



University Endowment Lands
AGENDA for the
ADVISORY DESIGN PANEL MEETING
Tuesday, June 13, 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, June 13, 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 May 9, 2023.

5.0 Change of Land Use District Application #1/22
Regent College, 5800 University Blvd – Area D
Neighbourhood Panellists for **Area D** are requested to attend the meeting for this item.

A memorandum dated June 8, 2023, from Heather Shay, Acting Development Services Manager, attached to this Agenda.

5.1 Overview by Acting Development Services Manager (5 minutes)

5.2 Presentation by Applicant (10 minutes)

5.3 Questions from Panel to Applicant (10 minutes)

6.0 Meeting Closed to the Public (*)

7.0 Panel Deliberations and Resolution
Change of Land Use District Application #1/22
Regent College, 5800 University Blvd – Area D

8.0 Adoption of Updates to the ADP Terms of Reference
It was Moved on March 14, 2023, that Staff develop a proposal to undertake housekeeping updates to the ADP Terms of Reference (“TOR”) to be presented to the Panel for consideration including:

- Alignment of the TOR with recent updates to Section 4.1(b) of the *Official Community Plan*;
- Insertion of a provision to allow for the adoption of meeting minutes electronically in certain circumstances; and
- Updated references to the former CAC Bylaw to the most current version of the Bylaw.

9.0 Meeting Adjournment

*** Note:**

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.



**University Endowment Lands
MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
Tuesday, May 09, 2023**

A meeting of the UEL Advisory Design Panel was held on **Tuesday, May 09, 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:

Shora Parvaresh, Architect – Chair
Thomas Schroeder, Architect – Vice Chair
Pera Hardy, Architect
Keith Ross, Landscape Architect
Marc Winer, Engineer – Secretary
Kitty Leung, Engineer

Area Neighbourhood Panelists Present:

Claire Huxtable, Area D
Katerina Wong, Area A

Applicant and Consultant(s) Present:

Development Permit Application #6/21
Jiang Zhu, Imperial Architecture, Architect
Eason Li, Landscape Architect
Derek Zhao, Property Owner
Jamie Jiang, Property Owner's Representative

Objector(s):

Ted Yong & Gina Yong

Staff Present:

William Emo, UEL Manager
Kamelli Mark, Deputy Manager
Erik Ursel, Planning Technician
Mark Leung, Corporate Administrative Clerk

1.0 Call to Order

The meeting was called to order at 4:03 pm by Shora Parvaresh and Seconded by Thomas Schroeder.

2.0 Introduction of ADP Members and UEL Staff

3.0 Adoption of the Agenda

It was Moved by Shora Parvaresh, and Seconded by Pera Hardy:
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 meeting minutes of the Advisory Design Panel Meeting of March 14, 2023, as presented, be adopted.

CARRIED

5.0 Development Permit Application #6/21

5988 Newton Wynd – Area B

4:11 pm

A memorandum dated April 04, 2023, from Erik Ursel, Planning Technician, was attached to the agenda package.

5.1 Overview by Planning Technician

4:12 pm

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

5.2 Presentation by Applicant

4:19 pm

In summary, the applicant presented on the following:

- Sloped site; defined setbacks and height;
- Windows oriented to front and back yards;
- Contemporary style, flat roof, glazing for natural light;
- Driveway along side yard and fence for side yard related to privacy;
- Privacy and view concerns; and
- Native plants for privacy and ecological support.

5.3 Questions from Panel to Applicant

4:31 pm

In summary the Panel and the Applicant discussed:

- Privacy concerns with regard to the roof deck of the garage;
- Preservation of views required in the *Land Use, Building and Community Administration Bylaw*;
- Roof height given gable design; and,
- Whether hedge removal in the front yard would affect the consistency of streetscape.

6.0 Meeting Closed to the Public

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

It was Moved by Shora Parvaresh, and Seconded by Thomas Schroeder:

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 4:53 pm.

