



University Endowment Lands  
**AGENDA** for the  
**ADVISORY DESIGN PANEL MEETING**  
Tuesday, March 14, 2023

**(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, March 14, 2023** at **4:00 p.m.**

**A G E N D A**

**1.0 Call to Order**

**2.0 Introduction of ADP Members and UEL Staff**

**3.0 Adoption of the Agenda**

**4.0 Adoption of the Minutes**

of the Advisory Design Panel Meeting of January 10, 2023 and Feb 14, 2023.

**5.0 Proposed Updates to ADP Terms of Reference**

Staff are seeking direction on whether to undertake housekeeping updates for the ADP Terms of Reference including:

- Alignment of the TOR with recent updates to Section 4.1(b) of the *Official Community Plan*
- Consideration of adding a provision to allow for adoption of meeting minutes electronically (e.g., via email) in certain circumstances (e.g., no other agenda items for consideration)
- Updated references to the current CAC Bylaw

**6.0 Introduction of Operational Carbon Standards**

A letter was received from an ADP panel member representing Area D containing a proposal to adopt operational carbon standards for new buildings in Area D, and is to be brought forward for panel consideration.

**7.0 Meeting Adjournment**



**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.

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**Thomas Schroeder, Chair**  
**Advisory Design Panel**

\_\_\_\_\_  
**Pera Hardy, Secretary**  
**Advisory Design Panel**

**Appendices:**

Appendix 1: Memorandum regarding DP Application # 5/22



# MEMORANDUM

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**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**

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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,

A handwritten signature in black ink, appearing to read "Erik Ursel".

Erik Ursel

Attachments:



