



**University Endowment Lands
AGENDA for the
ADVISORY DESIGN PANEL MEETING
Tuesday, October 15, 2013**

A meeting of the UEL Advisory Design Panel will be held on **Tuesday, October 15, 2013 at 4:00 p.m.** in the UEL Public Works meeting room, located in the UEL Public Works Yard at 5495 Chancellor Boulevard, Vancouver, BC (at the intersection with Acadia Road).

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 June 11, 2013
- 5.0 Regent College Rezoning Application (*Area D*) – referral for ADP comment**
 - 5.1 Overview by UEL Administration*

Clive Grout Architect Inc. has applied to the UEL on behalf of Regent College, for an amendment to the *Land Use, Building and Community Administration Bylaw* to rezone from Institutional and Public Use District to a new form of Institutional District. The application would also require an amendment to the *Official Community Plan (OCP)* in order to extend the existing designated commercial area at the UEL Village to include Regent College.

The application proposes a change in zoning to increase the allowable height from four storeys to six storeys, and to include non-market residential housing for students and faculty as an allowable use.

If successful in the rezoning application, the detail of the proposals would be established through a future development permit application process. The existing building would remain and the new development would be built on the existing parking lot. Parking would be located underground.

The applicant has not requested additional density and the allowable floor space would remain unchanged. Site access is proposed to be from Western Parkway.

The Zoning Amendment Submission provided by the applicant is available for review.

The application has been reviewed by the UEL Administration, with technical planning, civil engineering and traffic review undertaken through the UEL's retained consultants. The technical review memorandum, which includes draft proposed zoning for the site is also available for review.

Schedule 11, Application Procedures, of the UEL Land Use, Zoning and Community Administration bylaw states that, "Before deciding to approve or reject the application, the Minister will refer the application to the Advisory Design Panel and the Community Advisory Council for comments.

This is the second discussion regarding the Regent College rezoning application and is for formal comment. (The initial informal discussion was held on May 21, 2013.)

- 5.2 *Opportunity for applicant comment*
- 5.3 *Questions from panel to applicant*
- 5.4 *ADP comment: panel deliberations and resolution*

- 6.0 **Meeting Adjournment**

Section 64 of UEL CAC Bylaw - QUORUM –

A quorum for meetings of the ADP shall be five ADP Panelists, of which two such ADP Panelists must be Professional ADP Panelists who are Registered Architects.