7.0 Panel Deliberations and Resolution Development Permit Application #6/21

5988 Newton Wynd – Area B

4:55 pm

In summary the Panel discussed:

- Security of the site;
- Retention of the hedge in the front yard for consistency with the existing streetscape;
- Preservation of views;
- Consistency with other 2-storey houses in the area; and

- Compliance with technical Bylaw requirements

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 #6/21 at 5988 Newton Wynd, noting the following:

Recommendation 1:

That retention of the current front hedge could preserve the continuity and coherence of the street's overall hedge composition. If necessary, the Panel suggests trimming the hedge down to maintain a neat and uniform appearance.

Recommendation 2:

The views impacted by the application appear to be from secondary rooms at a neighbouring property. The Panel recognizes that the Applicant has made considerable efforts to protect the view short of making it a one (1) storey building. The Panel notes guidelines from the Bylaw related to protecting views, especially to the North.

All in favour, none opposed.

CARRIED

8.0 Short Recess

5:45 pm

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 and no further applications on the Agenda.

10.0 Introduction of Draft ADP Terms of Reference

5:50 pm

The Manager presented a draft version of the ADP Terms of Reference, noting the updates were in alignment with the recently adopted OCP amendments.

It was moved by Shora Parvaresh and Seconded by Thomas Schroeder that:

The question be postponed until the next Advisory Design Panel meeting in June for further discussion.

All in favour, none opposed.

CARRIED

11.0 Adjournment

It was Moved by Shora Parvaresh, and Seconded by Thomas Schroeder:

That the meeting be adjourned, and panelists left the meeting at 6:01 pm.

**Shora Parvaresh, Chair
Advisory Design Panel**

**Marc Winer, Secretary
Advisory Design Panel**



TO: Advisory Design Panel

FROM: Heather Shay MCIP, RPP, Acting Manager of Development Services

DATE: June 8, 2023 **MEETING DATE:** June 13th, 2023

SUBJECT: **Change of Land Use District Application #1/22**
5800 University Boulevard, Regent College, Vancouver BC V6T 2E4
Lot A, Block 89 District Lot 140
Group 1 NWD BCP11240
Parcel ID: 025-942-093

A Change of Land Use District application was received on June 3, 2022 from Polygon Development 387 Ltd on behalf of Regent College to change the Institutional and Public Use District (“I-A”) zoning for the existing surface level parking lot portion at the above address to create a new site-specific Comprehensive District (“CD”) zone that would permit an 18 storey (58 metre) mixed-use commercial residential high rise building with three levels of underground parking to a maximum FSR of 4.0.

The proposed form of development includes 155 new housing units: 106 market condo units, 22 affordable graduate units, 11 affordable rental units, and 16 moderate rental units. Housing would be provided in a variety of unit types. Commercial retail would be permitted on the first floor.

The applicant’s proposed public benefits as provided in the Design Rationale of the Submission Package (page 9) are:

- Affordable Student Housing
- Moderate Rental Homes
- New public art
- Improvement of Western Parkway from University Blvd to the proposed project:
 - Redesign of the on-street parking and boulevard for an improved urban experience
 - Facilities that will allow for the closing of the street on special occasions to allow for special weekend events and festivities
- Additional contribution from the future residents towards the operations of the new UEL Community Centre located at Ielərn.

Should a rezoning be granted 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 site map of Area D. A context map as provided by the applicant is attached as Figure 2. The properties are located within the Area D Neighbourhood Plan Area.

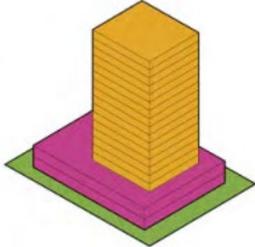
Area D Neighbourhood Plan

The Area D Neighbourhood Plan (previously referred to the ADP on October 13th, 2020, and adopted by Ministerial Order on April 6th, 2021) includes numerous policies that are applicable to this proposal. The applicant provided their response to how the proposal addresses Area D Plan policies on pages 5-6 of their submission package.

[Area D Plan policies](#) of particular interest to the Advisory Design Panel may include Section 5.1 Neighbourhood Character, pages 41-43.

