



**University Endowment Lands
MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
Tuesday, January 10, 2023**

A meeting of the UEL Advisory Design Panel was held on **Tuesday, January 10, 2023 at 4:00 p.m.** and was hosted virtually via Microsoft Teams from the UEL Administration Office at 5495 Chancellor Boulevard, Vancouver, BC.

Professional Members Present:

Thomas Schroeder, Architect - Chair
Marc Winer, Engineer - Vice Chair
Pera Hardy, Architect - Secretary
Shora Parvaresh, Architect
Karin England, Landscape Architect
Paul Sangha, Landscape Architect

Area Neighbourhood Panellists Present:

Katerina Wong, Area A Panelist
Vanessa Young, Area A Panelist
Claire Huxtable, Area D Panelist

Staff Present:

Kamelli Mark, Acting UEL Manager
Heather Shay, Acting Deputy Manager Development Services
Erik Ursel, Planning Technician
Mark Leung, Corporate Administrative Clerk

Applicant and Consultants Present:

Loaei Thabet (Applicant)

1.0 Call to Order

The meeting was called to order at 4:04 pm by Shora Parvaresh.

2.0 Introduction of ADP Members and UEL Staff

3.0 Adoption of the Agenda (Moved by Shora Parvaresh and seconded by Thomas Schroeder)

It was Moved by Shora Parvaresh, and Seconded by Thomas Schroeder:
That the Agenda, as presented, be adopted.

CARRIED

4.0 Determination of Schedule for Rotating Chair

It was Moved and Seconded, by Shora Parvaresh and Thomas Schroeder:
That a schedule for rotating Chair, Vice Chair, and Secretary be shared with staff before the next meeting.

CARRIED

It was Moved and Seconded, by Shora Parvaresh and Paul Sangha:

That, for the current meeting, Thomas Schroeder serve as Chair; Shora Parvaresh, as Vice Chair; and, Pera Hardy, as Secretary

CARRIED

5.0 Adoption of the Minutes (Moved by Thomas Schroeder and seconded by Paul Sangha)

It was Moved and Seconded:

That the Advisory Design Panel meeting minutes of December 13, 2022 as presented, be adopted.

6.0 Development Permit Application #5/22

5692 Kings Road – Area D

4:18 pm

A memorandum dated January 06, 2022 from Erik Ursel, Planning Technician was attached to the agenda package provided to the Panel in advance of the meeting, and is attached as Appendix 1.

6.1 Overview by Planning Technician (5 minutes)

4:19 pm

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

6.2 Presentation by Applicant (10 minutes)

4:21 pm

In summary the applicant presented:

- coverage of the stairs is to mitigate weathering
- proposal uses similar materials as already used in the building so the finishing will match existing structure

6.3 Questions from Panel to Applicant (10 minutes)

4:22 pm

In summary the Panel and the Applicant discussed:

- Security – lighting under roof structure and access (gate/door)
- Affect of canopy on light permeation to adjacent units
- Roof drainage
- Roof materials
- Structural engineering involvement

7.0 Meeting Closed to the Public (*)

(Except for Applicant and/or Applicant's Representatives)

The meeting was 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 4:30 pm.

**8.0 Panel Deliberations and Resolution
Development Permit Application #5/22**

5692 Kings Road – Area D

4:31 pm

In summary the Panel discussed:

- Massing and lines
- Benefit of roof coverage
- Materials in line with existing building
- Noise caused by rain falling on roof
 - Applicant responded that metal roof will have membrane to mitigate noise.

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 #5/22 at 5692 Kings Road subject to the applicant considering:

Recommendation 1: That the applicant consider the impact of rainfall noise on adjacent residents with their choice of roofing.
Seven for, none against.

CARRIED

9.0 Meeting Adjournment (Moved by Thomas Schroeder and Seconded by Claire Huxtable)

The meeting was adjourned and panelists left the meeting at 5:40 p.m.

Thomas Schroeder Digitally signed by Thomas Schroeder
DN: cn=CA, e=tschroeder@patkau.ca, o=Patkau Architects,
cn=Thomas Schroeder
Reason: I am approving this document
Date: 2023.03.28 13:46:10-07'00'

**Thomas Schroeder, Chair
Advisory Design Panel**



**Pera Hardy, Secretary
Advisory Design Panel**

Appendices:

Appendix 1: Memorandum regarding DP Application # 5/22



MEMORANDUM

TO: Advisory Design Panel

FROM: Erik Ursel, Planning Technician

DATE: January 6, 2023 **MEETING DATE:** January 10, 2023

SUBJECT: **Development Permit Application #5/22**
5692 Kings Road, Vancouver, BC, V6T 1K8
Lots 5,6 & 7, Block 99, DL 140, Plan 3064

A Development Permit (DP) application was received on August 4, 2022, from Loaei Thabet on behalf of Strata Plan BCS2286 for roof additions over an external stairway to an existing multi-family structure in Area D. See Appendix A for maps.

