



**University Endowment Lands  
MINUTES for the  
ADVISORY DESIGN PANEL MEETING  
Tuesday, June 14, 2016**

A meeting of the UEL Advisory Design Panel will be held on **Tuesday, June 14, 2016 at 4:00 p.m.** in the University Golf Club, 5185 University Blvd.

**MINUTES**

**Professional Members Present:**

David Eaton, Architect - Chair  
Jason King, Architect – Vice Chair  
Nancy Paul, Landscape Architect - Secretary  
Saba Farmand, Landscape Architect  
Michael Cheung, Architect

**Area Neighbourhood Panellists Present:**

Kent Mullinix, Area D  
Hong Chen, Area D (arrived 4:15 p.m.)

**UEL Staff & Consultants Present**

Jonn Braman, Manager  
Natalie Coburn, Planning Technician  
Lori Foster, Corporate Administrative Officer  
Hugh Kellas, Planning Consultant  
Gwyn Symmons, CitySpaces  
Brent Elliott, CitySpaces  
Nancy Hill, AECOM

**Applicant & Consultants Present**

Stephen Lee, CEO, Musqueam Capital Corporation  
Doug Avis, Musqueam Capital Corporation  
Bruno Thielmann, Musqueam Capital Corporation Consultant  
Jason Wegman, PWL Partnership Landscape Architects Ltd.  
Bryce Rositch, Rositch Hemphill Architects  
Gordon Easton, Colliers International  
Peter Joyce, Bunt & Associates

**Members of the Public**

David Forsyth

**1.0 Call to Order**

Chair David Eaton called the meeting to order at 4:10 p.m. Noted that quorum was present.

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

Roundtable introductions were made.

2.1 **Adoption of the Agenda**

**It was Moved and Seconded:**

**That the agenda for the Advisory Design Panel Meeting of June 14, 2016  
be adopted as presented.**

**CARRIED**

3.1 **Length of Meeting**

2 Hours

4.0 **Adoption of the Minutes**

**It was Moved and Seconded:**

**That the minutes of the Advisory Design Panel Meeting held May 17, 2016  
be approved as presented.**

**CARRIED**

5.0 **Block F Rezoning Application**

Jonn Braman gave a summary of the application and described the referral process.

5.1 **Questions from the Advisory Design Panel**

Q. Chair Eaton asked if any changes had been made to the bylaw referral package.

A. None.

Jonn Braman asked the ADP to comment and ask questions while looking closely at the Design Guidelines.

Q. Saba Farmand commented on land use that keeps showing up as a conditional use citing Appendix 2. He asked for a definition of a special needs facility.

A. Brent Elliot – said the definition can be referenced in the existing bylaws.

Natalie Coburn commented that special needs is a discretionary term in many existing zones and brought into the proposed CD-2 zoning.

Q. Saba Farmand asked would that include seniors assisted living.

A. Brent Elliott responded – yes under the *Community Care and Assisted Living Act*.

Q. Saba Farmand noted that affordable housing is shown as a conditional approval use only in Lot A.

A. Brent Elliott confirmed this stating it represents an amenity stemming from the applicants proposal. This provides opportunities for purpose built rentals. This is specific to the proposal and operated as a non-profit. Other lots have rental housing.

- Q. Michael Cheung commented that the housing mix does not offer anything for families.
- A. Brent Elliott replied that the proposal offers a mix of housing including townhomes and smaller units protected by a minimum unit size of 50 sq. meters.
- Q. Nancy Paul asked about parks and open space. She asked how would people access the site and where would they park. She questioned whether this project was really designed for the broader community.
- A. Jonn Braman responded that the greenspace is intended to be a community park. The proposal will add approximately 2300 new residents to the UEL. He said the park is in proximity to neighbourhoods and walkable for areas A and D residents. Metered parking will be available for those that want to drive, parking along Acadia and underground in the commercial. The applicant's proposal is to make it a walkable neighbourhood, to be considered the heart of the community.
- A. Gwyn Symmons – the park is one part that will be a wider use and trail system enhanced to walk around and walk the dog. More integrated, boundaries porous. Other parts of the UEL are more conventional, this design has active space, space to do things. Has the opportunity for a community wide draw.
- Q. Nancy Paul - will there be a ball playing field.
- A. Jason Wegman – community green is open flat area, smaller space to kick a ball. The community centre will have a larger green.
- Q. David Eaton – What traffic impact will the group of towers be to the land to the south, the traffic impacts on Acadia and affecting those on the southeast side.
- A. Peter Joyce – a comprehensive traffic impact study was prepared. Overall traffic has decreased along 16th Ave due to University bypass. The plan allows for future traffic changes and allows for growth factor with review by UEL and the Ministry of Transportation and Infrastructure. A traffic signal will provide pedestrian crossing and left turn bays have been added in strategic areas.
- Q. David Eaton asked about rapid transit potential? How will it impact the development?
- A. Peter Joyce – didn't assume there would be rapid transit in the near future when calculating traffic patterns.
- Q. David Eaton – Who will maintain the public parks, roads and amenity areas?
- A. Brent Elliott - certain parts are deeded to the UEL, the dedicated park.
- Jonn Braman - Roads A and B are public. The park, community centre and public roads will be UEL, other roads maintained privately.

