



**University Endowment Lands
Minutes from the
ADVISORY DESIGN PANEL MEETING
Tuesday, June 9, 2015**

A meeting of the UEL Advisory Design Panel was held on **Tuesday, June 9, 2015 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:

Hanako Amaya, Landscape Architect
Michael Cheung, Architect
John Keen, Architect
Alan Ngo, Engineer
Donna Rodman, Landscape Architect
Edward Smith, Engineer
Eric Stine, Architect

Area Neighbourhood Panellists Present:

Hong Chen, Area D (as an observer)
Dave Forsyth, Area A
Jaymie Glasmann Ho, Area B
Maciek Kon, Area C (left early)
Tamara Knott, Area C (left 5:15pm)
Stuart Smith, Area A

UEL Staff Present

Jon Braman, Manager
Natalie Coburn, Planning Technician
Lesley Fordham, Corporate Administrative Officer

1.0 Call to Order

Jon Braman, UEL Manager, called the meeting to order at 4:05pm.

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 June 9th, 2015 be adopted as presented.

4.0 Elections of Advisory Design Panel Chair, Vice-Chair and Secretary for the period of February 1, 2015 to January 31, 2016.

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.

4.1 Election of Advisory Design Panel Chair and Resolution

In the absence of a Chair, Mr. Braman called for a nomination of a Chair, Vice-Chair and Secretary. Dave Forsyth nominated Eric Stine for Chair. Eric Stine accepted and there were no objections.

Moved, Seconded and carried

That Eric Stine be appointed to the office of the Chair for the term of February 1, 2015 to January 31, 2016.

4.2 Election of Advisory Design Panel Vice-Chair and Resolution

Donna Rodman volunteered and there were no objections.

Moved, seconded and carried

That Donna Rodman be appointed to the office of Vice-Chair for the term of February 1, 2015 to January 31, 2016.

4.3 Election of Advisory Design Panel Secretary and Resolution

Eric Stine nominated John Keen for Secretary and there were no objections.

Moved, seconded and carried

That John Keen be appointed to the office of Secretary for the term of February 1, 2015 to January 31, 2016.

5.0 Adoption of the Minutes

Moved, seconded and carried

That the minutes of the Advisory Design Panel Meeting held January 13, 2015 be approved as presented

6.0 Development Permit Application #2/15 4970 Queensland – Area C

6.1 Overview by Planning Technician

Natalie Coburn, Planning Technician, advised that Application #2/15 was for development to construct a two storey single family dwelling and detached garage at 4970 Queensland Road.

The application meets the requirements set out in the Land Use, Building and Community Administration Bylaw and no variances have been requested. During the neighbourhood review period, one letter of objection was received in which the main concern was loss of privacy. The project data sheet outlining the requirements of the Bylaw is attached at Appendix I.

6.2 Presentation by Applicant

Paul Phillips, Principal at EDG Homes Inc., was in attendance at the meeting.

Mr. Phillips attempted to resolve the concern directly with the neighbouring objector, but was unsuccessful.

To address the objector's privacy concerns, Mr. Phillips said that the neighbour's large cedar tree will be retained and will act as a barrier, existing privacy hedge will remain, and the owners of the house have agreed to remove one bedroom window.

6.3 Questions from Panel to Applicant

In summary, the Panel Members and the Applicant discussed:

- concerns about the massing of the house, especially with the topography of the site. The applicant explained that the upper floor is smaller than the main floor and it would be difficult to lower the proposed house.
- concerns about the privacy of the house across the street. It was noted that these neighbours did not submit a letter of objection and their privacy is mediated by trees.
- the removal of trees and the retention of the neighbour's cedar tree. Discussions were had on consulting an arborist.
- Panelists suggested that an arborist could recommend techniques that would allow the applicant to lower the house without damaging the neighbour's tree.

7.0 Development Permit Application #8/14 5840 Newton Wynd – Area B

7.1 Overview by Planning Technician

Natalie Coburn, Planning Technician, advised that Application #8/14 was for a development permit to construct a two storey single family dwelling with an attached garage and a detached garage at 5840 Newton Wynd.

This property is an irregularly shaped triangular lot and, because of that, the applicant is seeking three variances. They are to:

1. Vary the required front yard setback from 60' to 55.94'.
2. Vary the required exterior side yard setback from 60' to 43.8'.
3. Vary the building depth from 75' to 75.19'.

