



**University Endowment Lands  
AGENDA for the  
ADVISORY DESIGN PANEL MEETING  
Tuesday, July 11, 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, July 11, 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 June 13, 2023

**5.0 Change of Land Use District Application #3/21**  
**Menno Hall Draft Bylaw Referral**  
**2026 Wesbrook Mall and 2076 Wesbrook Mall – Area A**

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

A memorandum dated June 29, 2023 from from Heather Shay, Acting Development Services Manager, is attached to this Agenda.

**5.1 Overview by Planning Technician (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 #3/21**  
**Menno Hall Draft Bylaw Referral**  
**2026 Wesbrook Mall and 2076 Wesbrook Mall – Area A**

**8.0 Discussion – Additional Amendments to the Terms of Reference**

**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, June 13, 2023**

A meeting of the UEL Advisory Design Panel was held on **Tuesday, June 13, 2023, at 4:00 pm** and was hosted virtually via Microsoft Teams from the UEL Administration Office at 5495 Chancellor Boulevard, Vancouver, BC.

**Professional Members Present:**

Shora Parvaresh, Architect – Secretary  
Thomas Schroeder, Architect – Chair  
Keith Ross, Landscape Architect  
Paul Sangha, Landscape Architect  
Marc Winer, Engineer – Vice Chair  
Kevin Wurmlinger, Engineer

**Area Neighbourhood Panelists Present:**

Claire Huxtable, Area D  
Katerina Wong, Area A

**Applicant and Consultant(s) Present:**

Development Permit Application #1/22  
Chris Ho, Polygon Homes  
Mariah Dutnall, Polygon Homes  
Grant Brumpton, PWL Partnership  
Bill Stewart, Regent College  
Laurie Mackintosh, DYS Architecture  
Norm Chin, DYS Architecture

**Staff Present:**

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

**1.0 Call to Order**

The meeting was called to order at 4:05 pm by Thomas Schroeder.

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

**3.0 Adoption of the Agenda**

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

All in favour, none opposed.

**CARRIED**

**4.0 Adoption of the Minutes**

It was Moved and Seconded, by Thomas Schroeder and Shora Parvaresh:  
That the Advisory Design Panel meeting minutes of the Advisory Design Panel Meeting of May 9, 2023, as presented, be adopted.

All in favour, none opposed.

**CARRIED**

**5.0 Change of Land Use District Application #1/22  
Regent College, 5800 University Blvd – Area D**

4:10 pm

A memorandum dated June 8, 2023, from Heather Shay, Acting Development Services Manager, was attached to the agenda package.

**5.1 Overview by Acting Development Services Manager**

4:11 pm

The Acting Development Services Manager presented a brief summary of the memorandum on this application.

**5.2 Presentation by Applicant**

4:13 pm

In summary, the applicant presented on the following:

- Connection between UBC campus and University Marketplace
- History of Regent College and its contributions to the UEL
- Basis for housing income limits per BC Housing
- 18-storey tower massing and unit types per level
- Underground parking access and designated parking levels
- Vehicle access on Wesbrook Mall
- Public realm improvements along Western Parkway including raised walkway for pedestrian traffic, amenity space for patios and food trucks, increased seating capacity, landscaping changes to increase biodiversity.

**5.3 Questions from Panel to Applicant**

4:35 pm

In summary the Panel and the Applicant discussed:

- Lighting in the public realm regarding CPTED design guidelines
- Pedestrian connections between Regent College, UBC campus, and University Marketplace
- Underground parking access at ground level
- Upper-level podium restricted to Regent College grad student use only
- South tower limited to vehicle access only
- Structure, Energy Standards, Step 4 of the BC Energy Step Code
- Limitations on purpose-based rental availability
- Potential retention or relocation of existing trellis area
- Impact on existing community gardens
- Parking, onsite versus offsite; Access to public parking via P1 of the tower
- 4.0 floor space ratio calculated based on affordable housing units
- Public amenities limited to retail only including food and beverage
- Accounting for cooling/thermal properties in design
- Bike or car share program participation
- Designated cultural/performance space

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

It was Moved by Thomas Schroeder, and Seconded by Kevin Wurmlinger:

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 5:25 pm. No members of the public were present.

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

5:26 pm

In summary the Panel discussed:

- Merits of the density bonus FSR increase from 1.25 to 4.