- A. Brent Elliott - yes the towers are to be narrow and slim.
- Q. Jason King – Appendix 2, page 23, lots K and L townhouse residential – question about unit mixes. Did not find a definition of townhouse residential having a minimum number of bedrooms. Could they have just one bedroom?
- A. Brent Elliott – secure the floor space dedicated to the townhouses. The definition was introduced to ensure different kinds of unit types. The applicant and developer would come together.
- Doug Avis – they will be looking at various unit sizes.
- Q. Jason King – suggested stipulating a certain number that might be 3 bedrooms plus. Citing Appendix 2, page 119, retail buildings having no “back sides”. No detail about how to regulate the retail buildings.
- A. Brent Elliott – all applications would come to the UEL and deferred to the Advisory Design Panel for comment, made as transparent as possible and encourage clear definable retail units.
- Q. Jason King - page 128, Design Guidelines - no dedicated parking for the community centre. How does this meet the requirements of MF-2 as it exists now?
- A. Gwyn Symmons – Will be under the commercial area, part of the wider parking pool. Did want to provide underground parking however small building footprint, applicant felt it was better to offer wider parking.
- Brent Elliott - identified parking for the community centre as per the bylaw and restrictive covenant entering into the UEL with an agreement on how the parking would be managed.
- Q. Kent Mullenix – reiterated inadequate parking.
- A. Peter Joyce – making the neighbourhood as walkable as possible. Recommendations per other community centres most do not have dedicated parking, generally 2 spaces per 1000 sq. ft. would cover the repeat demand. 30 spaces - 23 underground and 7 on the street. This proposal goes beyond. In addition to formally provided parking, other street parking on road A. Parking that goes beyond specified requirements.
- Q. Kent Mullenix - concern remains, should be based on UEL community rather than the developer. Concern over height of building. Unacceptable with the community at large Dissatisfaction. Also, funds to operate the UEL are tight now. Maintaining property etc., there is a concern that there will be insufficient funds to operate these community amenities. Are there provisions in place? Folks don't know about that and there is a concern. Also the kind of businesses, i.e. fast food business, need covenants. Concern the business centre would become like the village. Concern overall about the density and traffic flow. Personally, some proviso for buffer between Liberta, buffer is minimal and more is in order to preserve the integrity of Liberta.

Q. Hong Chen – question if there was a typo on page 94, residential floor area from D-M not D-K. Asked for a technical discussion on the lock-off units and definition in Appendix 2, page 4 item 9 – is this a secondary suite?

A. Brent Elliott - intended as a unit to allow family and extended family.

Q. Hong Chen - page 8, 161, item 2 – the lock-off unit floor area is 300 sq. ft. In general how many units could have lock-offs and what would the total number of all the units be?

A. Brent Elliott – Lock-offs not part of the count. Opportunity as a mortgage helper for family. Not intended to create extra units. Affords flexibility for a residential owner. Lock-offs are not requirements.

Gordon Easton – Believes approximately 110 total units and each one wouldn't have a lock-off. That would be overstating the fact.

Q. Hong Chen – how many parking spaces would there be?

A. Gordon Easton - depends on the type of housing, rental, townhouse and apartment and the associated parking.

Peter Joyce - different ratios apply to different housing, want to provide a balance. Requirements are in the bylaws.