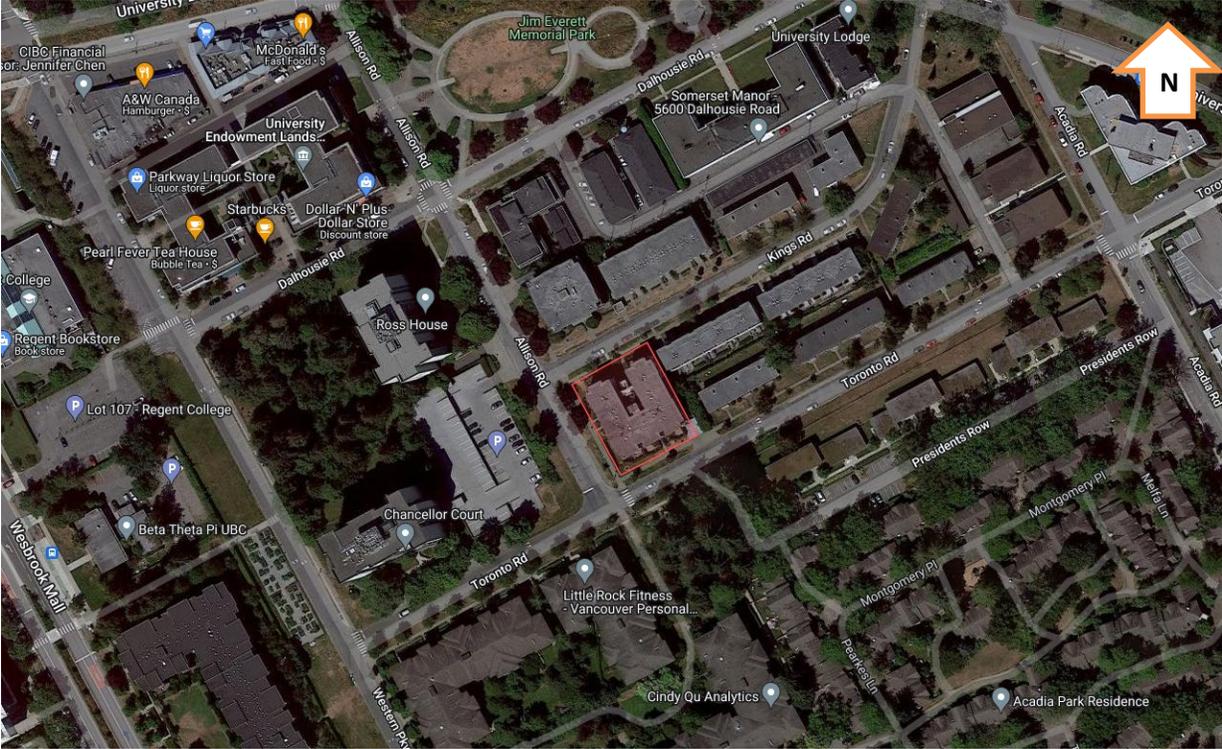
# MEMORANDUM

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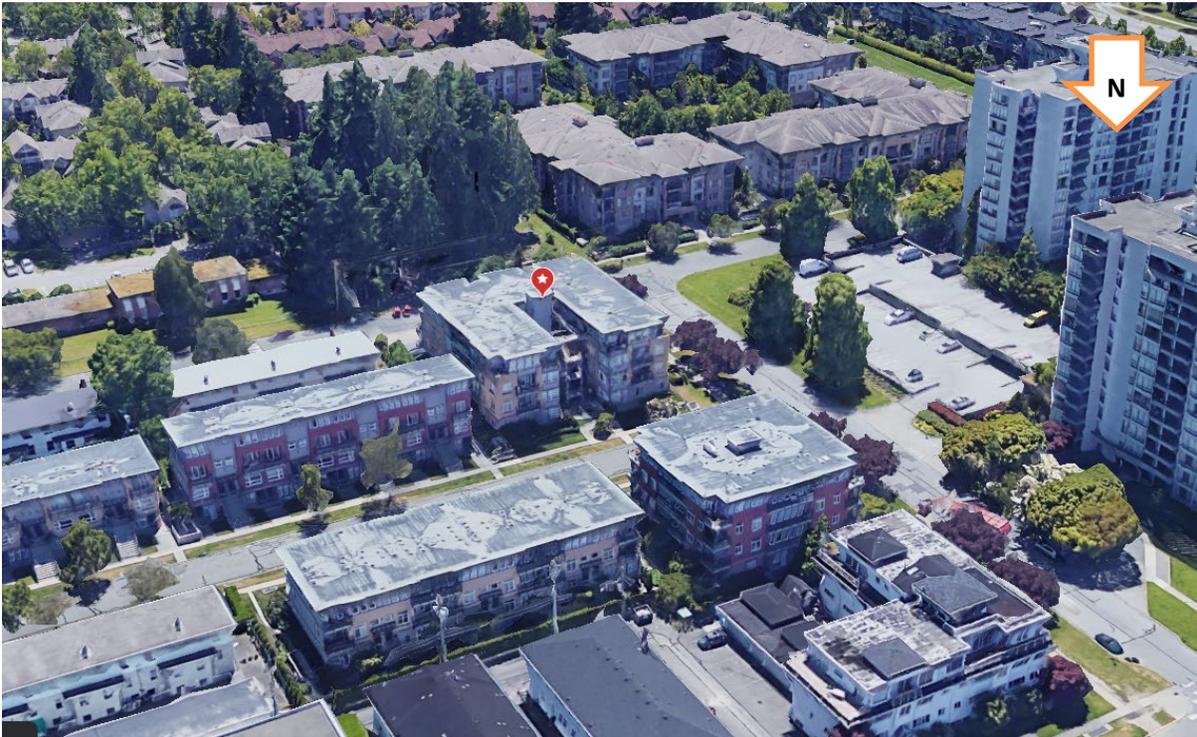
- A: Context Maps and snapshot of proposed roof plan.
- B: Revised plans from November 3, 2022 available through emailed FTP link.

