



**University Endowment Lands
Minutes from the
ADVISORY DESIGN PANEL MEETING
Tuesday, May 21, 2013**

A meeting of the University Endowment Lands (UEL) Advisory Design Panel (ADP) was held on **Tuesday, May 21, 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.

Professional Members Present:

Allan Diamond, Architect
John Keen, Architect
Roberto Pacheco, Architect
Donna Rodman, Landscape Architect

Area Neighbourhood Panellists Present:

Dave Forsyth, Area A
Jaymie Ho, Area B (until 5:27 pm)
Michael Karton, Area B
Maciek Kon, Area C
Jagdish Naraina, Area D

UEL Staff Present:

Marie Engelbert, Manager
Trisha Kaplan, Planning Consultant
Pat Kereiff, Office Administrator
Jonathan Tinney, AECOM

1.0 Call to Order

John Keen, Acting Chair, called the meeting to order at 4:05 pm.

2.0 Introduction of ADP Members and UEL Staff

ADP panel members and UEL staff were introduced.

3.0 Adoption of the Agenda

Moved, Seconded and Carried

That the agenda for the Advisory Design Panel meeting of May 21, 2013 be adopted as presented.

4.0 Adoption of the Minutes of the Advisory Design Panel Meeting of April 9, 2013

Moved, Seconded and Carried

That minutes of the Advisory Design Panel meeting held April 9, 2013 be approved as presented.

**5.0 Regent College Rezoning Application, Rezoning Application #1/12,
5800 University Boulevard**

5.1 Overview by UEL Administration

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, and may conduct a public meeting for the purpose of allowing residents to comment on the proposed change.

This is an initial informal discussion of the proposal. A second discussion for formal comment will be scheduled in due course.

Marie reviewed the application process, advising that the UEL is currently in the stage of preliminary consultation with the Community Advisory Council and the Advisory Design Panel.

Marie advised that, in order to expand its facilities with a mixed-use development, Regent College has applied to rezone from Institutional and Public Use District to a new form of Institutional District. This development would provide additional teaching and congregational space as well as 72 units of non-market rental housing for students and faculty. The proposed new development would also provide institutional offices, retail space and a 440 seat auditorium. The existing building would remain and the new development would be built on the existing parking lot. Parking for 72 vehicles would be located underground.

An OCP amendment is required to extend the existing designated commercial area to include Regent College. Regent College is located adjacent to the Village.

The total site area for Regent College is 104,504 sf. The applicant has not requested additional density or FSR and the allowable floor space will remain as present. Site access will be from Western Parkway.

Overview of current and proposed zoning are as outlined in Appendix A, attached.

Jonathan Tinney of AECOM stated that a new institutional zone is sought to complement existing institutional zoning. Outright uses would be similar to current institutional with the addition of student housing. An OCP amendment is required to allow for new zoning including conditional retail uses in this location. The OCP currently limits commercial retail development to the one block area defined as the "Village".

Regent College had held two open houses, one in June 2011 and the second in October 2012. UBC, the Ministry of Transportation & Infrastructure, the City of Vancouver Fire Department and others have been notified of the proposed development and no significant issues have been raised at this point. The adjacent fraternity house has raised concerns about setbacks and stepping up of building.

5.2 Presentation by Applicant

Clive Grout of Clive Grout Architect Inc. and Kevin Unger of Regent College were in attendance.

Clive Grout provided history of the proposed development. Regent College found there was an ongoing need for student housing on campus. A number of the students attending Regent College are international students. Regent College would like to provide non-market housing on site for students, faculty members and their families. Students will be living and attending courses on campus.

Kevin Unger advised that Regent College is a graduate level institution and attendees would be mature students studying theology.

The proposed development would be a two storey base with a four storey upper podium, totaling six storeys. The shorter side of the development would be on the University Boulevard side of the

property. An internal courtyard will also be created to maximize sun penetration. Development will be to the edge of existing building with retail businesses on Western Parkway and Wesbrook Mall.

Regent College has recognized the existing pedestrian and cycling patterns in the proposed development, as well as in the proposed entry to the underground parking site.

