



**University Endowment Lands
MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
Tuesday, February 13, 2024**

A meeting of the UEL Advisory Design Panel was held on **February 13, 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:

Pera Hardy, Architect - Chair
Tom Schroeder, Architect - Vice Chair
Shora Parvaresh, Architect - Secretary
Kevin Wurmlinger, Engineer
Marc Winer, Engineer
Keith Ross, Landscape Architect

Area Neighbourhood Panelists Present:

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

Applicant and Consultant(s) Present:

Mehran Parnian, Shape Architecture - Architect
Nick Sully, Shape Architecture - Architect
Aaron Szeto, Shape Architecture - Architect
Lukas Holy, HAPA Collaborative - Landscape Architect
Kevin Klassen, HAPA Collaborative - Landscape Architecture
Rupert Campbell, Montage - Development Consultant
Jay Teichroeb, HyLand Properties - Development Consultant
Ken Friesen, Friesen & Epp - Development Consultant

Staff Present:

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

1.0 Territorial Acknowledgement

A territorial acknowledgement was given at 4:04 pm by Mark Leung.

2.0 Call to Order

The meeting was called to order at 4:05 pm by Pera Hardy.

3.0 Introduction of ADP Members and UEL Staff

4.0 Adoption of the Agenda

It was moved by Pera Hardy and seconded by Thomas Schroeder:

That the Agenda, as presented, be adopted. 6 in favour; none opposed.

CARRIED

5.0 Adoption of the Minutes

It was moved by Pera Hardy, and seconded by Thomas Schroeder:

That the Advisory Design Panel meeting minutes of the Advisory Design Panel Meeting of January 09, 2024, as presented, be adopted. 6 in favour; none opposed.

CARRIED

6.0 Development Permit #6/23 2026 & 2076 Wesbrook Mall - Area A

4:08 pm

A memorandum dated February 05, 2024, from Erik Ursel, Planning Technician, was attached to the agenda package.

7.1 Overview by Planning Technician

4:09 pm

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

7.2 Presentation by Applicant

4:14 pm

In summary, the applicant presented on the following:

- Building footprint: Density inward-looking/activity focused on the core, away from adjacent, single-family properties
- Building massing: Concentrated at south-west corner; stories staggered from 6 to 4, south to north; similar footprint to single-family residences, at grade
- Community access: pathways narrow for private access on the east side, open to bridle path on Western Parkway
- Design elements and materials: Breezeways, cross-laminated timber, natural lighting and views of grotto, mix of public and private spaces (open plaza, private patios)
- Energy design, meeting BC Energy Step Code 3 and targeting Step Code 4
- “Gateway to UEL”, energized intersection at Wesbrook Mall and University Blvd
- Landscape design: aspen knoll; fencing; grading; green roof system, rainwater management, and water retention; tree protection
 - Retention of natural, existing landscape
 - Setback increases for buffering
- Parking and amenity spaces: landscaped grotto, music room
 - grotto design, materials, and water feature
- Public realm enhancement
- Purpose-built rental housing and mixed-used institutional space, bonus density
 - 191 rental units: 105 affordable and 86 market, some sharing the same floor
 - Ownership by Cedar Ridge

7.3 Questions from Panel to Applicant

4:39 pm

In summary the Panel and the Applicant discussed:

- Activity levels adjacent to single-family areas
- Amenity spaces: music rooms, mixed-use meeting space

- Building massing, step back of elevation on north and east sides
- “Gateway” design, south-west corner: street level weather protection and glazed edge for views on Wesbrook Mall
- Landscape: tree screening/scaling on the north and east sides, plantings, and south-east hedge height
- Noise controls re: building design, operations
- Waste management re: collection/coordination

8.0 Meeting Closed to the Public
(Except for Applicant and/or Applicant’s Representatives)

5:09 pm

It was moved by Pera Hardy, 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. No members of the public were present.

9.0 Panel Deliberations and Resolution
Development Permit #6/23
2026 & 2076 Wesbrook Mall - Area A

5:10 pm

In summary the Panel discussed:

- Addressing of items raised in letter of objection
- Building, community-oriented, energy, and public realm design aspects
- “Gateway” bench functionality

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 #6/23 at 2026 & 2076 Wesbrook Mall:

Recommendation 1:

The character of the gateway bench element be consistent with the character of the project and be functionally useful as a bench, as well as direct people into the courtyard. Careful consideration is to be paid to the urban landscape, furniture and lighting below covered areas to ensure these spaces are comfortable.

It was moved by Pera Hardy, and seconded by Thomas Schroeder:

That the above recommendation(s) be adopted. 5 in favour; none opposed.

CARRIED

10.0 Adjournment

It was moved by Pera Hardy, and seconded by Thomas Schroeder:

That the meeting be adjourned; panelists left the meeting at 5:24 pm.

Pera Hardy
Digitally signed by Pera Hardy
Date: 2024.03.06 10:51:02
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Pera Hardy, Chair
Advisory Design Panel



Shora Parvaresh, Secretary
Advisory Design Panel