



**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**