Neighbourhood Notification period, which concludes on January 7, 2024. The UEL will provide a summary of written comments on the application shortly before the January 9, 2024 ADP meeting.

Per Sections 7.12 (b) of the Bylaw, all DP applications in the CD-2 district are referred to the Advisory Design Panel for recommendations.

Thank you,

Erik Ursel

Attachments:

- A: Context Maps
- B: Development Permit Checklist (CD-2)
- C: *(Architecture and Landscape plans to be linked via email.)*

ATTACHMENT A

Context Maps & Street View



Figure 1: Lots 9 & 10 (red highlight), current dividing property line (purple) & surrounding area.



Figure 2: Lots 9 & 10 street view from Crooked Branch Road. (May 2022. Trees have since been removed)



Figure 3: Lots 9 & 10 street view from Ortona Road. (Sept 2018. Trees have since been removed)

TO: Advisory Design Panel

FROM: Erik Ursel, Planning Technician

DATE: January 8, 2024

MEETING DATE: January 9, 2024

**SUBJECT: Development Permit Application #12/22
Ielərń Lots J & K, Vancouver, BC – Block F
Lot 9, Block F, District Lot 140, Plan EPP119156
Lot 10, Block F, District Lot 140, Plan EPP119156**

The neighbourhood notification deadline for Development Permit (DP) #12/22 was 4:00pm on Sunday, January 7th, 2024. The UEL received one (1) comment related to this Application. Please see attached.

Thank you,



Erik Ursel

Attachments:

A: Comment from VSB.

From: [Hayden O'Connor](#)
To: [Ursel, Erik MUNI:EX](#)
Subject: comment on development permit application #12/22
Date: December 6, 2023 3:00:57 PM
Attachments: [image001.png](#)

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hi Erik,

Please consider in reviewing the development permit application #12/22 that there is a VSB school adjacent to this development at Ieləmí.

The VSB would expect that there will be no adverse impacts to the VSB property as a result of this development including, but not limited to, increased water run-off onto VSB property, increased water drainage onto VSB property, reduction in access to staff parking, reduction in access to loading, reduction in access for garbage pick-up, reduction in access by emergency vehicles, or interruption of the continuity of existing school operations at Norma Rose Point School.

Thanks,
Hayden

Hayden O'Connor *(he/him)*

Facilities Planner

Vancouver School District

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Honoured to be working and learning together on the traditional, ancestral, and unceded territories of the xʷməθkʷəjəm (Musqueam), Skwxwú7mesh (Squamish) & səliwətał (Tsleil-Waututh) Nations