Q. Hong Chen - it is difficult to get a sense from the document. If you haven't done the work how would we know?

Q. Peter Joyce gave a rational based on observation of over 20 buildings on the west side and car ownership levels through ICBC based on extensive data. Based on levels today and finding the balance between what the evidence suggests. These are proposed minimums. The developer might want to create more space.

Q. Hong Chen – How would they find the space?

A. Peter Joyce – if they wanted to provide more, they would have to go deeper into the ground.

Q. Hong Chen – the size and number of units would be helpful to know.

A. Jonn Braman - we are looking at the draft bylaws which provide future developers rules to play by. The bylaws provide rate per number of units for each type of building.

Q. Hong Chen – asked for a schedule or spreadsheet of the parking.

A. Gwyn Symmons – Developers have discretion per their development. Exact mix not there because a detailed design is needed which happens when an application is presented.

Jonn Braman - at the Development Permit stage it would be known.

- Q. Hong Chen asked – do you have a list of developers to choose from
- A. Gwyn Symmons - it is up to the applicant to accept a society.  
Bruno Thielmann - worked with BC Housing, there are suitable candidates which are decided in the development permit stage.
- Q. Hong Chen asked about land ownership and prepaid strata.
- A. Doug Avis – 99 year leases on market condos.
- Q. Hong Chen asked about traffic flow, saying it would be mostly eastbound, assuming most people were driving out.
- A. Peter Joyce – many residents commute outbound to the Metro area. Overtime, more jobs would be located out here, right now flow is representative of what we know now.
- Q. Hong Chen – the residents will not be working at UBC then, they will still use cars and need parking.

## 5.2 ADP Comments

Chair Eaton, directing his question to the UEL table, asked what the panel's expectation was.

Gwyn Symmons responded, we are hoping the Advisory Design Panel will concur that the Design Guidelines do the job, that the quality is there which is designed to assist you. This will be your tool when you look at development permit applications.

David Eaton said there is little emphasis on recycling and more on garbage in the commercial area and asked for onsite opportunities for people to recycle. He commented that recycling should be a mandate.

Gwyn Symmons referenced the Design Guidelines beginning on page 117.

Jonn Braman referenced item 6.4.4 page 121 of the Design Guidelines.

David Eaton questioned firefighting access asking if there were additional facilities or equipment planned for.

Jonn Braman responded that firefighting service is contracted through the city of Vancouver. He said this rezoning has been referred to the city and will be taken into account through future contracts with them.

Chair Eaton asked for any more questions or comments.

Michael Cheung said he attended the meeting last year noting the improvement for the smaller tower; however, the location for the childcare centre is by the big forest citing a requirement for space in the sun.

Jason Wegman commented there would be enough sunlight for the outdoor area.

Jon Braman said the bylaws provide up to two stories for that facility allowing for more glass, for more surface area.

Nancy Paul questioned how future projects may interpret and process the Design Guidelines. Would individual projects be brought in front of the ADP?

Gwyn Symmons suggested that this would be a balancing act - not so prescriptive yet not so loose where the buildings are mediocre. The guidelines are carefully thought out and structured for the siting of buildings, density and height. There is a bit of control there.

Jon Braman confirmed that the ADP will review each building during the Development Permit process.

Nancy Paul commented that when developers run out of money, the landscape can suffer getting reduced and picked over.

Jon Braman said the *Works and Services Bylaw* will require developers post a security deposit.

David Eaton cited page 113 of the Design Guidelines asking for a definition of "warmly contemporary."

Bryce Rositch responded - contemporary is sharp design, on the west coast warmth is achieved using natural wood products.

David Eaton suggested using these words.

Jason King addressed housing diversity asking would it be too prescriptive to have requirements for the number of 2 and 3 bedroom units.

Gwyn Symmons said the number of town homes would be about 110 -112 and the number of bedrooms would be market related which varies with time.

Bruno Thielmann commented that the ability to reflect what the market demands is important. He cited the Cambie and S.W. Marine Dr. project as meeting the market. As demographics shift there could be more demand for a 3 bedroom condo.

Ken Mullenix commented on playing fields, density and the change in use when a playing field was gravelled over at a nearby school.

Hong Chen asked if there will be a revised draft of the bylaws that incorporates all the comments and questions presented.

Jon Braman said the purpose of this meeting is to collect comment and if there were substantial changes we would refer them back.

Hong Chen - so you will be the judge? Will you update the community or just report to the minister? Do you have a timeline?

Jon Braman - I have a team of professionals working with me on that and no specific timeline.