The development permit went to neighbourhood review, during which a mock up showing the height and massing of the proposed building was in place. 15 letters of objection were received. The concerns of these letters included loss of views, loss of privacy and objections to the number of variances. The project data sheet outlining the requirements of the Bylaw is attached at Appendix II.

7.2 Presentation by Applicant

Stuart Howard, Stuart Howard Architects Inc., Orienne Johnson, Stuart Howard Architects Inc., and Damon Oriente, Damon Oriente Ltd. were in attendance at the meeting.

Mr. Howard began his presentation by speaking about variances and hardships. He noted that the building site is difficult because of its shape and the design attempts to keep the proposed house in the same location as the existing house. The existing house projects into setbacks. He argued that if they do not get the variances they would have to use more of the allowable

building envelope in the front and rear and would block more view corridors than they currently are.

Mr. Howard then addressed the concerns of the neighbourhood and issues during the review period. He displayed a series of photographs taken from a drone camera flying at the floor lines of other houses in the neighbourhood to show the view impacts of the proposed house. He argued that the view impact would be low and it would increase if they did build into the building envelop.

Landscape architect Mr. Oriente acknowledged that the current landscaping is old and decrepid and much of it will be removed. He addressed neighbour's concerns that the proposed conifers would block their view over time. He has removed these conifers from the plan.

Mr. Howard acknowledged the overshadowing of the eastern neighbour's property. He has minimized the windows on this side of the proposed house. He met with the eastern neighbours and stated that the only way to lessen the impact would be to ask for more variance.

7.3 Questions from Panel to Applicant

In summary, Panel Members and the Applicant discussed:

- concerns about the height and positioning of the house. The panelist made suggestions to lower and to rotate the house. The applicant stated that the proposed height would result in minimal impact to views and that rotating the house could increase this.
- the number of variances requested. The panelists were concerned with the number of variances that were requested and the applicant was asked if a home could be built within the current bylaws. The applicant stated that the variances allow him to have a smaller impact on view corridors and that if he built within the buildable area the impact would be worse. He also stated that a lot of this shape should qualify as having a hardship.
- concerns that allowing variances would have an impact on future development permits and result in a gradual relaxation of bylaws. The applicant stated that, since the existing house contains variances, bylaw relaxation occurred a long time ago.
- the photos taken by the drones. A panelist suggested that the photos do not express the emotional impact that was stated by the objectors. The applicant stated that the photos are very accurate.
- the concerns about privacy and whether additional features, including window glazing or landscaping, could be incorporated to mitigate this problem.

8.0 Development Permit Application #9/14 1670 Wesbrook Crescent – Area A

8.1 Overview by Planning Technician

Natalie Coburn, Planning Technician, advised that Application #9/14 was for a development permit to construct a two storey single family dwelling and detached garage at 1670 Wesbrook Crescent.

The application meets the requirements set out in the Land Use, Building and Community Administration Bylaw and no variances have been asked for. During the neighbourhood review period, four letters of objection and 10 emails to the Minister from non-residents were received. The main concerns of residents were the amount of hard surfacing, loss of trees and the loss of the current house. The project data sheet outlining the requirements of the Bylaw is attached at Appendix III.

8.2 Presentation by Applicant

Charles Cheung and Andrew Hsu from C² Design were present at the meeting.

Mr. Cheung and Mr. Hsu stated they met with the objectors and as a result the following changes were made to the design: a smaller garage, retention of more mature trees, and relocation of the garage to decrease the amount of impermeable surfacing.

8.3 Questions from Panel to Applicant

In summary, Panel Members and the Applicant discussed:

- the existing house. The panelist asked if the applicants had considered renovating, relocating, or deconstructing the existing house. The applicants stated that renovating would be too expensive and the existing house does not fit the owner's needs. However, they will make recommendations to the owner and contractor to consider relocating or deconstructing.
- concerns that the form and materials are not compatible with the neighbourhood. The panelists made suggestions that the design be more neighbourly. Panelists did not like the lampposts in the original design. The applicant indicated that these have been removed.
- the landscaping and plant list. The panelist raised concerns about the removal of cedar trees and the proposed plant lists. The applicants were willing to make changes to the plant list or hire an arborist.

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

Meeting closed to the public at 6:25.

9.1 Panel Deliberations and Resolution Development Permit Application #2/15 4970 Queensland Road - Area C

The panel reviewed and discussed information provided by the applicant and UEL staff. In summary, discussions included:

- the hiring of an arborist to ensure the neighbour's tree could be maintained during construction.
- increasing the number of replacement trees.
- the fact that no variances were requested.

