



**University Endowment Lands
MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
Tuesday, March 12, 2024**

A meeting of the UEL Advisory Design Panel was held on **March 12, 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:

Thomas Schroeder, Architect - Chair
Kevin Wurmlinger, Engineer - Secretary

Shora Parvaresh, Architect

Paul Sangha, Landscape Architect
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:

Chris Ho, Polygon Homes Ltd. - Developer

Staff Present:

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

1.0 Territorial Acknowledgement

A territorial acknowledgement was given at 4:03 pm by Mark Leung.

2.0 Call to Order

The meeting was called to order at 4:04 pm by Thomas Schroeder.

3.0 Introduction of ADP Members and UEL Staff

4.0 Adoption of the Agenda

It was moved by Thomas Schroeder, and seconded by Shora Parvaresh:
That the Agenda, as presented, be adopted. None opposed.

CARRIED

5.0 Adoption of the Minutes

Previously adopted electronically.

CARRIED

**6.0 Change of Land Use District Application #1/22
Regent College Draft Bylaw Amendment Referral
5800 University Boulevard – Area D**

4:10 pm

A memorandum dated March 06, 2024, from Heather Shay, Director of Development Services, was attached to the agenda package.

6.1 Overview by Director of Development Services

4:10 pm

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

6.2 Presentation by Applicant

4:17 pm

No presentation was made by the applicant.

6.3 Questions from Panel to Applicant

4:18 pm

In summary the Panel and the Applicant discussed:

- BC Step 4 Energy Code, energy design
- Change of land use district application process/processing speed and development permit
- Housing: Availability of 3-bedroom units; graduate student housing and housing agreement; sales to long term/primary residents
- Podium massing in relation to Regent College
- UEL *Housing Needs Assessment (2022)*, updates to *Official Community Plan*

7.0 Meeting Closed to the Public

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

It was moved by Thomas Schroeder, and seconded by Claire Huxtable:

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 4:39 pm.

8.0 Panel Deliberations and Resolution

**Change of Land Use District Application #1/22
Regent College Draft Bylaw Amendment Referral
5800 University Boulevard – Area D**

4:40 pm

In summary the Panel discussed:

- Addition of 3-bedroom units
- BC Step 3 Energy Code application versus BC Step 4 Energy Code
- Drawings/plans accompanying the draft bylaw amendment to the Minister of Municipal Affairs
- Floor area, density
- Previous recommendations of the ADP regarding the change of land use district application
- Public art: publicly viewable, but privately financed and located on private property
- Role of the ADP re: draft bylaw amendment referral
- Street parking upgrades
- UEL *Housing Needs Assessment* applicability

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, and the applicant where noted, consider the following for Change of Land Use

District Application #1/22 Regent College Draft Bylaw Amendment Referral – Area D at 5800 University Boulevard:

Recommendation 1:

The applicant and Minister review and consider the recommendations made in the previous ADP Meeting in June 2023, and note that public art, BC Energy Step Code 4, and family-oriented units are public amenities that would add value to the draft bylaw amendment for a CD-4 Comprehensive District Zone.

The Panel encourages the Minister to find ways to meet the housing needs of local families and primary residents, specifically 3-bedroom units, as noted in the UEL *Housing Needs Assessment* of 2022.

The Panel urges the Minister to explore solutions to ensure that this proposal meets Step 4 of the BC Energy Step Code, in line with provincial targets included in the CleanBC plan.

It was moved by Thomas Schroeder, and seconded by Keith Ross:

That the above recommendation(s) be adopted. 6 in favour; 1 opposed.

CARRIED

9.0 Miscellaneous Updates

5:28 pm

In summary the Panel discussed:

- Bylaw enforcement
- Cannabis store window glazing and advertising referring to UBC campus
- Change of land use district application for Ielərn Lots E, F, G, H, & I

10.0 Adjournment

It was moved by Thomas Schroder, and seconded by Claire Huxtable:

That the meeting be adjourned; panelists left the meeting at 5:36 pm.

Thomas Schroeder, Chair
Advisory Design Panel

Kevin Wurmlinger, Secretary
Advisory Design Panel