Saba Farmand asked for clarification on the following items:

- Responsible development - citing page 15 of the Design Guidelines;
- Definition of a special needs residential facility – does this include rehab and detox centres?
- Page 18-19 - on the Community Park and Community Green - lacks wording for reference and intent, no reference to the environmental role there is no language that addresses this.
- How do the Design Guidelines set out the role of the Community Park and Community Green as open space and maintain functional ecological habitat areas.

Responses included the following:

- The CD-2 bylaw, Appendix 2 pages 4-5 cite uses under “social service centre” similar to a special needs residential. One is residential, the other is a service;
- Page 18, intent under Community Park and Community Green should reflect description in Design Guidelines;
- Reference to Community Garden (structure) under Community Green offers option to start one.

Jonn Braman said the current bylaw has a of a special needs residential facility.

Natalie Coburn commented that “social service centre” is throughout most of the zones in the current bylaw. It is separate from the special needs definition. See page 5 at Appendix 2 of the proposed bylaw.

David Eaton asked about the current state of food trucks – appendix 2, page 13 – and how they would be regulated.

Natalie Coburn responded that food trucks for special events are a possibility in the future. Regulations to be looked at for refining.

Chair Eaton addressed the UEL table stating they had reviewed the Design Guidelines and Appendices and asked for further direction.

Jonn Braman commented that Appendix 5 is an amendment to the recently passed *Works and Services Bylaw*.

Nancy Paul observed that most trees in the Design Guidelines appear to be maples (acers), risk in a monoculture being wiped out by disease. Variety preferred.

Jason Wegman said Acers tend to pretty adaptable, monoculture can be a problem but it barely amounts to two blocks in comparison to the rest of UEL/UBC.

Saba Farmand, citing Appendix 5, Schedule F, page 8 asked if there was consideration for tree security, bonding system retainer, how do you ensure that the trees will be protected a few years after construction is complete.

Jason Wegman remarked there is commitment to not affect the windfirm trees. As part of a Development Permit requirement, tree protection would be in place.

Saba Farmand referenced Appendix 5, page 8, second last paragraph, that in writing a biologist would ensure that adequate selection was made.



Bruno Thielmann cited Appendix 5, page 3 - Environmental Considerations - which requires a tree management and protection plan with any building permit application.

### 5.3 Summary of Panelist Comments

Chair Eaton called for a summary and more direction from the UEL table.

Jonn Braman directed the ADP to the bylaw as a whole and welcomed any further comments. Exhausting that, we look for a resolution from the panel.

Hong Chen asked if the resolution would be based on the comments and suggestions made here today.

Kent Mullenix stated the community remains concerned that the height of the tallest buildings are excessive seeking a reduction in height and overall density.

David Eaton felt the Design Guidelines were fairly complete. No major concerns, no significant deficiencies. He noted the comments about connection with neighbourhood and unit size within buildings, a concern that the mix was not right.

Nancy Paul commented the Design Guidelines look great on paper, if everything does what it is supposed to.

Jonn Braman summarized the technical review work by staff assessing an application through the bylaws. This bylaw will be the tool the panel would use as a cross check and balance.

Chair Eaton commended the Applicant for the work, vision and opportunity on this project.

The ADP remained concerned about the following points:

- Approving the current height of the towers;
- Trees and tree height – 70% plus are less than 45 meters;
- Density as it relates to height of the towers – reducing height would reduce density.

There was inaudible discussion amongst the Panel as wording and discussion were considered.

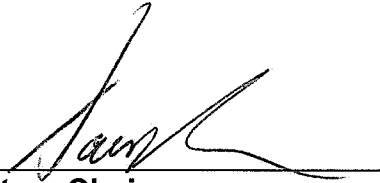
**It was Moved (David Eaton) and Seconded (Jason King):**

**That the Advisory Design Panel accept the document as present to us today with the exception of adding in comments on density and height of the highest structures. We commend the applicant on the thoroughness of the document.**

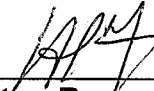
**CARRIED**  
**6 in favour**  
**1 abstained (Hong Chen)**

**6.0 Meeting Adjournment**

Chair Eaton adjourned the meeting at 6:09 p.m.



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**David Eaton, Chair**  
**Advisory Design Panel**



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**Lori Foster, Recorder**  
**Corporate Administrative Officer**