The application underwent a technical review and complies with MF-1 district requirements.

In accordance with Section 7.11 of the Land Use, Building and Community Administration Bylaw ("the Bylaw"), neighbouring property owners were notified of the DP application. The neighbourhood notification period ended on December 18, 2022. No letters of objection were received.

Should the DP be approved, the applicant must also obtain a Building Permit.

This application is being referred to the ADP for a recommendation in accordance with Sections 7.12 (b) of the Bylaw.

Thank you,

Erik Ursel

Attachments:



MEMORANDUM

- A: Context Maps and snapshot of proposed roof plan.
- B: Revised plans from November 3, 2022 available through emailed FTP link.

ATTACHMENT A

Context Maps

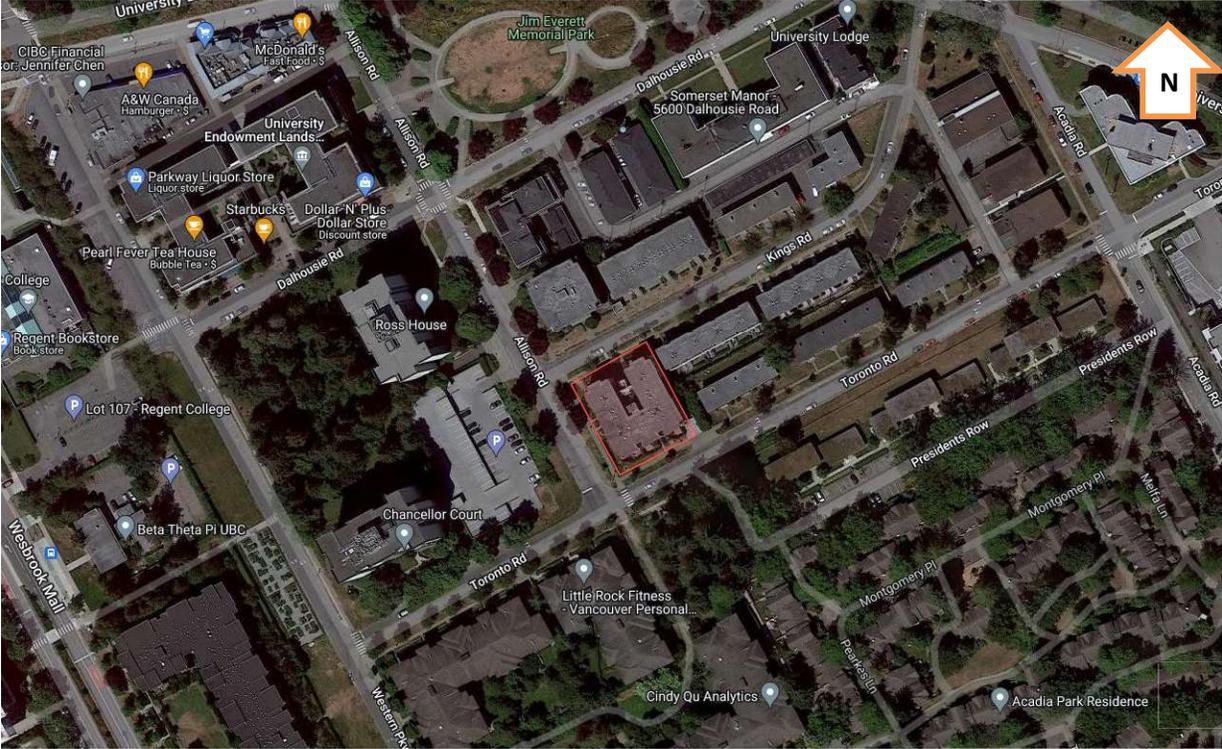


Figure 1: 5692 Kings Road, Area D (red highlight).