Mr. Grout outlined proposed floor plans for each level:

- Lower level
 - offices, seminar rooms, classrooms, library, 440 seat auditorium and parking
- Level 1
 - courtyard, commercial/retail, footpath and residential access
- Level 2
 - dormitory units, studio apartments, common lounge space and communal kitchen area
- Level 3
 - dormitories and a garden area
- Levels 4 and 5
 - dormitories
- Level 6
 - two wings of dormitories with garden space in the centre

As Regent College faces north, the building has been stepped back so shadows will not be cast on neighbouring properties. The building setback has been increased to 12'.

Access to the underground parking will be off Western Parkway at the southern corner of the property.

5.3 Questions from ADP Members

Q What are the allowable setbacks for Regent College, considering the fraternity's concern?

A In accordance with the Land Use, Building and Community Administration bylaw, allowable setbacks are: front yard – 40 feet; rear yard – 12 feet abutting Western Parkway; side yard – 15 feet average, not less than 5 feet minimum; and corner site exterior side yard 20 feet. Proposed setbacks would be as current; however, ramping of a driveway may require some relaxation of setbacks.

Q What are heights of surrounding buildings?

A Clive Grout provided a display board showing locations of surrounding buildings. Clive provided ADP members with heights (in storeys) of these buildings including UBC buildings on Wesbrook Mall.

Q Why should the UEL consider rezoning of this property?

A The application to consider rezoning is for a change of use to introduce student housing and to permit construction of 6 storeys to mass the building for public and commercial space, housing units as well as creation of the courtyard.

Q How many students will the proposed housing units accommodate?

A We have about 1,300 students and are building to meet a small fraction of students. At this time, we do not have student housing.

Q What feedback was received at the public meetings?

A Public meetings were primarily attended by Regent College students and they are very enthusiastic about the proposed development.

- Q Who controls retail spaces, other than the landlord?
- A In accordance with section 99(2) of the UEL Land Use, Building and Community Administration bylaw, applications for condition use are referred to the Advisory Design Panel, and are considered through the UEL's development permit process.
- Q Can retail space be converted to residential if needed in the future?
- A The UEL is not proposing to put anything in place to prevent that in the future.
- A It may be difficult for this project to work financially without retail.
- Q Parking in the multi-family area is difficult from 6:00 to 9:00 pm. This could be a problem in the evening when students/visitors come to Regent College for events/classes.
- A There is a lot of pedestrian traffic. Underground parking will be for students and faculty. Existing parking is curbside angled parking at meters as well as pay-parking at the Marketplace underground parking.
- Q Will Regent College be open to the public?
- A Retail space and the atrium will be accessible to the public and the design provides for pedestrian access from Wesbrook Mall to Western Parkway.
- Q Information provided for tonight's meeting has been provided by the applicant. Can the UEL provide plans and other information to ADP members by email?
- A The UEL normally provides the project data sheet. We have not tended to circulate detailed plans; however, if ADP members feel access to this information would be helpful, we can look into this.
- Q Will there be input from UBC?
- A Regent College has met with UBC planning and their interest pertained mostly to traffic and pedestrian patterns. The UEL has met with UBC twice now and information is shared as part of the process.
- Q Is the grade sloping towards retail?
- A Basically, the walkways will be cantilevered out from retail.
- Q Privacy and security for upper levels?
- A Elevators are secure. Those wishing to walk up the stairs to the courtyard must pass through a security access door. Access to the upper floor courtyard is for residents of Regent College only.
- Q Will this development affect Western Parkway?
- A A traffic analysis has been done and the proposal has been reviewed by a professional transportation engineer. No safety concerns were identified from the Western Parkway side, though the analysis does recognize some pre-existing service level issues. Western Parkway access is less problematic than Wesbrook Mall access from a safety perspective.
- Q Is this a green building.
- A We will be looking at that. The existing library is a good example of a green building.
- Q Are we rezoning lot by lot?
- A Proposal is not to change density.
- A Approval of an application does not necessarily mean tacit approval of the next application. Depends on factors of the application presented.
- Q Will you have conferences/events on this space?
- A Yes, in the auditorium.
- Q What about traffic circulation and parking for retail and events?
- A Existing parking is curbside angled parking at meters. There is parking underground at the Marketplace and Regent College staff parking will be vacant after class hours, when events would typically be scheduled.
- A There is a fee for parking at the Marketplace and parking is underutilized during the day. The problem doesn't seem to be a lack of parking, the problem seems to be a lack of free parking.
- Q For future discussions, we would like to see more context; massing, elevations, zoning. This is helpful during discussions pertaining to parking and shadowing.

