



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

A meeting of the UEL Advisory Design Panel was held on **April, 09, 20 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:

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

Area Neighbourhood Panelists Present:

Katerina Wong, Area A Neighbourhood Panelist
Vanessa Young, Area A Neighbourhood Panelist
Claire Huxtable, Area D Neighbourhood Panelist

Applicant and Consultant(s) Present:

Change of Land Use District Application #1/23

Joseph Bros, Musqueam Capital Corp - Applicant
Charlotte Mearns, Musqueam Capital Corp - Applicant

Korbin da Silva, Townline - Developer
Sena Gao, Townline - Developer
Giovanni Gunawan, Townline - Developer
Ross Moore, Townline - Developer

Robert Duke, Chris Dikeakos Architects - Architect
Kim Hoang, Chris Dikeakos Architects - Architect

Dylan Chernoff, Durante Kreuk Landscape Architects - Landscape Architect
Justin Taylor, Durante Kreuk Landscape Architects - Landscape Architect

Staff Present:

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

1.0 Territorial Acknowledgement

A territorial acknowledgement was given at 4:04 pm by Tina Liu.

2.0 Call to Order

The meeting was called to order at 4:05 pm by Marc Winer.

3.0 Introduction of ADP Members and UEL Staff

4.0 Adoption of the Agenda

It was moved by Thomas Schroeder, and seconded by Marc Winer:

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

CARRIED

5.0 Adoption of the Minutes

It was moved by Marc Winer, and seconded by Vanessa Young:

That the Advisory Design Panel meeting minutes of the Advisory Design Panel Meeting of March 12, 2024, as presented, be adopted. All in favour; none opposed.

CARRIED

6.0 Change of Land Use District Application #1/23

Block F District Lot 140 Group 1

Parcels E, F, G, H, & I – Area D

4:09 pm

A memorandum dated April 03, 2024, from Heather Shay, Director of Development Services, was attached to the agenda package.

6.1 Overview by Director of Development Services

4:09 pm

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

6.2 Presentation by Applicant

4:15 pm

In summary, the applicant presented on the following:

- Site Context: Similar increase in density compared with nearby locations (Broadway corridor & Acadia UBC)
- Building Massing: An additional 16 storeys along University Boulevard (Parcels H & I), and three-storey townhomes along Crooked Branch Road
 - Increase density along University Boulevard and lower the density on Crooked Branch Road
 - Building heights increase gradually away from the existing lower buildings
 - Family-oriented units (2 to 3 bedrooms)
- Community access: Tower separation ensures privacy between buildings and entrances facing towards Crooked Branch Road; townhomes have their own ground-level entrances
 - Waste staging area on site
- Parking and amenity: 1 parking spot per unit for condo (Parcels E & F), 0.5 per unit for rental (Parcels H & I)
 - Proposed amenity spaces for Parcels E, F, G, H, & I, exterior places for interaction, including children's play area
- Public realm experience consistent with master plan
- Landscape design: Increase density along University Boulevard to open up green space along Crooked Branch Road
 - Bioswales maintained and expanded
 - Integrate Musqueam artwork into the public realm
 - Native plants and non-native hedges

6.3 Questions from Panel to Applicant

4:44 pm

In summary the Panel and the Applicant discussed:

- Diversity, flexibility, and efficiency of the family-oriented, 2 to 3-bedroom city homes
- 2 car share parking spaces and the partnership with MODO; a bike share program is under consideration.
- Approximately 1 year spent on revision of the plan
- Affordable rental units were proposed and delivered in phase 1 (Parcel A & B); none were for this phase
- Concerns about amenity spaces: Each unit contributes \$40.00 to the Community Centre. Parcel H & I with its own amenity space.
- Compliance with the BC Energy Step Code. Possibility of Net Zero 2050. 100% electrical for rental units; condo fuel/power type depends on strata.
- Applicant does not participate in funding for UBC SkyTrain extension.
- Landscape: Townhomes have private space in front; plantings situated between towers, with potential green on rooftops of towers and townhomes.

7.0 Meeting Closed to the Public

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

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 5:11 pm.

8.0 Change of Land Use District Application #1/23

Block F District Lot 140 Group 1

Parcels E, F, G, H, & I – Area D

5:11 pm

In summary, the Panel discussed:

- Community concerns: significant increase in density without the community's knowledge, massive footprint, greenspaces, community benefits, community engagement, and quality housing.
- Incorporation of the proposed bylaw amendments into the existing Comprehensive District 2 leleṛn Master Plan
- The concept of community benefits
- Community amenities, affordable housing, greenspaces.

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 #1/23 at Parcels E, F, G, H, & I – Area D:

Recommendation 1:

Given the proposed scale and scope of the proposed development application, the panel recognizes that this plan is more than an "amendment" to the existing Comprehensive District 2 leleṛn Master Plan incorporated into the UEL OCP in 2016. The panel recommends that there be additional community consultation and planning toward changing the Comprehensive District 2 leleṛn Master Plan that is completed in a meaningful and constructive manner, recalling the initial development of the comprehensive leleṛn plan.

It was moved by Claire Huxtable and seconded by Keith Ross:
That the above recommendation(s) be adopted. 5 in favour; none opposed.

CARRIED

Recommendation 2:

The Panel recommends that additional community amenities be considered and provided appropriately in response to the enhanced density and proposed rezoning of the project.

It was moved by Pera Hardy and second by Keith Ross:
That the above recommendation(s) be adopted. 5 in favour; none opposed.

CARRIED

Recommendation 3:

Given the proposed density, the panel recognizes that the building form and placement on site are an improved strategy from the previous plan. The tall slender buildings with a smaller site footprint reduces shadowing, increases greenspace on the ground, and moves the density away from the lower buildings to the south. The panel recommends that development of the landscape at the next stage of the project should consider the ground-based experience of the site.

It was moved by Thomas Schroeder and second by Pera Hardy:
That the above recommendation(s) be adopted. 4 in favour; 1 opposed.

CARRIED

Recommendation 4:

The panel recommends that visitor and rental parking should be in line with condo parking, and that alternative modes of transportation should be favoured where adequate.

It was moved by Claire Huxtable and seconded by Thomas Schroeder
That the above recommendation(s) be adopted. 5 in favour; none opposed.

CARRIED

Recommendation 5:

The panel recommends that any subsequent proposal should include explicit commitments to energy efficiency and additional affordable housing.

It was moved by Claire Huxtable and seconded by Pera Hardy:
That the above recommendation(s) be adopted. 5 in favour; none opposed.

CARRIED

9.0 Adjournment

It was moved by Marc Winer, and seconded by Claire Huxtable:
That the meeting be adjourned; panelists left the meeting at 7:19 pm.



Marc Winer, Chair
Advisory Design Panel



Pera Hardy, Secretary
Advisory Design Panel