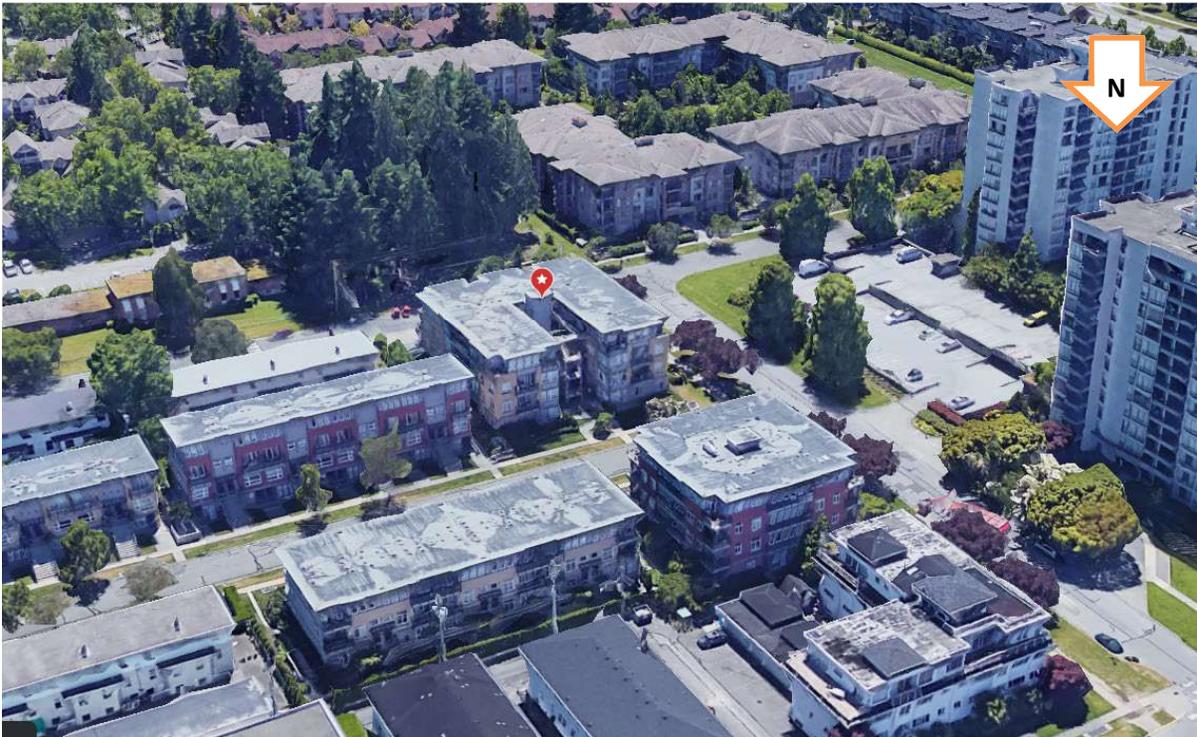


Figure 2: Aerial image of 5692 Kings Road, Area D (starred).



Figure 3: Existing Street view looking south of 5692 Kings Road, Area D.

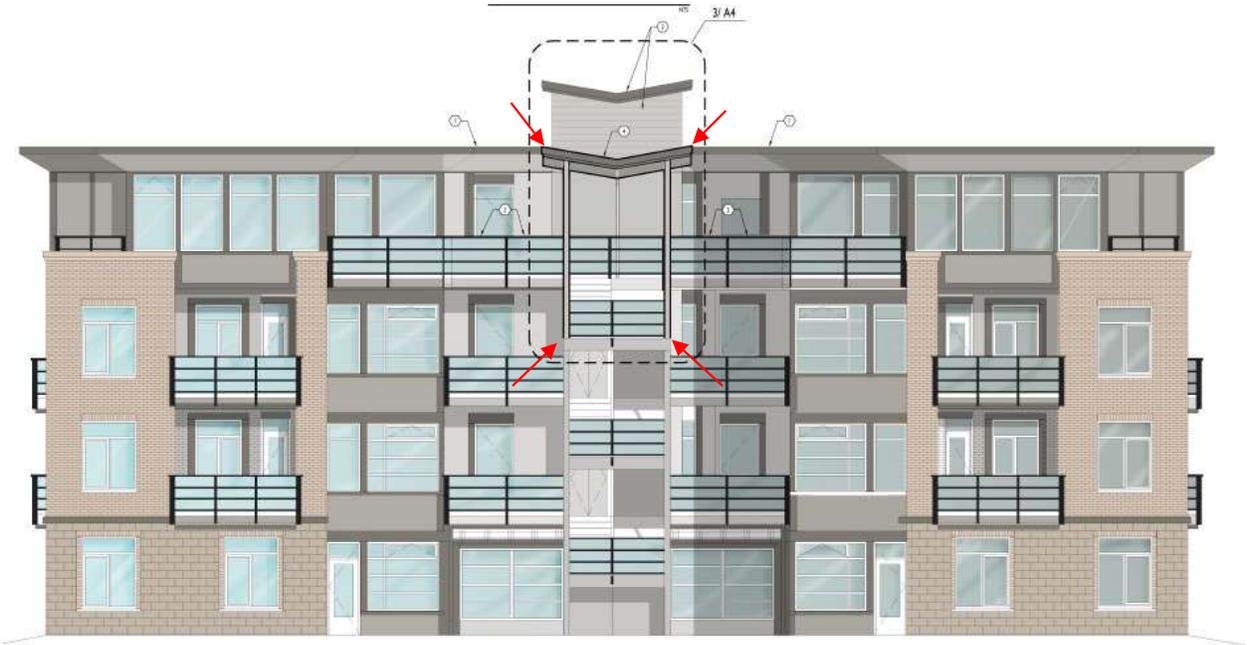


Figure 4: Proposed roof over stairway for 5692 Kings Road, Area D (red arrows not on plans).