



**University Endowment Lands
MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
Tuesday, January 13, 2026**

A meeting of the UEL Advisory Design Panel was held on **January 13, 2026 at 4:00 pm** and was hosted virtually via Microsoft Teams from the UEL Administration Office at 5495 Chancellor Boulevard, Vancouver, BC.

Professional Members Present:

Neil Prakash, Architect - Chair
Marc Winer, Engineer - Secretary
Shane Oleksiuk, Architect
Milana Malesevich, Landscape Architect
Lu Xu, Landscape Architect

Area Neighbourhood Panelists Present:

Katerina Wong, Area A

Applicant and Consultant(s) Present:

Development Permit Application #4/24
Michael Cheung, Opulence Architecture - Architect
Eliana Kwan, Opulence Architecture - Architectural Assistant
Jason Chen - Applicant

Objectors Present:

Alex Yen, Area B

Staff Present:

William Emo, UEL Manager
Heather Shay, Director of Development Services
Hannah Walsh, Planning Technician
Mark Leung, Corporate Admin Clerk

1.0 Territorial Acknowledgement

A territorial acknowledgement was given at 4:03 pm by Mark Leung.

2.0 Call to Order

The meeting was called to order at 4:04 pm by Neil Prakash.

3.0 Introduction of ADP Members and UEL Staff

4.0 Adoption of the Agenda

It was moved by Neil Prakash, and seconded by Milana Malesevich:
That the Agenda, as presented, be adopted. All in favour; none opposed.

CARRIED

5.0 Development Permit Application #4/24

**1561 Wesbrook Crescent, Vancouver, BC
Lot 7, Block 86, DL 140, Plan 6034 - Area B
4:07 pm**

A memorandum dated January 07, 2026, from Hannah Walsh, Planning Technician, was attached to the agenda package.

5.1 Overview by Planning Technician

4:08 pm

The Planning Technician presented a brief summary of the memorandum on this application.

5.2 Presentation by Applicant

4:13 pm

In summary, the applicant presented on the following:

- Application introduction
- Vision and context
 - High quality, sustainable residence
 - Maintain single-family character
 - New trees and open driveway included
 - Site and neighbouring properties
 - Siting informed by ocean-view
 - Variance request (none)
 - Zoning
- Design elements
 - Minimalist
 - Building massing and form
 - Height and setbacks: Lower than maximum and generous, respectively
 - Materials: stone cladding, horizontal wood panels, anodized metal
 - New trees and driveway follow rhythm of existing streetscape
 - Shared ocean and mountain views
- Neighbour at 5907 Chancellor Boulevard: Their objection and accommodation of requests around proposed design re: view protection and privacy
 - Commitment to neighbour's privacy and compliance with bylaw requirements
 - View analysis conducted, including analysis of photographs provided by affected neighbour
 - Rooftop patio at lower elevation than neighbour's main floor view
 - Tree protection/retention

5.3 Questions from Panel to Applicant

4:32 pm

In summary the Panel and the Applicant discussed:

- Development limitations/qualitative requirements for uses on/above the roof deck, beyond floor space ratio, height, setbacks, etc.
 - *Design Guidelines for University Hill Residential Infill Dwellings*
 - Permitting implications for trellises/screens
- Height restrictions in relation to flat versus pitched roofs
- Landscaping
 - Design theory for lawn planters (3): given grade changes, natural light access for the basement level; provide visually interesting feature consistent with terracing
 - Existing and new plantings
 - Green roof above living room: none
 - Grade difference on the slope of the pathway on the north-west side of the building: 7-foot difference; bidirectional access is provided, but pathway meant as a landscape feature versus main access
 - Hardscape encroachment/retention and survival of trees (cedars) on the south-west corner of the property

- Height transition of lawn planters (3) and height of retaining wall re: fall safety
- Landscape architect involvement: None at this time, although development permit checks satisfied
- New entrance gate/gate posts: none
- Position of planting (*serviceberry/Amelanchier*) on back patio: Will not be in a planter but rather encompassed by the patio
- Planting species and quantity
- Objection history/building massing of previous two development applications

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

It was moved by Neil Prakah, and seconded by Shane Oleksiuk:

That the meeting be closed to the public, with only the Professional Members, Applicant, Area Neighbourhood Panelists, and UEL staff remaining; all members of the public otherwise departed at 5:01 pm.

7.0 Panel Deliberations and Resolution
1561 Wesbrook Crescent, Vancouver, BC
Lot 7, Block 86, DL 140, Plan 6034 - Area B

5:01 pm

In summary the Panel discussed:

- Consideration of the application of view impacts to the neighbour at 5907 Chancellor Boulevard
- Design alignment with neighbourhood/neighbouring properties
- Tree retention/retention improvements and supports
 - consultation with an arborist
 - survivability of trees in south-west corner of property given proposed configuration
- Roof deck
 - use relationship with adjacent dining room
 - distance/separation from neighbouring property at 5907 Chancellor Boulevard
 - moderation of structures like trellises

Having considered the design as presented and the *Land Use, Building and Community Administration Bylaw*, the Advisory Design Panel recommends that the applicant, and UEL staff where indicated, consider the following for Development Permit Application #4/24 at 1561 Wesbrook Crescent in the *R-4/R-6 Residential Infill District*:

Recommendation 1:

That the application be supported with respect to views, noting that while some northerly view impact to adjacent properties occurs, the proposed design generally minimizes view impacts within the context of a bylaw-compliant redevelopment, consistent with the *Design Guidelines for University Hill Residential Infill Dwellings* applying to the *R-4/R-6 Residential Infill District*. The Panel further recommends that future rooftop deck elements reflect the preservation of views in these guidelines so as not to increase view impacts beyond those demonstrated in the submitted drawings.

Recommendation 2:

That the applicant alter the landscape design to support the retention of existing trees on the property by ensuring grade changes, surface treatments, and hydrology patterns remain consistent with existing conditions surrounding the drip line of existing trees; furthermore, that users of the property refrain from using or parking heavy machinery or vehicles within the drip line of existing and proposed trees.

Recommendation 3:

That the property owner follows the arborist's recommendations for ongoing tree maintenance.

Recommendation 4:

That a full landscape planting plan, including a planting list, be prepared by a registered landscape architect.

It was moved by Milana Malesevich, and seconded by Shane Oleksiuk:

That all of the above recommendations be adopted. 5 in favour; none opposed.

ALL CARRIED

8.0 Adjournment

It was moved by Neil Prakash, and seconded by Milana Malesevich, it was moved:

That the meeting be adjourned; panelists left the meeting at 5:33 pm.



**Neil Prakash, Chair
Advisory Design Panel**



**Marc Winer, Secretary
Advisory Design Panel**