Policy 4.2.5 in the Area D Plan states: “5800 University Boulevard (PID: 025-942-093) has two land use designations, IM (Institutional Mixed Use), and CR-2 (Commercial Residential High-Rise), as shown in Schedule A: Land Use. The intent of the two land use designations is to protect the distinct institutional character and uses of the site while encouraging the transition of the existing surface parking lot into a vibrant mix of residential and commercial uses. CR-2 corresponds to the boundaries of the existing parking lot (the southern approximately 45.7m x 61m portion of the site), and IM corresponds to the remainder of the site. Additional bonus density at redevelopment will only be considered when public benefits including, but not necessarily limited to, rental and/or affordable housing, are provided.”

The CR-2 land use designation at the subject property considers the following:

Designation	Purpose	Building Type & Height	Uses	Maximum Base Density	Maximum Bonus Density
Commercial Residential (Highrise) 	To allow multi-unit residential and commercial uses in a high-rise building form, contributing to the public realm and pedestrian connectivity. Sites must be mixed-use and can include commercial, institutional, or live/ work. Buildings must emphasize street fronting activity including shops or services.	Mixed-use mid-rise to high-rise buildings with commercial on the lower floors and residential above. Up to 18 storeys and maximum 58 m.	Commercial and office Multi-unit residential Institutional	1.25 FSR	A density bonus of up to 2.75 FSR may be considered when public benefits are provided

MEMORANDUM

As per Schedule 11 Section 4.2 of the 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 design and appearance of this proposed development;
- The proposed improvements to the public realm along the Bridle Path;
- The potential improvements to Western Parkway;
- The design of outdoor amenity spaces that the applicant proposes as public use areas.

Thank you,



Heather Shay, MCIP, RPP
Acting Manager of Development Services

Attachments:

Figure 1: Site Map

Figure 2: Site Context

Figure 1: Site Map



The Parking Lot portion of Regent College

Figure 2: Site Context as provided by applicant



1. University Boulevard
2. Regent College
3. Wesbrook Mall
4. UBC Hospital
5. 'U Hill Village' Commercial Centre
6. Western Parkway



University Endowment Lands ADVISORY DESIGN PANEL

TERMS OF REFERENCE

The following are the Terms of Reference for the University Endowment Lands (“UEL”) Advisory Design Panel, herein referred to as the “Panel”.

1.0 Function of the Panel

To provide design and technical advice on matters referred by the UEL Manager in accordance with Section 4.1(b) of the UEL Official Community Plan (“OCP”) with community members focused especially on the best interests of the neighbourhood and wider community, while architects, landscape architects and engineers serving on the Panel bring forward their professional expertise.

2.0 Meetings

Shall be in accordance with Section 4.1(b) of the OCP and shall be conducted in accordance with the rules of procedure and conduct of meetings outlined in sections 10.0 and 11.0, below.

3.0 Quorum

Shall be in accordance with Section 4.1(b) of the OCP.

4.0 Composition of the Panel

Shall be in accordance with Section 4.1(b) of the OCP.

5.0 Chair, Vice-Chair and Secretary

Shall be in accordance with Section 4.1(b) of the OCP.

6.0 Remuneration

Service on the Panel is voluntary and shall be without compensation. Professional Panel members will be reimbursed for disbursements necessary for the business of the Panel that have been approved in advance by the UEL Manager in accordance with Section 4.1(b) of the OCP.

7.0 Qualifications for Appointment

Shall be in accordance with Section 4.1(b) of the OCP.

8.0 Ceasing to be a Panelist

Shall be in accordance with Section 4.1(b) of the OCP.

9.0 Expulsion of Panelists

Shall be in accordance with Section 4.1(b) of the OCP.

10.0 Rules of Procedure

10.1 Regular Meetings

Shall be in accordance with Section 4.1(b) of the OCP. The Panel shall meet monthly, as required, on the second Tuesday of each month. Meetings shall be held either in the UEL Public Works meeting room, located at 5495 Chancellor Boulevard, or by

videoconference or teleconference (including over the Internet) so long as all persons participating can hear each other at the same time.

10.2 Special Meetings

The Panel shall meet for a special meeting at the request of the UEL Manager within 10 business days of receiving notice from the UEL Manager of the request for such meeting.