- Community amenity charges
- Step 4 BC Energy Step Code and energy-related design elements
- Availability of affordable 2 and 3-bedroom units
- Lack of community amenities i.e. daycare facilities
- Public art installation
- On and off-site stormwater management

Having considered the design as presented and the *Land Use, Building and Community Administration Bylaw*, the Advisory Design Panel recommends that the applicant and/or UEL staff consider the following for Change of Land Use Application #1/22 at 5800 University Blvd.:

*Recommendation 1:*

That the massing of the podium and tower address the urban context of the site: Regent College has a strong axial atrium that the submission does not mention in either the podium or tower. Consider shifting the tower to the west to improve the solar shading and view from the atrium. The podium may also respond to the Regent College atrium as well. Consider breaking down the massing on the south with either landscaping or building mass.

5 in favour; none opposed.

*Recommendation 2:*

That the Applicant consider an increased percentage of rental, below-market rental, and family oriented housing options to address affordability challenges, and that Staff further evaluate the Applicant's commitment to community benefits to ensure that sufficient measures have been taken to earn the density bonus of increased Floor Space Ratio from 1.25 to 4 while meeting the community's housing needs, particularly in terms of family housing.

6 in favour; none opposed.

*Recommendation 3:*

That the Applicant specifically commit to the extent and the scale of the proposed public art.

7 in favour; none opposed.

*Recommendation 4:*

That finalization of a Community Amenity Contribution (CAC) bylaw be considered before a change of land use district is approved.

5 in favour; 2 opposed.

Keith Ross: Land use needs to be approved prior to consideration of the CACs.

Kevin Wurmlinger: Discussion of the implementation of CACs is outside of the scope of the ADP.

*Recommendation 5:*

That the UEL Manager consider requiring Step 4 of the BC Energy Step Code be met for this proposal, and that other voluntary sustainability initiatives be considered by the applicant, especially those that improve the quality of the housing.

6 in favour; none opposed.

**CARRIED**

**8.0 Short Recess**

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

That the panel skip this item and proceed to the next item on the agenda.

All in favour; none opposed.

**CARRIED**

**9.0 Meeting Reopened to the Public (*And for next Applicant and/or next Applicant's Representatives*)**  
As noted above, no members of the public were present. As such, the panel proceeded to the next item on the agenda.

**10.0 Adoption of Updated ADP Terms of Reference**

6:48 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 Tom Schroeder and Seconded by Kevin Wurmlinger that:

That the draft version of the ADP Terms of Reference, as presented, be adopted. The question of additional amendments to the Terms of Reference was postponed until the next Advisory Design Panel meeting in July for further discussion.

6 in favour, none opposed.

**CARRIED**

**11.0 Adjournment**

It was Moved by Thomas Schroeder, and Seconded by Claire:

That the meeting be adjourned, and panelists left the meeting at 7:02 pm.

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

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**Shora Parvaresh, Secretary**  
**Advisory Design Panel**



**TO:** Advisory Design Panel

**FROM:** Heather Shay MCIP, RPP, Acting Director, Development Services, University Endowment Lands

**DATE:** June 29, 2023                      **MEETING DATE:** July 11<sup>th</sup>, 2023

**SUBJECT:** **Change of Land Use District Application #3/21**  
**Menno Hall draft bylaw referral**  
**2026 Wesbrook Mall (PID 025-598-244) and 2076 Wesbrook Mall (PID: 025-614-991), Vancouver, BC V6T 1W3**  
**Lots 5 and 6 Block 83 District Lot 140 Group 1 Plan Number 5449**

A Change of Land Use District application was accepted in May 2022 from Shape Architecture Inc. on behalf of the Pacific Centre for Discipleship Association to amend the existing SF-1 zoning at the above addresses to create a new site-specific comprehensive Land Use District. The proposed amendments would permit a 4 to 6 storey mixed-use Institutional, Student Dorm and Residential Building with two levels of underground parking to a maximum FSR of 3.0.

