



**University Endowment Lands
MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
Tuesday, January 09, 2024**

A meeting of the UEL Advisory Design Panel was held on **January 09, 2024 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 - Chair
Thomas Schroeder, Architect - Secretary
Pera Hardy, Architect

Keith Ross, Landscape Architect
Paul Sangha, Landscape Architect

Marc Winer, Engineer
Kevin Wurmlinger, Engineer

Area Neighbourhood Panelists Present:

Katerina Wong, Area A
Claire Huxtable, Area D
Alice Wang, Area D

Applicant and Consultant(s) Present:

Joseph Bros, Musqueam Capital Corp - Applicant
Babu Kadiyala, Musqueam Capital Corp - Applicant

Dave English, Townline - Developer
Shauna Moore, Townline - Developer
Korbin da Silva, Townline - Developer

Tom Staniszki, NSDA Architects - Architect
Steven Holdack, NSDA Architects - Architect

Cheryl Bouwmeester, PWL Partnership Landscape Architects Inc. - Landscape Architect
Tyera Lentz, PWL Partnership Landscape Architects Inc. - Landscape Architect

Debra Sparrow - Cultural Design Consultant
Gabriel Hall - Cultural Design Consultant

Staff Present:

William Emo, Manager
Heather Shay, Director of Development Services
Marcus Jennejohn, Senior Development Planning Officer
Erik Ursel, Planning Technician
Mark Leung, Corporate Administration Clerk
Tina Liu, Municipal Clerk

1.0 Call to Order

The meeting was called to order at 4:03 pm by Shora Parvaresh.

2.0 Introduction of ADP Members and UEL Staff

3.0 Adoption of the Agenda

It was moved by Paul Sangha, and seconded by Thomas Schroeder:

That the Agenda, as presented, be adopted. 1 in favour; none opposed.

CARRIED

4.0 Adoption of the Minutes

It was moved by Kevin Wurmlinger, and seconded by Marc Winer:

That the Advisory Design Panel meeting minutes of the Advisory Design Panel Meeting of December 12, 2023, as presented, be adopted. 2 in favour; none opposed.

CARRIED

5.0 Development Permit Application #12/22

lelørn Lots J & K

Lots 9 & 10, Block F, District Lot 140, Plan EPP119156 - Area D

4:08 pm

A memorandum dated December 28, 2023, from Erik Ursel, Planning Technician, was attached to the agenda package.

5.1 Overview by Planning Technician

4:09 pm

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

5.2 Presentation by Applicant

4:15 pm

In summary, the applicant presented the following:

- Building colours and materials
- Community-oriented design elements re: balconies, community green space, outdoor private amenity spaces, parking entrance, townhouse covered spaces
- Consistency with UEL Block F Design Guidelines
- Landscape design: enhancement of pedestrian entrances and paths; native plant species; rainwater collection features, like swales and pools; grade transition
- Site location and elevation studies re: area history/land connection, rammed earth concept
- Traditional design/incorporation of Musqueam art and public art concept

5.3 Questions from Panel to Applicant

4:42 pm

In summary, the Panel and the Applicant discussed:

- Access for garbage and emergency services
- Building design: cladding materials, composition and safety re: asbestos; hallway configuration and vertical circulation in condos; Indigenous consultation; unit layouts (1 and 3-bedroom only) and roof deck potential for the townhouses
- Carsharing, bike sharing, and onsite parking
- Colour palette: lightness/darkness in consideration of building proximity, change in seasons, depth; comparison to adjacent buildings and landscape
- Community center contribution from local residents
- Energy design: BC Energy Step Code 3, renewable energy-based heating/cooling
- Garbage management in swales and waterways

- Landscape design: allergy potential of plantings; existing tree retention; rain and sun protection in outdoor amenity spaces; outdoor patio geometry and hard surface in conjunction with trees/plantings
- Site security: fencing, lighting, and illumination on pathways
- Water and storm water management: irrigation for plantings, bioswales and wetland

**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 5:35 pm.

**7.0 Panel Deliberations and Resolution
Development Permit Application #12/22
lelörn Lots J & K
Lots 9 & 10, Block F, District Lot 140, Plan EPP119156 - Area D**

5:36 pm

In summary, the Panel discussed:

- Building proximities, geometry
- Colour palette
 - balance of light/dark, complement to adjacent properties, wood elements
- Construction access to site
- Musqueam/Indigenous design elements
- Privacy concerns between units re: sightlines
- Stormwater management plan, compliance with requirements re: absorbency, retention, water quality
- Water elements, scale, native plantings

Having considered the design as presented and the *Land Use, Building and Community Administration Bylaw*, the Advisory Design Panel recommends that the applicant, and UEL staff where indicated, consider the following for Development Permit Application #12/22 at Lots 9 & 10, Block F, District Lot 140, Plan EPP119156:

Recommendation 1:

Further development of the design elements that are influenced by Indigenous consultation, particularly the entrances, public trellises, and weaving elements, and opportunities for art.

Recommendation 2:

Changing the stark white panel to a darker and/or warmer, or wood, panel that may recede behind the trees and landscape. Interior materials and finishes could also be considered to add visual depth from the outside.

Recommendation 3:

Avoiding common allergens in the planting plan, such as birch trees.

Recommendation 4:

Paying more attention to the roofscape. If roof decks are not feasible, greater consideration needs to be made for the materiality, finish, and visual appearance.

It was moved by Shora Parvaresh, and seconded by Keith Ross:

That the above recommendation(s) be adopted. 8 in favour; none opposed.

CARRIED

9.0 Adjournment

It was moved by Shora Parvaresh, and seconded by Paul Sangha:
That the meeting be adjourned; panelists left the meeting at 5:58 pm.



**Shora Parvaresh, Chair
Advisory Design Panel**

**Thomas Schroeder, Secretary
Advisory Design Panel**