RECOMMENDATION:

Moved, Seconded and Carried.

That, having considered the design as presented, letters of objection, and the UEL bylaws, the Advisory Design Panel recommends that the Manager of the University Endowment Lands approve Development Permit Application #2/15, 4970 Queensland Road, provided that the applicant retains a certified arborist to provide a report that the neighbour's cedar tree can be safely retained through construction. The certified arborist is also to provide a letter of assurance, also signed by the property owner, that the arborist will be present on site to supervise the excavation work near the cedar to ensure no unwanted damage will be done to the root system during excavation. The ADP also recommends the applicant replace the 9 trees proposed to be removed with a minimum of 2 additional trees to their tree palette of a caliper size of 6 to 8 cm.

9.2 Panel Deliberations and Resolution Development Permit Application #8/14 5840 Newton Wynd - Area B

The panel reviewed and discussed information provided by the applicant and UEL staff. In summary, discussions included:

- that the requests for variances are logical and thoughtful. The existing house is non-conforming.
- possible design changes to eliminate the requested variances, such as rotating, lowering or shrinking the house.
- the impact that those design changes could have on the neighbour's view corridors. The applicant argued that these changes would result in a bigger impact on neighbours by moving the house closer to the property line and increasing the variances
- the inclusion of additional green or sustainable elements in development permits of this size.
- the mock-up. The applicant did not believe this was an effective way of presenting the view corridors to the neighbours
- concerns about variance relaxation and bylaw enforcement.
- whether or not this is a lot that requires hardship relaxations.

RECOMMENDATION:

Moved, Seconded and Carried.

That, having considered the design as presented, letters of objection, and the UEL bylaws, the Advisory Design Panel recommends that the Manager of the University Endowment Lands approve Development Permit Application #8/14, 5840 Newton Wynd with the following conditions:

- *The request to vary the required front yard setback variance from 60' to 55.94' be rejected,*
- *The request to vary the building depth from 75' to 75.19' be rejected, and*
- *The applicant takes additional steps, to the satisfaction of the Manager, to address the neighbour's concerns and mitigate the view impacts*

9.3 Panel Deliberations and Resolution Development Permit Application #15/13 1670 Wesbrook Crescent - Area A

The panel reviewed and discussed information provided by the applicant and UEL staff. In summary, discussions included:

- that the panel appreciated the applicant meeting with objectors and making changes to the design.
- that, after making changes to the design, the submitted application is different from what is now being proposed.
- concerns about losing the existing house.
- that the quality of the landscaping is weak.
- whether or not the design and the materials used are neighbourly.

RECOMMENDATION:

Moved, Seconded and Carried.

That, having considered the design as presented, letters of objection, and the UEL bylaws, the Advisory Design Panel recommends that the Manager of the University Endowment Lands NOT approve Development Permit Application #9/14, 1670 Wesbrook Crescent based on the following concerns:

- *The landscaping plans are incomplete and should be revised, and*
- *The design of the house is not neighbourly*

*Opposed: Edward Smith
Stuart Smith*

10.0 Block F Rezoning Application

A revised Block F rezoning application and design guidelines were distributed to the professional panelists.

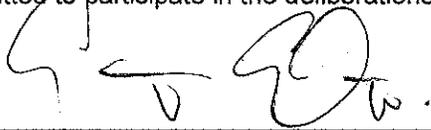
Mr. Braman informed the panelists that there will be a Block F Open House at Norma Rose Point School and there will be a special Block F ADP meeting on June 23rd, for which quorum has been confirmed.

11.0 Meeting Adjournment

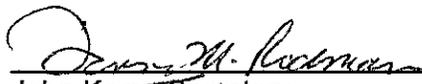
*** Note:**

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

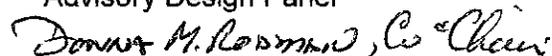
At this point the ADP meeting was closed to the public, with the exception of the Applicant and/or the Applicant's Representatives. ADP neighbourhood panellists who are attending the meeting as observers are welcome to stay; however, are reminded that in accordance with Section 4.1(b) of the UEL Official Community Plan they are not permitted to participate in the deliberations pertaining to matters under review today.



