



**University Endowment Lands
AGENDA for the
ADVISORY DESIGN PANEL MEETING
Tuesday, April 09, 2024**

(NOTE: This meeting will begin at 4:00 pm.)

A Microsoft Teams virtual meeting of the UEL Advisory Design Panel will be held on **Tuesday, April 09, 2024** at **4:00 p.m.**

A G E N D A

1.0 Territorial Acknowledgement

We would like to acknowledge that we are meeting on the traditional, ancestral, and unceded territory of the Coast Salish peoples, including the *xʷməθkʷəyəm* (Musqueam), *Skwxwú7mesh* (Squamish), and *səlilwətaʔ* (Tsleil-Waututh) Nations; and, we aim to foster meaningful partnerships around land use and stewardship with Indigenous peoples, particularly in British Columbia, through continued reconciliation.

2.0 Call to Order

3.0 Introduction of ADP Members and UEL Staff

4.0 Adoption of the Agenda

5.0 Adoption of the Minutes

of the Advisory Design Panel Meeting of March 12, 2024

6.0 Change of Land Use District Application #1/23 Block F District Lot 140 Group 1 Parcels E, F, G, H, & I - Area D

A Change of Land Use District application was received on August 04, 2023 from Townline Developments Inc. on behalf of Musqueam Block F Land Ltd. to amend the existing CD-2 Land Use District at the above addresses.

Neighbourhood Panellists for **Area D** are requested to attend the meeting for this item.

The UEL Manager is requesting specific advice on the following items:

- The proposed density and massing amendments
- Building form and placement on site
- The proposed community benefits including improvements to the public realm

A memorandum dated April 03, 2024 from Heather Shay, Director of Development Services with the full details is attached.

6.1 Overview by Director of Development Services (5 minutes)

6.2 Presentation by Applicant (10 minutes)

6.3 Questions from Panel to Applicant (10 minutes)

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

8.0 Panel Deliberations and Resolution
Change of Land Use District Application #1/23
Block F District Lot 140 Group 1
Parcels E, F, G, H, & I - Area D

9.0 Meeting Adjournment

*** Note:**

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

At this point the ADP meeting is 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.

TO: Advisory Design Panel

FROM: Heather Shay MCIP, RPP, Director of Development Services

DATE: April 3, 2024 **MEETING DATE:** April 9, 2024

SUBJECT: **Change of Land Use District Application #1/23 – Lots E, F, G, H, I
Remainder of Block F
BLOCK F, DISTRICT LOT 140, GROUP 1, NEW WESTMINSTER LAND
DISTRICT, EXCEPT PLAN EPP68418, EPP88981 & EPP119156**

A Change of Land Use District application was received on August 4, 2023 from Townline Developments Inc. on behalf of Musqueam Block F Land Ltd. to amend the existing CD-2 Land Use District at the above addresses to permit additional density allotment to the parcels of 31,149.18 square metres (335,287 square feet) in the form of market rental housing. The form of development would include five residential towers ranging from 22 to 34 storeys to a maximum height of 107 metres, as well as townhomes at grade and a maximum combined Floor Space Ratio (FSR) of 4.0.

The existing CD-2 zoning for these lots allows for 600 market condo units in the form of two 13-unit townhouses, two 18-storey residential towers, two 6-storey residential buildings and one 4 to 6 storey residential building (see section 1.3B of the application) to a maximum floor area of 54,968 square metres. The proposed form of development includes an increase of 622 new housing units above the existing zoning for a total of 1,222 proposed units: 462 purpose-built market rental units on lots H and I, and 760 condo units on lots E, F, and G for a maximum floor area of 82,207 square metres.

The applicant's proposed public benefits as provided in Section 6.0 of the Application Booklet (page 61) and include:

- Housing diversity including purpose-built rental housing and missing middle housing in the form of townhomes
- Increased tax revenue and contributions to the Ielərn community centre
- Economic sustainability for the Musqueam community
- Proximity to current and future transit connections
- Public realm improvements

Should the Change of Land Use District application be approved by the Minister of Municipal Affairs, additional UEL approvals would still be required, including a Development Permit and a Building Permit.

Figure 1, attached, shows a context map of Block F and the surrounding area. A location map as provided by the applicant is attached as *Figure 2*. The properties are located within the *Block F Design Guidelines* area.

