



**University Endowment Lands  
MINUTES OF THE  
ADVISORY DESIGN PANEL MEETING  
Tuesday, January 8, 2019**

A meeting of the UEL Advisory Design Panel was held on **Tuesday, January 8, 2019 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).

**Professional Members Present:**

Roger Amenyogbe, Architect – Chair  
Paul Y. Zhang, Architect  
Nancy Paul, Landscape Architect – Secretary  
Eleonore Leclerc, Architect

**Area Neighbourhood Panellists Present:**

Claire Huxtable, Area D Panelist  
Dan Johnstone, Area D Panelist

**Staff Present:**

Jonn Braman, Manager  
Natalie Coburn, Planner  
Deepti Rawat, Municipal Clerk

**Applicant & Consultants Present**

**Rositch Hemphill Architects**

James Wu  
Bryce Rositch

**Polygon**

Chris Ho  
Scott Baldwin  
Delon Lew

**DYS**

Colin Shrubbs  
David Simpson

**PWL**

Jason Wegman  
Cheryl Bouwmeester

**Musqueam Capital Corporation**

Doug Avis, VP

**1.0 Call to Order**

The meeting was called to order at 4:10 pm by Roger Amenyogbe.

**2.0 Introduction of ADP Members and UEL Staff**

**3.0 Adoption of the Agenda** (motion by Nancy Paul, seconded by Paul Y. Zhang)

It was Moved and Seconded:

That the Agenda, as presented, be adopted.

**CARRIED**

#### 4.0 Adoption of the Minutes (motion by Dan Johnstone, seconded by Nancy Paul)

It was Moved and Seconded:

That the Advisory Design Panel meeting minutes of November 13, 2018 as presented, be adopted.

**CARRIED**

#### 5.0 Development Permit Application #14/17 2225 Acadia Rd – Area D

A memorandum dated November 26, 2018 from Craig Dedels, Planning Technician, was attached to the agenda package.

#### 5.1 Overview by Planner

Natalie Coburn, Planner, advised that Application #14/17 is for a development permit to construct a 4-storey multi-family residential building over one level of underground parking at 2225 Acadia Road.

The application meets the requirements set out in the Land Use, Building and Community Administration Bylaw. During the neighbourhood review, the application received 4 letters of objection in which concerns included low density, loss of affordable housing, possibility of decreasing neighbour's property value and limit development options for neighbours.

Questions: No questions for Planner.

#### 5.2 Presentation by Applicant

James Wu, Architect for the applicant presented the site context, building design and landscaping for the proposed multi-family apartment.

James indicated that their proposal complies with the MF-1 district requirements of the *Land Use, Building and Community Administration Bylaw*.

#### 5.3 Questions, comments from Panel to Applicant

In summary, the Panel members and the Applicant discussed:

- The incomplete submission i.e. Landscape drawings were not part of initial submission prior to the meeting;
- The architectural character of the building in relation to the neighbourhood;
- The project's density and tenure;
- The building materials;
- The building's energy efficiency in regard to the amount of glazing; and
- The egress to the parkade.

#### 6.0 Development Permit Application #4/18 Ilelñ Lots 1&2 (5380 University Blvd, 2320 Acadia Rd, 5425 Shortcut Rd) Lots 1&2, Block F – Area D

A memorandum dated December 13, 2018 from Craig Dedels, Planning Technician was attached to the agenda package.

## 6.1 Overview by Planner

Natalie Coburn, Planner advised that application #4/18 is for a development permit to construct three buildings (4-storey, 5-storey and 12-storey) with a mix of commercial and residential uses over one level of parkade at Lots 1 & 2 of the Ielərñ development.

The application meets the requirements set out in the Land Use, Building and Community Administration Bylaw. During the neighbourhood review, the application did not receive any letters of objection.

Questions: No questions for Planner.

## 6.2 Presentation by Applicant

Jason Wegman presented the landscaping design followed by Colin Shrubbs and David Simpson who presented the architectural rationale of the project.

## 6.3 Questions, comments from Panel to Applicant

In summary, the Panel members and the Applicant discussed:

- The characteristics of the building material;
- Landscaping details around the retained tree and parkade ramp;
- Musqueam's involvement in the design;
- Energy Efficiency such as LEED compliance and the Energy Step Code;
- Suggestions to the roof design and weather protection; and
- Waste management location.

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

By general consent, the meeting was closed. The members of the public left the meeting at 5:50 p.m.

## 7.1 Panel Deliberations and Resolution Development Permit Application #4/18 Ielərñ Lots 1&2 (5380 University Blvd, 2320 Acadia Rd, 5425 Shortcut Rd) Lots 1&2, Block F

### RECOMMENDATION

It was Moved (Nancy Paul) and Seconded (Eleonore Leclerc):

That, 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 #4/18 at Ielərñ Lots 1&2.

**CARRIED**  
5 in favor

**7.2 Panel Deliberations and Resolution  
Development Permit Application #14/17  
2225 Acadia Rd**

**RECOMMENDATION**

It was Moved (Claire Huxtable) and Seconded (Dan Johnstone):

That, 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 reject Development Permit Application #14/17 for 2225 Acadia Road due to the following:

1. Incomplete submission i.e. Landscape drawings were not part of initial submission prior to January 8, 2019 Meeting;
2. Other Architectural character should be explored; and
3. Not fully resolved floor plans and site layout.

**CARRIED**  
5 in favor

**8.0 Meeting Adjournment**

By general consent, the meeting was adjourned at 6:10 p.m.

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**Roger Amenyogbe, Chair  
Advisory Design Panel**

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**Nancy Paul, Secretary  
Advisory Design Panel**