Eric Stine, Chair
Advisory Design Panel



John Keen, Secretary
Advisory Design Panel



Donna M. Rodman, Co-Chair

Appendix I

Address: 4970 Queensland Road		DP# 2/15
Legal: Lot 3 Blk 16 DL 140 Plan 8403		BP#
Applicant: EDG Homes	Site Area: 7,240 sq ft	Area: C
Project Description: new 2 storey SFD with detached 2 car garage		

HOUSE	Required	Proposed
Setbacks: Front	min 30 feet	30'
Rear	min 35 feet	35'
Left Side	min 6.28 feet	6.29'
Right Side	min 6.28 feet	6.33'
	Permitted	Proposed
Floor Space Ratio (FSR)	max 2534 sq ft	2528.50'
Main Floor Area	-	1311.74
Second Floor Area	-	1216.76
Building Height	max 25'	25'
Elevations: Average Grade	-	305.09'
Ridge		333.03'
Mid-Point		330.09'
2 nd Floor		319.15'
Main Floor	-	308.15'
Site Coverage	max 35% 2534 sq ft	35% 2534 sq ft

ACCESSORY BUILDINGS	Building #1		Building #2	
	Permitted	Proposed	Permitted	Proposed
Setbacks: Side	min 5 feet	5'	min 5 feet	-
Rear	min 4 feet	4'	min feet	-
Building Height: Ridge	max 15 feet	13.83'	max 15 feet	-
Mid-Point	max 12 feet	11.58'	max 12 feet	-
Floor Area in Side Yard	max 300 sf	n/a	max 300 sf	-
Total Floor Area: max 500 sf	Bldg #1: 495.89 sf + Bldg #2: sf = Prop'd Total: 495.89 sf			

VARIANCES REQUESTED
none

Completed by: NC Date: May 28, 2015

Appendix II

Address: 5840 Newton Wynd		DP# 8/14
Legal: Lot 1 Blk 70 DL 140 Plan 6034		BP#
Applicant: Stuart Howard Arch	Site Area: 32,377 sq ft	Area: B
Project Description: new 2 storey SFD with detached 2 car garage		

HOUSE	Required	Proposed
Setbacks: Front	min 60 feet	55.94' VARIANCE
Rear	min 20 feet	20.33'
Left Side	min 20 feet (interior side)	33.23
Right Side	min 60 feet (exterior side)	43.79' VARIANCE
	Permitted	Proposed
Floor Space Ratio (FSR)	max 7,000 sq ft	6,998 sq ft
Main Floor Area	-	3,890 sq ft
Second Floor Area	-	3,108 sq ft
Building Height	max 25'	25'
Elevations: Average Grade	-	211.80'
Ridge		236.79'
Mid-Point		n/a
2 nd Floor		225.80'
Main Floor	-	214.63'
Site Coverage	max 25% (8094.25 sq ft)	16.1% (5220.6 sq ft)

ACCESSORY BUILDINGS	Building #1		Building #2	
	Permitted	Proposed	Permitted	Proposed
Setbacks: Side	min 5 feet	5'	min 5 feet	
Rear	min 5 feet	5'	min feet	
Building Height: Ridge	max 15 feet	n/a	max 15 feet	
Mid-Point	max 12 feet	11.65'	max 12 feet	
Floor Area in Side Yard	max 300 sf	222.3 sq ft	max 300 sf	
Total Floor Area: max 620.2 sf	Bldg #1: 616.4 sf + Bldg #2: sf = Prop'd Total: 616.4 sf			

VARIANCES REQUESTED
1. Vary front yard setback from 60' to 55.94' 3. Vary building depth from 75' to 75.17'
2. Vary exterior side yard setback from 60' to 43.79'

Completed by: NC Date: May 28, 2015

Appendix III

Address: 1670 Wesbrook Crescent		DP# 9/14
Legal: Lot 4 Blk 85 DL 140 Plan 5449		BP#
Applicant: C ² Designs	Site Area: 15,990 sq ft	Area: A
Project Description: new 2 storey SFD with detached 4 car garage		

HOUSE	Required	Proposed
Setbacks: Front	min 40 feet	45' 11"
Rear	min 70 feet	78' 11"
Left Side	min 15 feet	15'
Right Side	min 15 feet	15' 6"
	Permitted	Proposed
Floor Space Ratio (FSR)	max 4,200 sq ft	4,141.2 sq ft
Main Floor Area	-	2,326.2 sq ft
Second Floor Area	-	1,815.0 sq ft
Building Height	max 25'	25'
Elevations: Average Grade	-	274.10'
Ridge		303.69'
Mid-Point		299.10'
2 nd Floor		286.50'
Main Floor	-	275.00'
Site Coverage	max 25% (3997.5 sq ft)	24.95% (3989.8 sq ft)

