



Ref 01/22

June 7, 2023

(Letter mailed to owners of properties adjacent to 5800 University Boulevard)

Dear Owner/Occupant:

**Re: Change of Land Use District Application #1/22
5800 University Boulevard, Vancouver BC V6T 2E4
Lot A, Block 89 District Lot 140
Group 1 NWD BCP11240
Parcel ID: 025-942-093**

Polygon Development 387 Ltd. on behalf of Regent College has applied for a CHANGE OF LAND USE DISTRICT APPLICATION to amend the existing Institutional and Public Use District ("I-A") zoning for the existing surface level parking lot portion at the above address to create a new site-specific Comprehensive District ("CD") zone that would permit an 18 storey (58 metre) mixed-use commercial residential high rise building with three levels of underground parking to a maximum FSR of 4.0.

Should a rezoning be granted by the Minister of Municipal Affairs, additional University Endowment Land ("UEL") approvals would still be required, including a Development Permit and a Building Permit.

A site map and rendering as provided by the Applicant are attached. The full application is available to view at the UEL Administration Office, 5495 Chancellor Blvd, from 8:30am-4:30pm Monday to Friday.

Written comments about this application will be accepted by the UEL Manager up to and no later than **4:00 pm on July 10, 2023**, and must be submitted to PlanUEL@gov.bc.ca or to the UEL Administration Office. Email submissions are acceptable. Your name and address must be included in your comments. All comments form part of the public record and copies of the comments will be provided to the Applicant.

For further information regarding this rezoning application, please contact Heather Shay, Planning Officer at planUEL@gov.bc.ca.

Sincerely,

A handwritten signature in black ink, appearing to read "Heather Shay".

Heather Shay, MCIP, RPP
Planning Officer

cc: Applicant

Proposed Regent College parking lot Renderings as provided by Applicant.

Perspective Views 01



Plaza view toward Residential Entrance



Common Terrace from above



Eastern Elevation

Proposed Regent College parking lot Renderings as provided by Applicant (cont'd).

Perspective Views 02



Plaza from above



Entry to Plaza from Western Parkway



View from existing Regent College Atrium

Site Context as provided by Applicant.



1. University Boulevard
2. Regent College
3. Wesbrook Mall
4. UBC Hospital
5. 'U Hill Village' Commercial Centre
6. Western Parkway

Site Plan as provided by Applicant.

