



**University Endowment Lands
MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
Tuesday, July 11, 2023**

A meeting of the UEL Advisory Design Panel was held on **Tuesday, July 11, 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:

Thomas Schroeder, Architect - Chair
Pera Hardy, Architect - Vice Chair
Keith Ross, Landscape Architect - Secretary
Paul Sangha, Landscape Architect

Area Neighbourhood Panelists Present:

Katerina Wong, Area A
Henry Yong, Jr., Area B
Claire Huxtable, Area D

Applicant and Consultant(s) Present:

Change of Land Use District Application #3/21
Mehran Parnian, Shape Architecture
Aaron Szeto, Shape Architecture
Jay Teichroeb, Highland Properties Trust
Ken Friesen, Friesen & Epp

Staff Present:

William Emo, UEL Manager
Heather Shay, Acting Development Services Manager
Mark Leung, Corporate Administrative Clerk

1.0 Call to Order

The meeting was called to order at 4:02 pm by Thomas Schroeder.

2.0 Introduction of ADP Members and UEL Staff

3.0 Adoption of the Agenda

4:02 pm

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

5 in favour; none opposed.

CARRIED

4.0 Adoption of the Minutes

4:05 pm

It was Moved and Seconded, by Thomas Schroeder and Pera Hardy:
That the Advisory Design Panel meeting minutes of the Advisory Design Panel Meeting of June 13, 2023, as presented, be adopted.

5 in favour; none opposed.

CARRIED

5.0 Change of Land Use District Application #3/21

Menno Hall Draft Bylaw Referral

2026 Wesbrook Mall and 2076 Wesbrook Mall – Area A

4:06 pm

A memorandum dated June 29, 2023, from Heather Shay, Acting Development Services Manager, was attached to the agenda package.

5.1 Overview by Acting Development Services Manager

4:07 pm

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

5.2 Presentation by Applicant

4:11 pm

In summary, the applicant presented on the following:

- Targeting Area D Neighbourhood Plan requirements including Step 4 of the BC Energy Step Code
- Windows will be high-performance and triple-glazed
- Additional setback and tree protection; park/greenspace
- Stormwater management plans include green roofs and a garden pond for water detention
- Public amenities include a courtyard with a sunken garden, lecture hall with retractable chairs for recreational programs (yoga, music) or conferencing
- Proposed institutional and residential use including student housing

5.3 Questions from Panel to Applicant

4:31 pm

In summary the Panel and the Applicant discussed:

- Application of Area D Neighbourhood plan requirements per the site's inclusion in the Area D planning study
- Preference for multi-unit housing in Area A among residents
- Allocation of use: 10% institutional, 30% student housing
- Access to students and the community at large (not limited to religious gathering)
- BC Energy Step Code requirements

6.0 Meeting Closed to the Public

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

It was Moved by Thomas Schroeder, and Seconded by Paul Sangha:

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. No members of the public were present.

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

4:53 pm

In summary the Panel discussed:

- BC Energy Step Code requirements
- Public access to institutional facilities and exterior public amenities
- Reduced building height near single-family area
- Community amenity charge
- Spot versus district rezoning
- Building density, massing, and height particularly on the NE side

Having considered the draft bylaw amendments as presented and the *Land Use, Building and Community Administration Bylaw*, the Advisory Design Panel recommends that the Minister of Municipal Affairs consider the following for Change of Land Use District Application #3/21 at 2026 Wesbrook Mall and 2076 Wesbrook Mall:

Recommendation 1:

That Staff consider a minimum Step Code requirement of Step 4 of the BC Energy Step Code, or the minimum required by the University Endowment Lands, whichever is more stringent.

Recommendation 2:

That the Applicant consider reducing the maximum height of built structures where it directly abuts existing single-family housing on the NE side as part of its land use change application.

Recommendation 3:

That rezoning include special consideration for the public realm as a gateway structure to the University of British Columbia at the corner of University Boulevard and Wesbrook Mall.

6 in favour; none opposed.

CARRIED

8.0 Discussion – Additional Amendments to the Terms of Reference

5:36 pm

As noted above, no members of the public were present. As such, the panel proceeded to the next item on the agenda.

In summary the Panel discussed:

- Amendment to Section 1.0 of the ADP Terms of Reference (TOR)
- Amendment to Section 10.3 of the TOR, adopted Jun. 13, 2023

Having considered the discussion and the ADP Terms of Reference, it was Moved and Seconded, by Thomas Schroeder and Pera Hardy, that the UEL Manager consider the following:

Recommendation 1:

Consider revising Section 1.0 of the ADP Terms of Reference, adopted Jun. 13, 2023 to read:
"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") where all members are tasked with providing advice in order to arrive at the best decisions possible in the public interest, 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."

Recommendation 2:

Consider revising Section 10.3 of the ADP Terms of Reference, adopted Jun. 13, 2023 to read:
"Notice of a meeting, together with the Agenda and available staff reports for the meeting, shall be delivered to each member 5 to 10 working days prior to the meeting. Notices may be delivered by mail, courier, or electronically."

4 in favour; none opposed.

CARRIED

9.0 Adjournment

It was Moved by Thomas Schroeder, and Seconded by Paul Sangha:

That the meeting be adjourned, and panelists left the meeting at 5:45 pm.

Thomas Schroeder
Digitally signed by Thomas Schroeder
DN: cn=CA, E=schroeder@uel.ca, o=Patkau Architects
Reason: I agree to the terms defined by the placement of my signature
Date: 2023.07.11 09:39:13-0700
Thomas Schroeder, Chair
Advisory Design Panel


Keith Ross, Secretary
Advisory Design Panel