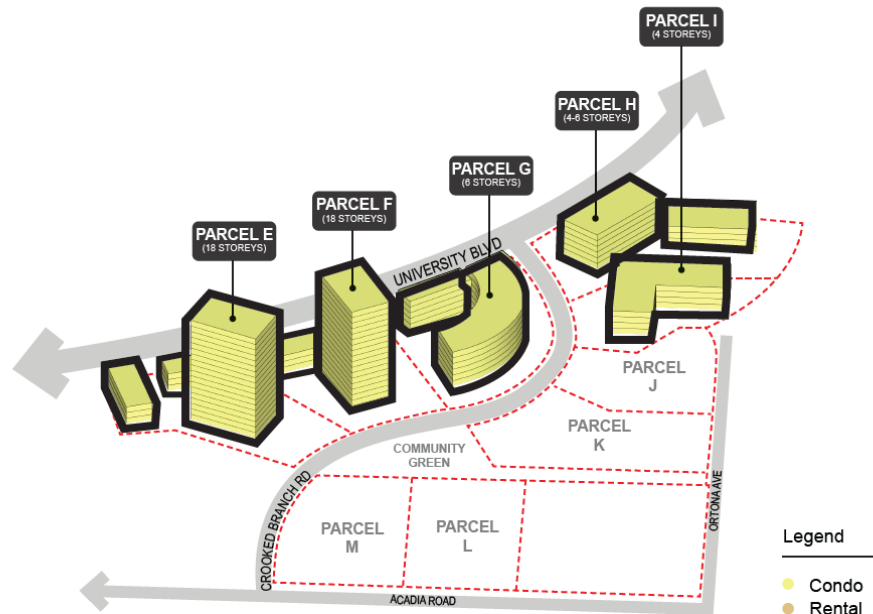
UEL Policies and Guidelines

The applicant provided their response to how the proposal addresses UEL policies including the *Area D Neighbourhood Plan*, *UEL Block F Design Guidelines* and the *UEL Housing Needs Assessment* in *Section 7* of their rezoning application booklet (pages 67-102).

[Block F Design Guidelines](#) of particular interest to the Advisory Design Panel may include *Sections 4.1.3* and *4.1.4* (pages 72-73) which outline concept plans for the subject lots. Also, *section 4.5* (pages 95-96) outlines development statistics including maximum height and FSR under current zoning.

Approved Density and Massing in existing CD-2 regulations

Parcel	Floor Space Ratio	Form	Minimum lot area in square metres
Parcel E	2.71	18 storeys and townhomes	5,214 sq m
Parcel F	2.87	18 storeys and townhomes	4,654 sq m
Parcel G	2.11	6 storeys	4,624 sq m
Parcel H	1.75	4-6 storeys	5,330 sq m
Parcel I	2.50	6 storeys	3,358 sq m

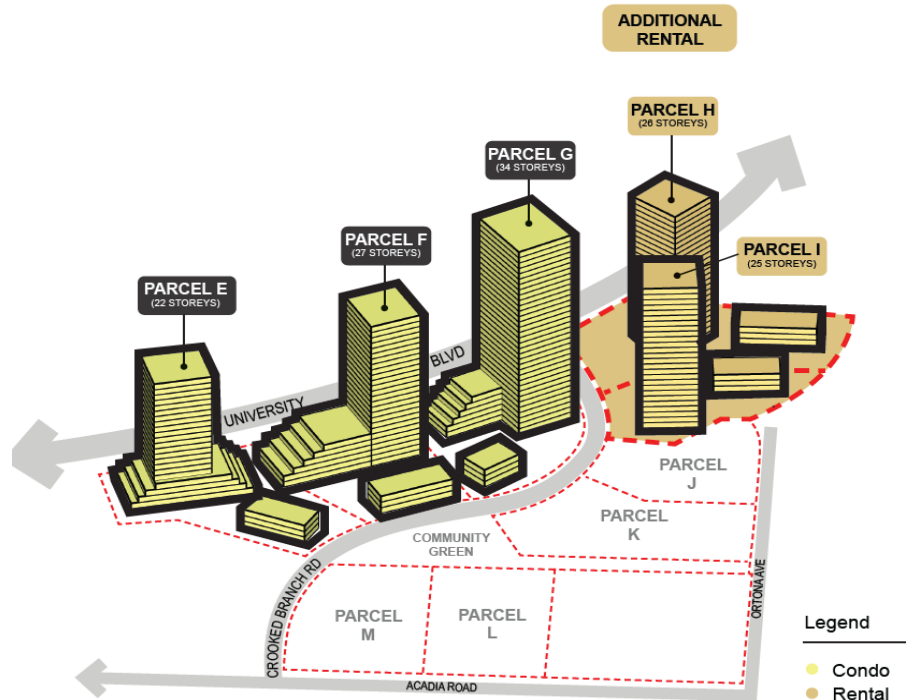


Approved Density Massing

3D diagram of permitted FAR and buildable area for previously approved Block F residential development for parcels E, F, G, H and I