**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.

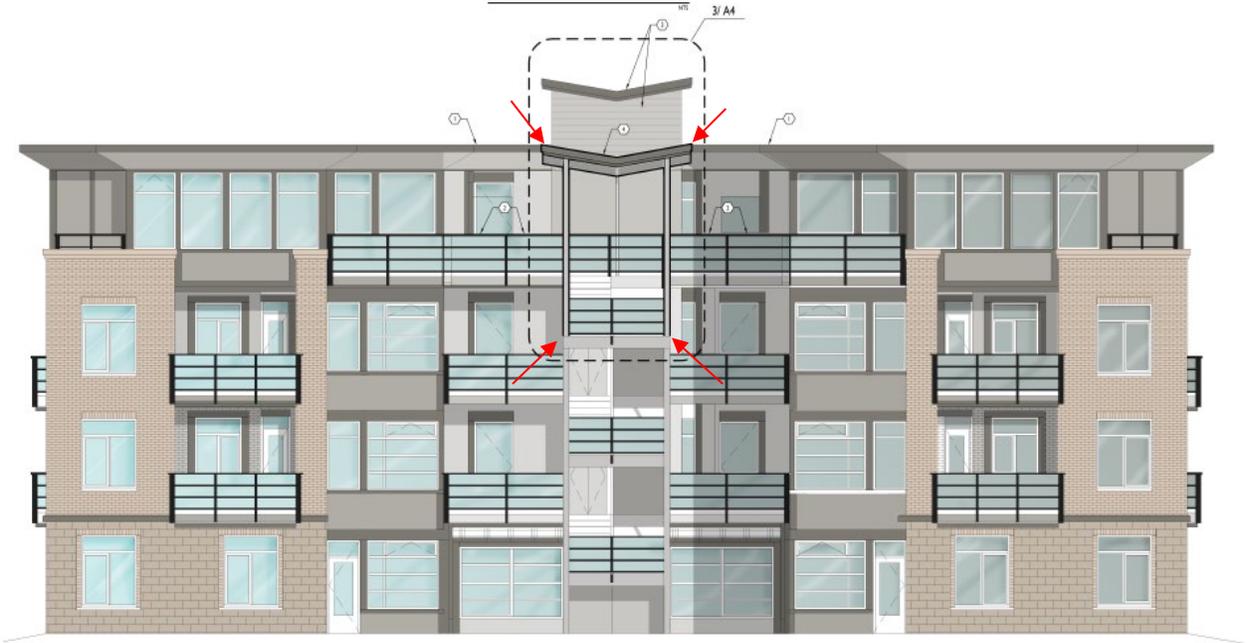


Figure 4: Proposed roof over stairway for 5692 Kings Road, Area D (red arrows not on plans).



**University Endowment Lands  
MINUTES OF THE  
ADVISORY DESIGN PANEL MEETING  
Tuesday, February 14, 2023**

A meeting of the UEL Advisory Design Panel was held on **Tuesday, February 14, 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:**

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

**Area Neighbourhood Panellists Present:**

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

**Staff Present:**

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

**Applicant and Consultants Present:**

Development Permit Application #1/21  
Andy Lin (Property Owner Representative)  
Cary Tsai, Architect 57 Inc. (Architect)  
Lu Xu, RPL Projects Ltd. (Landscape Designer)  
Andre Liu, Lewis Vancouver Construction (Construction Contractor)  
Jackie Jiang, Lewis Vancouver Construction (Construction Contractor)

Change of Land Use District Application #1/21  
Joseph Bros, Musqueam Capital Corp. (Applicant)  
Babu Kadiyala, Musqueam Capital Corp. (Applicant)  
Scott Baldwin, Polygon Homes (Developer)  
Chris Ho, Polygon Homes (Developer)  
Walter Francl, Francl Architecture (Architect)  
Alain Price, Francl Architecture (Architect)

**1.0 Call to Order**

The meeting was called to order at 4:09 pm by Pera Hardy.

**2.0 Introduction of ADP Members and UEL Staff**

**3.0 Adoption of the Agenda**

It was Moved by Pera Hardy, and Seconded by Marc Winer  
That the Agenda, as presented, be adopted.

**CARRIED**

**4.0 Adoption of the Minutes**

It was Moved and Seconded, by Shora Parvaresh and Pera Hardy:

That the Advisory Design Panel postpone adoption of the meeting minutes of January 10, 2023 as presented to the next meeting of the ADP.

**5.0 Development Permit Application #1/21  
1540 Wesbrook Crescent – Area B**

4:13 pm

A memorandum dated February 08, 2023 from Erik Ursel, Planning Technician was attached to the agenda package.

**5.1 Overview by Planning Technician (5 minutes)**

4:14 pm

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

**5.2 Presentation by Applicant (10 minutes)**

4:19 pm

The Applicant did not provide presentation materials, and spoke only to the objection letters.

**5.3 Questions from Panel to Applicant (10 minutes)**

4:21 pm

In summary the Panel and the Applicant discussed:

- The Applicant made attempts but was unable to arrange with the objectors to withdraw the remaining objection letter
- Objectors wanted only to communicate via ADP meeting
- The Designer for the Applicant advised he as the designer did not made any attempts to communicate with the objectors
- Question to staff re: objector's invitation to attend, staff advised objectors were invited but did not respond to the invitation
- Question to staff from the Manager re: neighbourhood panelists in attendance, staff confirmed no panelists from Area B are in attendance this evening
- Tree protection requirements discussed, confirmed that a landscape inspection will be required.

**6.0 Meeting Closed to the Public**

4:30pm

The meeting was closed to the public, with only Professional Members, the Applicant and the Applicant's Representatives, and UEL staff remaining.

**7.0 Panel Deliberations and Resolution  
Development Permit Application #1/21  
1540 Wesbrook Crescent – Area B**

4:37 pm

In summary, having considered the design as presented, as well as 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 #1/21 at 1540 Wesbrook Crescent.

It was Moved by Paul Sangha, and Seconded by Pera Hardy

That the Panel does not have any technical objections or recommendations regarding this development permit application.

All in favour, none opposed.

**CARRIED**

**8.0 Short Recess (10 minutes)**

**9.0 Meeting Reopened to the Public**

***(And for next Applicant and/or next Applicant's Representatives)***

Recess shortened due to there being no remaining members of the public in attendance.

