

University Endowment Lands Community Advisory Council

Minutes of the Monthly Public Meeting

Monday, July 17th, 2023, 6:00 pm

300-5755 Dalhousie Road

1. Call to Order (6:02 pm)
2. Adoption of the Agenda (6:02 pm)
 - a. Seconded by Teddy
 - b. Approved unanimously
3. Adoption of Minutes of the Monthly Public Meeting of May 15th, 2023 (6:02 pm)
 - a. Seconded by Teddy
 - b. Approved unanimously
4. Motion to appoint Alice Wang as Area D representative for the Community Advisory Council and the Advisory Design Panel (6:03 pm)
 - a. Seconded by Teddy
 - b. Approved unanimously
 - c. Be it resolved that Alice Wang is a member of the Community Advisory Council and the Advisory Design Panel
5. Presentation: Rezoning Proposal of Regent College by Polygon (6:04 pm)
 - a. Brief introduction of Polygon's design team
 - b. Regent College parking lot, currently unnamed & the location of the site
 - c. Overview of Regent College's history (David Robinson)
 - i. Theological graduate college since 1970, along with colleges affiliated with UBC - about 400 students from about 30 different countries, with average ages of the students being around 25-40, and most of them need housing
 - ii. The project, which is multifaceted, includes 2 floors of graduate student housing - Regent College is one of the largest employers in UEL - the space is open, similar to UBC (bookstore, atrium, coffee shop) - part of the project's emphasis is public art, hoping to enhance Area D, e.g., welcoming, hospitable arch design
 - d. Requirements of rezoning: 14% low inc. graduate unit, 7% low inc. rental, 10% moderate rental units, 69% for sale market - following BC Housing guidelines - have to meet income testing (HILs or housing income limits)
 - e. DYS Architecture
 - i. Proposed planning includes a plaza area, building between the old infrastructure, 18 stories - pedestrian/public connection between Western

- viii. Project impacts: noise (will comply with Noise Control Bylaw, no sound once constructed), maintenance (once a week), trees (will be engaging with an arborist), disruption of area due to civil work (management plans will be developed)
- ix. Mobilization to site in Q1 2024 → in-service by Q1 2025
- x. Benefits of the relocation: future developments for the area, including UEL Area D and/or new zoning, will free up spaces for EV charging stations
- xi. Translink has looked into other possible locations, including the Bus Loop at UBC, but is hesitant because:
 - 1. Lack of BC Hydro power
 - 2. Significantly longer duct bank to route the DC feeder cables
 - 3. The Bus Loop will likely be a critical location of real estate for the future
- xii. Project notification board is posted, and feedback will be reviewed with UEL/Ministry

7. Presentation: Rezoning Proposal of Menno Hall (6:32 pm)

- a. Introduction to Shape Architecture
- b. Public consultation already occurred last June, and so the focus today is on following the bylaws
- c. Menno Hall responds directly to the Area D Plan - additional bonus density will only be considered when public benefits include rental and/or affordable housing being provided - about 30% are affordable student rentals - corner of University Blvd. and Westbrook Mall - Menno Hall can be seen as a gateway site, the “front entrance” to the UEL
- d. Project is designed to meet BC Energy Step Code 4 and includes mixed use spaces for neighborhood gathering, worship, learning, and the enhancing of nature/public realm improvements
- e. 6m building setback on Western Parkway to ensure that the line of trees there would be retained - 4m setback along the north to provide a landscape buffer
- f. Development density is intentionally sited around the green courtyard in the center, which allows for natural light/ventilation into the heart of the site
- g. The 6 stories are on the more urban side → becomes 5 stories/4 stories on the other sides of the space (to respect the adjacent 2-3 story residential neighborhood)
- h. On the ground floor, the project opens to a number of different orientations - east (greenway/parkway, morning light), south (Regent College), west (UBC Point Grey campus),
- i. Scale of ground floor elements similar to a single family house, somewhat consistent with the buildings already in the neighborhood