ACCESSORY BUILDINGS	Building #1 (garage)		Building #2 (porte cochere)	
	Permitted	Proposed	Permitted	Proposed
Setbacks: Side	min 5 feet	8' 6"	min 5 feet	5' 1"
Rear	min 5 feet	8' 9"	min 5 feet	n/a
Building Height: Ridge	max 15 feet	14.24'	max 15 feet	n/a
Mid-Point	max 12 feet	11.16'	max 12 feet	11.58'
Floor Area in Side Yard	max 300 sf	n/a	max 300 sf	210 sq ft
Total Floor Area: max 1120 sf	Bldg #1: 911.86 sf + Bldg #2: 207.88 sf = Prop'd Total: 1,119.74 sf			

VARIANCES REQUESTED
none

Completed by: NC Date: May 28, 2015



University Endowment Lands
SUMMARY for the
ADVISORY DESIGN PANEL SPECIAL BLOCK F MEETING
Tuesday, June 23, 2015

A meeting of the UEL Advisory Design Panel was held on **Tuesday, June 23, 2015 at 4:00 p.m.** in the UEL Public Works meeting room, located in the UEL Public Works Yard at 5495 Chancellor Boulevard, Vancouver. The following is a summary of the Panel's discussion. The Minutes of this meeting can be found as Appendix I.

Design Guidelines: Panelists suggested the language used in the Design Guidelines should be more definitive, for example using "shall", "will" and "must" instead of "may". They expressed that this could be done without excluding the possibility for creativity. For greater clarity in the guidelines, it was also suggested they include what could not be done and what materials could not be used.

Accessibility and Safety: The importance of universal accessibility to public washrooms and public spaces was emphasized. A concern was also raised about accessibility in affordable housing units. Suggestions were made to increase security and safety for cyclists, including using architectural and landscaping features to indicate intersections, and incorporating bike lockers. Concern was raised about fire suppression and the lack of service lines to the forested areas. Use of lighting in the park as described was appropriate.

Building Form and Density: Generally, the panel liked the tall and slender design of the 18 storey towers and would like to see more photos of towers in the Design Guidelines. The height and density of the 18 storey towers are in line with long term plans at UBC and are appropriate in addressing population growth. Though community members may feel like this density seems high, it will seem appropriate in 15 years as the development is completed. Two of the professional members felt that the tower in parcel M was out of place with the surrounding low rise buildings. The resident member expressed community concern about the height of the towers, particularly those along University Boulevard. It was also noted that the application and design guidelines do not outline a minimum requirement for the size of the apartment units.

Ecological: The location of Block F as an important connection to the north and south side of Pacific Spirit Park was discussed. Wildlife connectivity should be maintained and panelists would like to see heritage trees incorporated into the development better. The constructed wetland and bioswale will require maintenance to ensure they function as intended. It was suggested that glazing should be used on windows to minimize bird strikes.

Sustainable Development Features: The panelists like the sustainable development features described in the proposal, including urban agriculture and community gardens, but did not see examples where they would be incorporated. They would like to encourage exceeding the LEED Gold building standard, particularly around energy and the consideration of district energy for the site. Stronger re-enforcement of sustainable development principles is needed in the Design Guidelines.

Impact on surrounding areas: The neighbourhood panelist was concerned about the impact Block F would have on surrounding areas, including additional rezoning applications in Area D and on this site in the future. She highlighted community concern about potential increase in noise.

Impressed with Improvements: Overall, the panelists were impressed with the revised application. The Musqueam Capital Corporation's commitment to quality land use was acknowledged and the improvements from the December 2013 application and design guidelines were appreciated.