## Background

This application was initially referred to the ADP by email on May 31, 2022 as part of Step 4 in the UEL rezoning process (attached). While the applicant was prepared to make a short presentation at the next scheduled ADP meeting, the panel was unable to meet as quorum could not be achieved. No panel recommendations were made. One ADP member wrote to express that the proposal had merit, while also commenting on:

- the extent of loss of on-property trees.
- Ensuring all planting has soil volumes required by Canadian Landscape Standard
- For a student building, there is very little outdoor recreation space
- Add play area for children, they are underserved in existing scheme
- Ensure water intercepted before it reaches the building
- Ensure planting scheme provides year round habitat for pollinators and birds; all exterior lighting consider/mitigate impacts to birds
- Building will significantly shade the neighbouring property to the north. Further study recommended to see if this can be mitigated by reducing the floor plate of Levels 5 & 6.

The applicant elected to hold their own informational open house on June 2<sup>nd</sup>, 2022, and chose to provide more information on their website: <https://www.mennohall.com>.

The application is now at Step 5 of the rezoning process: Zoning Bylaw Development. Although the bylaw referral stage does not typically include a presentation from the applicant, UEL Administration finds that it is reasonable for them to provide a short presentation at the ADP meeting given that they were unable to do so during the community consultation period.

# MEMORANDUM

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For the benefit of new ADP members who have not yet seen the submission package, it can be found here:

<https://www.env.gov.bc.ca/per/soft/dl.pl/20230629113841-14-gp-5ad60bb4-873f-42bd-8b24-7e7d940f?simple=y>

**Please note this link will expire on July 12<sup>th</sup>, 2023.**

## Draft Bylaw Referral

The draft bylaw amendments were referred via email to the ADP on June 16, 2023 and are attached to this package.

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 context map. A site plan as provided by the applicant is attached as Figure 2.

As per Schedule 11 Section 4.2 (1) of the Bylaw, an application for a Change of Land Use District requires the Manager to refer the draft bylaw amendments to the Advisory Design Panel.

Thank you,

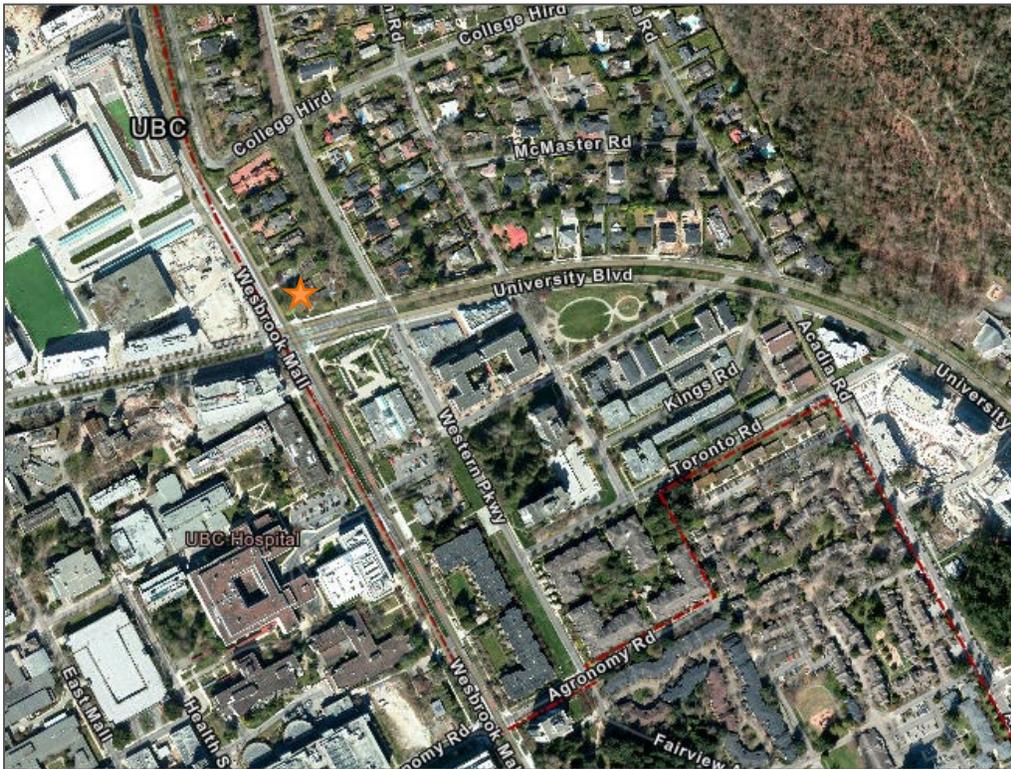


Heather Shay, MCIP, RPP  
A/Director, Development Services  
University Endowment Lands