- j. The green courtyard (“green heart”) - sunk down parking level, creating a direct visual connection from P1 to the highest levels of the building and connects the different uses of the building
 - k. On the east, there are 3 elements/moods
 - l. Between the 4 story and 5 story area, there is a landscape slot in the middle where leaves/trees provide a visual buffer and the architecture gently integrates into the neighborhood
 - m. On the bottom left, there is a welcome plaza (a weather protected outer space on ground level taking advantage of the action/activity of the crosswalk) and a seating area creating a landscape buffer to the street
 - n. On the bottom right, a series of walk-out patios, quieting down the amount of activity, as most activity is concentrated on the southwest edge of the site
 - o. On the north, we see the bedrooms on the north side of the block, while the south (of the north building) is more active, looking out towards the courtyard - there is also a rooftop, two urban agriculture amenity spaces, and on top of the roof itself is a green roof
 - p. BC Step Code 4 (energy modeling): high performance windows, passive design elements, the courtyard provides passive ventilation, cool zone of natural light, CIT Carbon offsets the concrete, trying to make the building as sustainable as it can be, storm water management, mass timber structure
 - q. 101 affordable student housing units, 86 designated rental housing in collaboration with BC housing - all based on Area D Policy
 - r. Concept images: Centre of Peace Studies, Student Rental Housing, Market Rental Housing all woven together, Student Rooftop Amenity Gardens - permanent pool of water - the grotto, the centerpiece
 - s. Intentional community
8. Discussion: Community Works Fund (6:55 pm)
- a. Jen McCutcheon from MetroVancouver - Community Works Fund can be utilized based on populations of various areas, on whatever timeline the UEL wants to take to spend that money
 - b. In the past, a small committee to bring in ideas to think about how the money could be used - examples: rain gardens, new electrical stations, sidewalks, safety related issues, etc.
 - c. It is a conversation for the community to have and to propose something
9. Manager’s Report (7:00 pm)
- a. Will Emo
 - b. Emergency Management Preparedness Workshop on July 26th - UBC, UEL, MetroVancouver having a discussion on emergency preparedness
 - c. Development services updates - no development permits issued in May or June - an ongoing appeal from March about the Cannabis Retail store (no decision yet,

sitting with the Assistant Deputy Minister), rezoning applications from Regent College and Menno Hall, referral period has closed for both of them, CAC and ADP had an opportunity to review the proposals - recommendations will be sent to the Minister for decision (Regent College is near the beginning of the process, Menno Hall is nearing the end of the rezoning process)

- d. Music in park July 22nd
 - e. Water restrictions in place throughout Metro Vancouver - it has not rained much in the last couple months - the reservoirs are at 83% of normal (within the normal range, but demand is 21% higher than the same time last year, peaked a month earlier than last year) - water restrictions are even # on Saturdays and odd # on Sundays (only automatic watering for lawns between 5 am and 7 am)
 - f. Lelem Childcare rezoning was approved - next step will be the development permit stage (can look at the design of the childcare facility)
 - g. UEL water quality report is posted on the UEL website - no issues in 2022 with the drinking water
 - h. Major infrastructure project planned for the summer (sewer separation work on lower Acadia) is put on hold for now as the tenures came back at twice the price than expected - planned for next summer with additional work on NW Marine Drive
 - i. Received a new electric landscape today (replacing an 18-year old one) - will be used by the UEL landscaping crews
 - j. Due to staffing concerns/changes, the office will be closed (front counter only, email/phone still available) during lunch hours, from 12 pm to 1 pm
10. Public comments or questions (7:08 pm)
- a. Area D resident and student at UBC: surprised and dismayed at Regent College - design guidelines for UEL not considered? should have considered that any development is complementary with surrounding areas - not complementary to any of other 4-6 story developments around - also meant to be village-like in form, and 18 floor buildings are not village-like - is meant to be bird-friendly design as well - as a student, 18 floors, keeping 2 for students - how is that benefiting the student population if you are putting up that many floors? - hope that the project can follow bylaws and respect the guidelines
 - b. Resident of Area A: also dismayed that some of Area A has become part of the Area D plan - the Rectifier Project in particular seems like UBC has encroached on the UEL, and Area A in particular
 - c. Resident of Wesbrook Crescent: home is on heritage green space - "gateway" to public park, heritage green space, - thinking that there has to be another appropriate location for the Rectifier - to see it positioned on the corner as you make your way into Area A seems very inappropriate