Appendix I



University Endowment Lands MINUTES for the ADVISORY DESIGN PANEL SPECIAL MEETING Tuesday, June 23, 2015

A meeting of the UEL Advisory Design Panel was held on **Tuesday, June 23, 2015 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

Hanako Amaya, Landscape Architect
Michael Chung, Architect
John Keen, Architect
Donna Rodman, Landscape Architect
Eric Stine, Architect

Area Neighbourhood Panellists Present

Hong Chen, Area D
Dave Forsyth, Area A (as an observer)
Jaymie Glasmann Ho, Area B (as an observer)
Stuart Smith Area A (as an observer)

CAC Block F Working Group Present

Ron Pears, Chair

UEL Staff Present

Jonn Braman, Manager
Natalie Coburn, Planning Technician
Lesley Fordham, Corporate Administrative Officer
Hugh Kellas, Planning Consultant

Applicants Present

Gordon Easton, Colliers International
Steve Lee, Musqueam Capital Corp.
Bryce Rositch, Rositch Hemphill Architects
Bruno Thielmann, consultant for Musqueam Capital Corp.
Jason Wegman, PWL Partnership Landscape Architects

1.0 Call to Order

Eric Stine called the meeting to order at 4:02pm.

2.0 Introduction of ADP Members and UEL Staff

3.0 Adoption of the Agenda

Moved, Seconded and Carried

That the agenda for the Advisory Design Panel meeting of June 23rd, 2015 be adopted as presented.

3.1 Length of Meeting

Two Hours

4.0 Purpose of Meeting

Jonn Braman made the distinction between a development permit application and a rezoning application. In a development permit application, delegation is allocated to the Manager, who administers the process. There are provisions in the UEL Land Use, Building and Community Administration Bylaw and the ADP Terms of Reference that provide the process for Development Permit referrals. The UEL Official Community Plan bylaw enables the Manager to refer land use planning and other matters to the ADP for comment. Block F is currently in the rezoning application phase and the development permit application will come at a later stage.

The purpose of this meeting is to refer Block F's land use planning to the Advisory Design Panel and for the panelists to make comment. There is no Bylaw requirement to hold the meeting nor to make it public at this stage in the rezoning process.

Natalie Coburn drew the panelists' attention to the importance of the Design Guidelines. They will be used to evaluate the form and character of each building, in conjunction with the Bylaw. They will guide how each building functions on its own lot, with the rest of the site and with the existing neighbouring properties. She asked the panelist to consider whether the guidelines reflect the application's design objectives while allowing for creative freedom.

5.0 Block F Rezoning Application

5.1 Presentation by the Applicant

Bryce Rositch indicated that changes had been made to the December 2013 application as a result of consultation with the public, the CAC Working Group, UBC and Pacific Spirit Park. The changes include, but are not limited to:

- Replacement of the hotel with rental housing
- Removing the high rise on parcel C and locating the community centre and daycare there
- Including the entire UEL community in the Club House
- Changes to the building and land uses to accommodate concerns of residents in Liberta.
- Scaled down high rises that are now 18 stories

The application also includes:

- An active heart of the community that is accessible to the UEL
- High-end, small grocery and retail stores
- A plaza area that acts as a gathering space

Mr. Rositch stated that this is comprehensive development that is more appropriate for the community than the original application and addresses more concerns of the community.

Jason Wegman spoke about public space. He stated that their intentions were to maximize the use of open public space and retain the existing forest park character in the new land use. In his presentation Mr. Wegman spoke about:

- The village heart with commercial activities, social programming and businesses supported by the community
- The wetlands as an important part of how the site currently functions. They tried to maintain ecological services to the surroundings to service people, animals and the hydrological system.
- The urban plaza connected to the community building.

- The roadway at University Boulevard and how they attempted to connect it to Pacific Spirit Park and use wider boulevards.
- The bioswale stormwater management program
- The forested area and how they intend to have people play and spend time here. They worked with an arborist to try to maintain forest.

Mr. Rositch discussed how the community building is a benefit of increased density and they would like it to be open and engender community.

He also spoke about the Design Guidelines and how they are intended to emphasize the importance of the public realm, integrate public and private spaces and incorporate hard and soft landscaping. The guidelines also promote a warm west coast contemporary look with high quality materials, which is appropriate to the time and location. Mr. Wegman added that the guidelines are meant to help the community feel like it is a part of the whole UEL but also have its own unique character. They should be used as a tool to see if objectives are being met, to ensure consistency and to maintain a theme.

5.2 Questions from the ADP

John Keen stated that the original application had 22 storey towers. He asked how tall the towers were in the new application and what their footprint was. Mr. Rositch answered 18 stories and the towers are more slender. Mr. Keen asked Mr. Rositch to summarize the benefits to the community and was told that the strongest benefit is the quality and richness of the community.

Mr. Keen asked if Block F is meant to balance the other end of UBC. Mr. Rositch stated that it was meant to balance with Wesbrook as a through street.