### Attachments:

- Figure 1: Context Map
- Figure 2: Site Plan
- Figure 3: Proposed Menno Hall renderings
- UEL Rezoning Process
- Draft bylaw referral package

**Figure 1: Context Map**



*2026 and 2076 Wesbrook Mall*

**Figure 2: Site Plan**

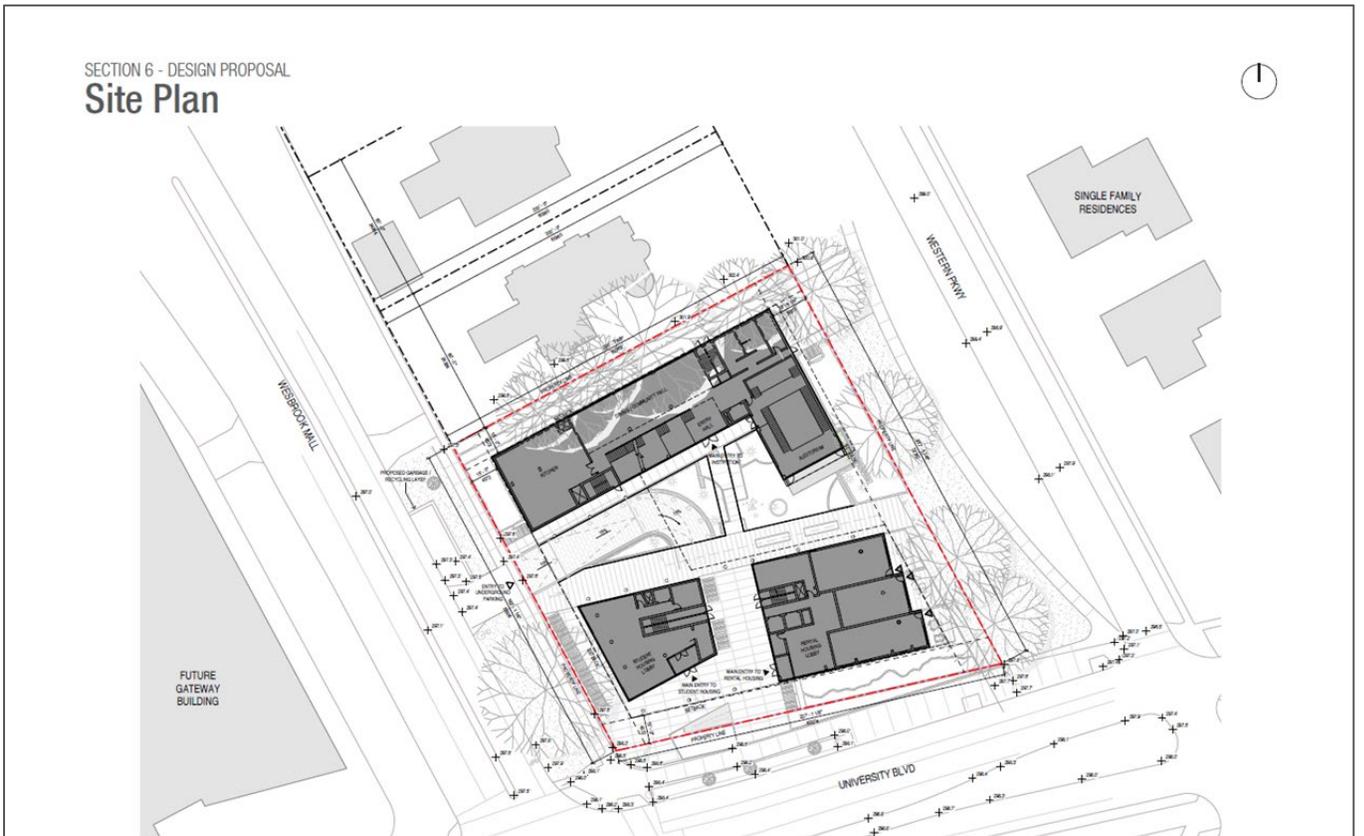


Figure 3: Proposed Menno Hall renderings



Approaching from Western Parkway



Approaching from Wesbrook Mall



Approaching from University Boulevard