- d. Resident of Area A: confusion on the scope of short term rentals - how many short term rentals there are in the UEL? - AirBNBs, for instance are not allowed in the UEL, from looking through all the listings, we identified 2 last month - what happens if someone just doesn't comply? - will always try for voluntary compliance first, will issue orders, ultimately we will take them to provincial court - someone still renting, even if it is no longer officially listed anywhere
- e. Residents of Area B: curious about Regent College - what is the minimum height to make the project feasible? - answer: the minimum height is 18 stories, or else it is not feasible - Block F is not finished - answer: unrelated project
 - i. (OCP states that we can go up to 18 stories, most municipalities require 20% of affordable rental housing, this one is at 30% of affordable rental housing)
 - ii. Also, the UEL bylaws are just as important as the OCP - important to consider them as well
 - iii. The component that is the graduate student housing is Regent College - the rest is controlled by Polygon, and they will abide by the HILs limit, the purchaser of the units later on is BC Housing (typically, as Polygon can retain ownership, but they usually sell to BC Housing)
- f. Residents of Area B: The Lutheran church, Baptist settlement, etc. are capable of having a tax break because they were placed here as UBC placed - response: Menno Hall will be paying taxes (will be taxed at a residential rental rate, Class 1 Tax class)
 - i. Also, Regent College (the parts with Regent College) will actually not be taxed on the two floors of housing that it has because it is an educational institution - overall, about 85% of the units are taxable
- g. Resident of Area D: Be compliant with the bylaws and not just the Area D Plan - response: there will be amendments to the current bylaws because there will be bylaw changes to the specific rezoning, old bylaws are not followed when rezoning
- h. Teddy: we are in a housing crisis, so it is extremely important that projects like this go through, as affordable housing is very important - by expanding the market, the prices will lower
- i. Question for Regent College: could Regent College try something like mixed levelling? - same density but more in compliance with the Area D plan and the bylaws? - answer: the density is needed to offset the 30% rule - if we did 12 stories, we would have a block building that would shadow all of Regent College and the footprint would be gigantic - the current concept is the best form of development possible with the guidelines being met

- j. There is a fear of a cluster of towers here and the Area D Plan ending up as a second downtown - however, the Area D Plan only allows for these buildings in certain sites
 - k. Menno Hall people have talked to Translink about the Rectifier - the transit system needs to work - Area D plan said move back to preserve the London plain trees - current siting puts at risk that a number of trees will be lost and will close off the grotto and make the space porous - the capital impact on having to relocate services, financial impact on rent rates, etc. will put the project at risk - that has been shared with TransLink, the dialogue is ongoing
 - l. Question for Will - TransLink project timeline - starting construction Q1 of 2024 - location of where it goes would be approved by the Ministry of Highways - UEL is responsible for the building permit - the period could be about 60 days - all the information would then go to the Ministry - UBC Bus Loop is one alternative, as well as a location to the south of University Blvd.
 - m. Question for Will - is it an option to deny a building permit based on the fact that it's on our green space/part of the Official Community Plan? - answer: cannot deny because the road right of way is under MOTI, and it's not "zoned" greenspace, so we don't have jurisdiction over that - TransLink collects community consultation - is the Ministry aware of our greenspace? - there is a website - any feedback that comes in through the website or direct email will be considered
 - n. Will: OCP sets the framework for what can be considered in an area - we went through the Area D plan, enacted in 2021, from all the consultation that took place, that is what *could* go there - Regent is abiding by the Official Community Plan - they could do more density if they didn't have to abide by building affordable housing
 - o. There may be the sense that the bylaws are not being respected - the Area D plan is simply an appendix and the bylaws are still live - the actual interests of the community need to be protected and represented as well
11. Adjournment (8:00 pm)
- a. Seconded by Teddy