Hanako Amaya asked if bioswale is collecting main or grey water, how wildlife will be moving between the north and south ends of Pacific Spirit Park and if there are any significant trees on site. Mr. Wegman answered that the bioswale is collecting rain water from the entire site and acts as both an aesthetic and a rain water management feature. He said that habitat connectivity is important to them and their connections will be maintained. Heritage trees on site will also be maintained.

Eric Stine stated that he likes the slender tower designs but these are not included in the guidelines. He would also like to see more parking specifics. He noted that the guidelines only encourage certain elements instead of requiring them. Mr. Rositch stated that the guidelines are meant to be a living document with opportunity for discussion.

Mr. Stine asked why the 18 storey tower on south Acadia is placed where it is instead of the more vibrant area. Mr. Rositch said this was in line with UBC's development plans for the area and minimizes shadowing on adjacent development.

Mr. Stine asked if there would be transfer of density and Mr. Rositch answered no.

Donna Rodman asked about fire prevention and servicing the forested area. Mr. Wegman stated that they could not put in lines because they would have a negative impact on the forest. He acknowledged they would need to be able to suppress fires and would bring in civil engineers to help address this.

Ms. Rodman asked about maintenance of and shadowing in the trail system and Mr. Wegman answered that the trails have long stretches with soft edges and view corridors for safety.

Ms. Rodman suggested adding architectural and landscaping features at intersections that encourage pedestrians and cyclist to slow down. She also mentioned the importance of bike security.

Ms. Rodman asked how many affordable housing units will be wheelchair accessible and Mr. Rositch answered 10%.

Michael Cheung noted that the tower in parcel M seems out of place with the surrounding low rise buildings. Mr. Cheung asked what the green requirements for this site were and if Block F would have district energy. Mr. Rositch answered that they have LEED Gold building standards and they do not have the ability for district energy in Block F at this time.

Hong Chen asked if the buildings will be able to be seen by people driving on University Boulevard and was told there would be a filtered view of the buildings through forest.

Ms. Chen asked what the size of the smallest apartment unit would be and was told by Mr. Rositch that this is not specified but they are not meant to be micro units.

Ms. Chen asked about the management of the social housing. Mr. Rositch and Bruno Thielmann answered that, as a condition of the community plan, there will be a management agreement with the UEL and the housing will be managed below cost. A non-profit will manage the units and residents must qualify to live in workforce housing.

Ms. Chen was concerned about the quality of retailers that will occupy the commercial areas and was assured by Mr. Rositch that they have had discussions with high quality retailers.

5.3 ADP Comments

Ms. Chen would like to see preservation of University Boulevard as a heritage street and iconic entry way to UBC and suggested lowering the heights of the towers. She was also concerned about the noise associated with an increase in density and was worried that Block F could lead to more rezoning applications in Area D.

Mr. Cheung was concerned about the tower on parcel M and recommended that the applicant be considerate of the roof treatments because the towers will be looking on to the lower buildings. Mr. Cheung would also like to see district energy and heat exchange featured and was concerned about whether there was enough space for loading in the commercial district.

Ms. Rodman reiterated her concerns about fire prevention and universal accessibility. She also suggested using a glazing treatment on the tower windows in minimize the bird kill.

Mr. Stine was impressed with the improvements from the December 2013 application and guidelines. He noted that there is frustration among residents watching old houses being torn down and this is translated to a reluctance to accept change. He stated that we should be looking 15 years ahead for completion and another 5 years to consolidate the community. Though it may be difficult to think forward, the proposed density may be appropriate in 20 years when the project is complete. He would like the delivery of amenities and the interim phases of completion to be more clearly defined.

Mr. Keen stated that the height of the towers is in line with future development at UBC and likes the increase in density. He believes larger retail spaces can help encourage quality retailers. He would also like to encourage better energy values than LEED Gold standards and sees this as an opportunity to instill energy efficiency.

Ms. Amaya sees problems with the wetlands and indicated that it will take a lot of work to ensure they function as intended. She is not convinced that the habitat corridor is sufficient and highlighted the importance of the movement of animals. She also believed there were better ways to incorporate significant trees and wanted to ensure integration of Musqueam art on the site.

5.4 Summary of Panelist Comments

6.0 Meeting Adjournment

The meeting adjourned at 5:50pm.



Eric Stine, Chair
Advisory Design Panel



John Keen, Secretary
Advisory Design Panel

Donna Rodman, Co-Chair