Proposed Density and Massing

Parcel	Floor Space Ratio	Form	Net Floor Area in Square Metres (rounded)
Parcel E	2.64	22 storeys and townhomes; 202 units	14,331 sq m
Parcel F	3.59	27 storeys and townhomes; 249 units	17,699 sq m
Parcel G	4.78	34 storeys and townhomes; 309 units	22,936 sq m
Parcel H	2.8	26 storeys and townhomes; 233 units	15,714 sq m
Parcel I	4.32	25 storeys and townhomes; 229 units	15,435 sq m
Total	3.72 combined total FSR		86,118 sq m



Proposed Density Massing

3D diagram of proposed density transfer and resulting massing for Remainder of Block F (parcels E, F, G, H and I)

Comparison of existing bylaw to proposal

Parcel	Current Approved FSR	Proposed FSR	Additional Buildable (square metres)
Parcel E	2.71	2.64	-376
Parcel F	2.87	3.59	3,339
Parcel G	2.11	4.78	12,429
Parcel H	1.75	2.8	5,747
Parcel I	2.50	4.32	6,100
Total			27,239

As per *Schedule 11 Section 4.2* of the UEL *Land Use, Building and Community Administration Bylaw*, an application for a Change of Land Use District requires the Manager to refer the application to the Advisory Design Panel. The Manager would like specific advice on the following items:

- The proposed density and massing amendments
- Building form and placement on site
- The proposed community benefits including improvements to the public realm

Thank you,

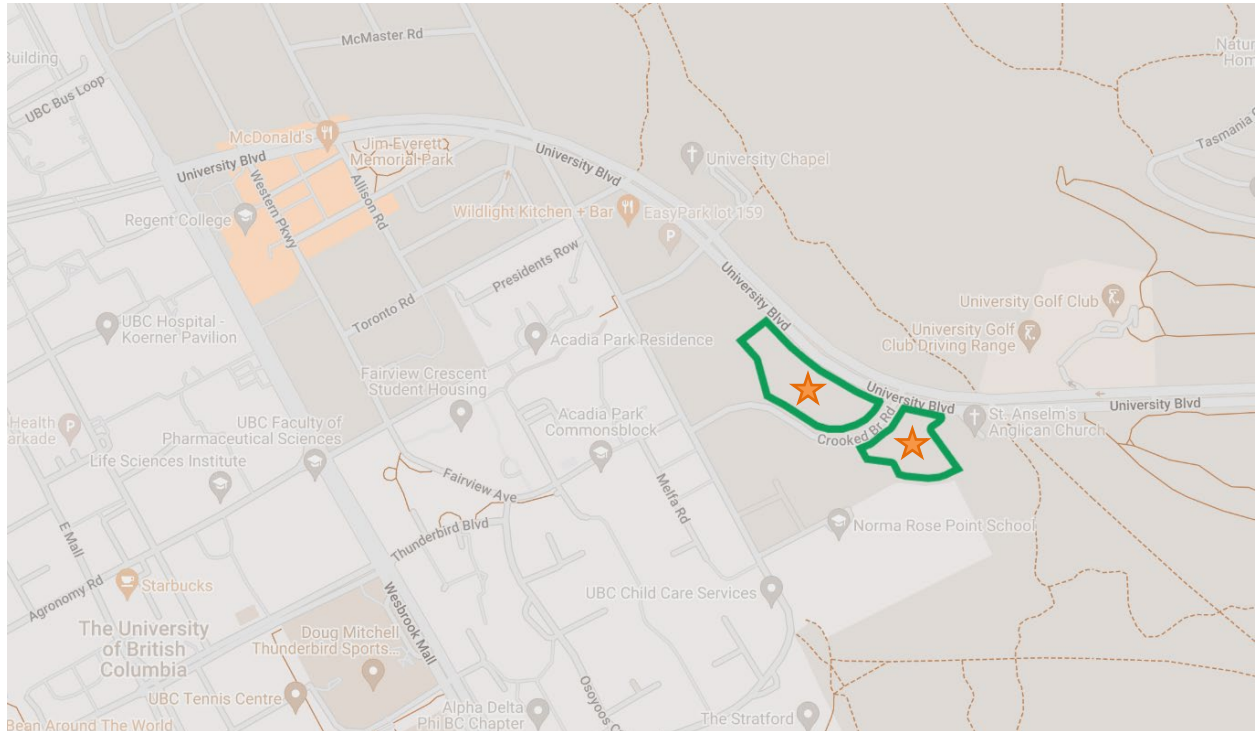


Heather Shay, MCIP, RPP
Director of Development Services

Attachments:

- Figure 1: Context Map
- Figure 2: Location Map

Figure 1: Context Map



Lelem lots E, F, G, H, I outlined in green.

Figure 2: Location Map

4.3 MASTER PLAN



Site plan provided by the Applicant.