6.0 Elections of Advisory Design Panel Chair, Vice-Chair and Secretary for the period of June 1, 2013 to January 31, 2014.

Pursuant to Section 4.1(b) of the UEL Official Community Plan, and Section 62 of the UEL Community Advisory Council Bylaw, the Advisory Design Panel Chair, Vice-Chair and Secretary shall be elected annually from among the Professional ADP Panellists.

Damon Oriente was nominated as Chair, John Keen was nominated as Vice-Chair; and, Roberto Pacheco Keen was nominated as Secretary for the term of June 1, 2013 to January 31, 2014. All nominations were accepted by the nominees. (Damon Oriente consented to nomination, if nominated, prior to the meeting.)

Moved, seconded and Carried.

That Damon Oriente be appointed to the office of Chair; John Keen be appointed to the office of Vice-Chair; and Roberto Pacheco be appointed to the office of Secretary of the University Endowment Lands Advisory Design Panel for the term of June 1, 2013 to January 31, 2014.

7.0 General Discussion

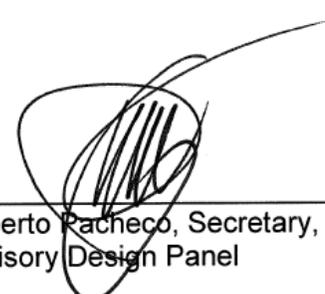
ADP members had a general discussion regarding rezoning applications and the rezoning application process, OCP regulations, retail and commercial space and the demographics of the UEL.

8.0 Meeting Adjournment

The meeting adjourned at 6:00 pm.



John Keen, Acting-Chair,
Advisory Design Panel



Roberto Pacheco, Secretary,
Advisory Design Panel

Appendix "A"
(Page 1 of 1)

Overview of Current and Proposed Zoning

	Current zoning	Proposed zoning
Zoning	Institutional and Public Use	New Institutional Zone
Floor Space Ratio (FSR) allowable	1.25 (1.45 with conditions)	1.25 (1.45 with conditions)
Allowable floor area (meeting conditions)	151,531 s.f.	151,531 s.f.
Outright Uses	Accessory uses; ambulance station; child care facility; church; club or lodge; community centre; hospital; institution of religious; philanthropic or charitable character; park or playground; parking area; public authority building; public utility; school.	As current, with addition of student and faculty rental housing.
Conditional Uses	Animal hospital; medical or dental clinic or office; financial institution; hall; health club or spa; hotel or motel; parking garage; radio broadcasting or receiving station; retail store; restaurant; social service centre; special needs residential facility; school or academy for drama, music, art, etc; offices.	As current.
Building height	4 storeys or 45 ft (13.7m)	6 storeys or 62' (18.9m)* *current proposed building height
Setbacks	Front yard: 40 feet Rear yard: 30 feet or 12 feet abutting Western Parkway Side yard: 15 feet average, not less than 5 feet minimum; corner site exterior side yard 20 feet.	As current Note: ramping of a driveway may require some relaxation of setbacks.
Parking spaces	Undetermined – requirements are not considered for all proposed uses	Post secondary education: 0.5 per FTE Student and faculty residential: 0.4 per unit Retail: 0.5 per 1000 s.f. (Existing standard in the Village Car share incentive: 5 space reduction per car share / max 1 car share per 60 spaces
Other	n/a	A new stormwater management provision, limiting discharge to 25 litres per second for each hectare of the site