10.3 Notice to Members

Notice of a meeting, together with the Agenda and available staff reports for the meeting, shall be delivered to each member 5 to 10 calendar days prior to the meeting. Notices may be delivered by mail, courier, or electronically.

10.4 Notice to Applicants

An applicant for an application that has been referred to the Panel shall be notified in writing of the date, time and location of the Panel meeting 5 to 8 days prior to the meeting at which the matter will be considered by the Panel. Notices may be delivered by mail, courier or electronically.

10.5 Notice to the Public

- (a) The meeting agenda shall be delivered to those who have submitted written comments during the public review period specified for the application to be considered by the Panel at the meeting. This notice will be delivered by mail, courier, or electronically by the Wednesday prior to the meeting at which the matter will be considered by the Panel.
- (b) Best efforts will be made to post meeting agendas to the UEL website by the Friday prior to the meeting.

11.0 Conduct of Meeting

11.1 All participants involved in this panel are expected to adhere to a high standard of professional conduct throughout its duration, demonstrating ethical behavior, respect, and accountability towards one another and any interested parties involved.

11.2 The order of business shall be as set out in the Agenda generally as follows:

- (a) Call to Order
- (b) Confirm Quorum - Community members shall be counted in quorum only for proposals within their respective neighbourhood.
- (c) Introductions
- (d) Adoption of the Agenda
- (e) Adoption of the Minutes of the Previous Advisory Design Panel Meeting
- (f) Application Review
 - i. UEL staff introduce the application
 - ii. Applicant and/or applicant's representative(s) briefly presents the design concept and rationale
 - iii. The Panel and UEL staff may ask clarification questions
 - iv. Meeting closed to all persons other than the applicant and/or applicant's representative(s), Panel, and UEL staff
 - v. The Panel discusses and deliberates on the application
 - vi. The Panel prepares and votes on its recommendations to the UEL Manager
 - vii. Meeting opened up to all persons
- (g) Meeting Adjournment

Order of business can be changed by resolution of Panel members present.

- 11.3 Community members attending meetings for proposals not within their neighbourhood are welcome to observe but are not permitted to participate in the Application Review as outlined in Section 11.2(f), above.
- 11.4 All decisions of the Panel shall be made by resolution and by a majority vote of all members present. In the case of a tie vote, the resolution will be deemed to have been defeated. Dissenting views of any member will be formally recorded at the request of that member.
- 11.5 The members shall make known any involvement they may have in an application being reviewed by the Panel, or any other close relationship that might be deemed or appear to constitute a conflict of interest. The member shall withdraw from the meeting for that matter before the Panel.
- 11.6 Professional members of the Panel will be guided by their respective professional codes of conduct.
- 11.7 Any members of the Panel contacted by an applicant will refer the applicant to the UEL Administration.
- 11.8 For the whole time that the Panel is considering an application, the applicant for that application is entitled to attend and to be heard.
- (a) No persons other than the applicant and/or applicant's representative(s), or UEL staff, shall be given permission to make a presentation at the meeting, except under special circumstances agreed to by the applicant and the UEL Manager.
- (b) No persons other than the applicant and/or applicant's representative(s), Panel, or UEL staff, shall be present for the closed meeting deliberations.
- 11.9 Minutes shall be taken of all meetings of the Panel.

Minutes shall:

- (a) record those present
- (b) record a synopsis of:
- presentation(s) made by applicant(s)
 - questions by panelists
 - UEL staff comments
 - comments by panelists about the application
 - key points considered
 - Panel recommendations (by resolution), and comments to the UEL Manager
 - any dissenting views, per 11.4, above.
- (c) be reviewed and signed by the Chair and the Recording Secretary.
- (d) be distributed to members of the Panel prior to the next meeting of the Panel.
- (e) be subject to correction and proposed for adoption at the next meeting of the Panel or, at the discretion of the Chair, may be adopted via electronic transmission (e.g., email).
- (f) be distributed in the form of the relevant excerpt to each applicant.
- (g) be posted onto the UEL website following adoption.

12.0 Revisions to the Terms of Reference

Shall be in accordance with Section 4.1(b) of the OCP.