**10.0 Change of Land Use District Application #1/21**

**lelørn Child Day Care Facility Draft Bylaw Referral**

**2620 Acadia Road, Lot 5 (Lot C2), Block F Musqueam Development**

4:55 pm

A memorandum dated February 8, 2023 from Heather Shay MCIP, RPP, Planning Officer and the draft bylaw amendments referred via email to the ADP on January 30 2023 was attached to the Agenda.

**10.1 Overview by Planning Officer (5 minutes)**

5:00 pm

The Planning Officer presented a brief summary of the memorandum on this application with regard to the proposed bylaw amendments.

**10.2 Presentation by Applicant (10 minutes)**

5:01pm

A presentation was not required at this stage of the rezoning application process; however, because the Applicant did not have the opportunity to present the initial application to the Panel during the public consultation stage, a brief overview was given of the proposal before discussing proposed bylaw amendments to the CD-2 zone in order to allow for increased childcare capacity and reduced staff parking.

**10.3 Questions from Panel to Applicant (10 minutes)**

5:03 pm

In summary, the Panel and the Applicant discussed:

- Proposal to increase childcare capacity from 40 children to 110 children
- Traffic management plans around drop-off and pick-up times
- Number of required staff to serve increased childcare capacity
- Number of parking stalls available to staff
- Alternate modes of transportation including walkability and safe pedestrian crossing

**11. Panel Deliberations and Resolution**

**Change of Land Use District Application #1/21**

**2620 Acadia Road, Lot 5 (Lot C2), Block F Musqueam Development**

5:10 pm

In summary, the Panel discussed:

- Clarification regarding the current stage of development:  
There was some confusion regarding whether parking could be addressed at a later stage. Staff advised that parking requirements are determined at the rezoning stage

- Concerns regarding traffic management were raised and addressed with confirmation that a Traffic Study was submitted as part of the rezoning application, and that the study was reviewed by UEL Administration
- Potential future parking overflow needs for childcare staff

Having considered the design as presented and the *Land Use, Building and Community Administration Bylaw*, it was Moved by Paul Sangha, and Seconded by Pera Hardy

That the Advisory Design Panel recommends that the Minister approve Change of Land Use District Application #1/21 at 2620 Acadia Road subject to the applicant considering:

Recommendation #1: That the panel's positive recommendation on the proposed bylaws reflects the location of the project within Block F, and that it is largely in line with the original intentions under the Block F/leleŕn plan.

Recommendation #2: That the panel reiterates its recommendation that the Minister put Community Amenity Contribution bylaw in place before any Change of Land Use is approved under Area D Neighbourhood Plan.

All in favour, none opposed.

**CARRIED**

## 12. Meeting Adjournment

It was Moved by Pera Hardy, and Seconded by Paul Sangha

That the meeting was adjourned, and panelists left the meeting at 5:42 p.m.

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**Pera Hardy, Chair**  
**Advisory Design Panel**

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**Shora Paravesh, Secretary**  
**Advisory Design Panel**

*Delivered via email*

UEL ADP Professional Panel Members

March 12, 2023

Dear Panel Members-

I am writing to ask the panel to recommend operational carbon standards for new buildings in the UEL multifamily area at our March 14<sup>th</sup> meeting. Specifically, all zoning and development permit approvals should require “Zero carbon ready” design for multifamily buildings.

In the [Area D Plan](#) that was finalized in April 2022, the UEL targeted “high standards for green building performance” (Section 5.6.9, p 65). These targets included an accelerated deadline to implement the BC Step Code (requiring new multifamily buildings to meet Step 4 by Jan 1<sup>st</sup> 2025) and encouraged low embodied carbon materials such as mass timber. On *operational* carbon, the Plan targets:

- Reducing energy demand per building by implementing increasing energy efficiency and GHG emissions performance requirements for all new building types over time, and
- Developing strategies to enable efficient, zero GHG emission new buildings

In line with the two recommendations above, and in order to give clear, quantitative guidance for design with regard to operational carbon emissions, I will ask panel members to recommend that all new multifamily buildings meet the “Zero carbon ready” standard under the [updated Building Code](#) (section 10.3.1.3). These standards were not available at the time the Area D Plan was developed. They are expected to be incorporated into the BC Building Code by the end of 2023.

Additional information and resources about BC’s efforts to lower emissions across the built environment can be found at on [zebx.org](#), [clfvancouver.com](#) and [b2electrification.org](#). Cost information can be found [here](#). I would be happy to arrange for a subject matter expert from ZEBx to present to the panel and answer any questions at a future meeting if the panel would like more information.

I hope the panel will be able to recommend these measures in order to improve building quality in our community.

Regards,

Claire Huxtable, UEL ADP Area D Representative

Cc: Will Emo, Manager, UEL Office  
Jen McCutcheon, Electoral Area A Representative  
The Honorable David Eby, MLA Point Grey  
The Honorable Anne Kang, Minister of Municipal Affairs