



**University Endowment Lands
MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
Tuesday, January 14, 2025**

A meeting of the UEL Advisory Design Panel was held on **January 14, 2025 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
Neil Prakash, Architect
Kevin Wurmlinger, Engineer - Vice-chair
Marc Winer, Engineer - Secretary

Area Neighbourhood Panelists Present:

Tamara Knott, Area C
Claire Huxtable, Area D
Alice Wang, Area D

Applicant and Consultant(s) Present:

Development Permit #6/24

Bobbie Uppal, Oxygen Yoga - Business Owner
Melissa Hanssens, Oxygen Yoga - COO
Rosa Salcido, Vivid Green Architect - Architect
Arghavan Roudgar, Vivid Green Architect - Architect

Development Permit Application #9/22

Jason Nicola - Property Owner
Courtney Nicola - Property Owner
Cristina Gonzales, Wiedemann Architectural Design - Architect
Stefan Wiedemann, Wiedemann Architectural Design - Architect
Matt Corbet, Teragon - General Contractor

Objectors Present:

Sheila Carnahan, Area C

Staff Present:

William Emo, Manager
Heather Shay, Director of Development Services
Erik Ursel, Planning Officer
Hannah Walsh, Planning Technician
Mark Leung, Corporate Admin Clerk
Tina Liu, Program Coordinator

1.0 Territorial Acknowledgement

A territorial acknowledgement was given at 4:04 pm by Mark Leung, Corporate Admin Clerk.

2.0 Call to Order

The meeting was called to order at 4:05 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 Neil Prakash:
That the Agenda, as presented, be adopted. None opposed.

CARRIED

5.0 Adoption of the Minutes

It was moved by Thomas Schroeder, and seconded by Marc Winer:
That the meeting minutes of the Advisory Design Panel Meeting of October 08, 2024, as presented, be adopted. None opposed.

CARRIED

6.0 Development Permit Application #6/24 201 - 2150 Western Parkway - Area D

4:16 pm

A memorandum dated December 02, 2024, from Hannah Walsh, Planning Technician, was attached to the agenda package.

6.1 Overview by Planning Technician

4:16 pm

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

6.2 Presentation by Applicant

4:21 pm

In summary, the applicant presented on the following:

- Nature of business: Wellness studio providing infrared-heated yoga
 - Services overview: cardio, Pilates, yoga; therapy/relaxation
 - Design: welcoming, inclusive space/supportive community for residents and students
 - Global franchise with a base in the Lower Mainland (of British Columbia)
 - Health and community benefits, e.g. employment opportunities
 - Model: Based on balance, compassion; emphasis on branding/marketing, cleanliness, customer programs, safety, staff training
- Unit number; unit area and floor plan

6.3 Questions from Panel to Applicant

4:31 pm

In summary the Panel and the Applicant discussed:

- Addressing, location, wayfinding/additional signage
- Benefits of far infrared heated yoga
- Demising wall fire protection
- Exits/exiting from the unit
- Unit air circulation

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 4:45 pm.

**8.0 Panel Deliberations and Resolution
Development Permit Application #6/24
201 - 2150 Western Parkway - Area D**

4:47 pm

In summary the Panel discussed:

- Addressing
- Mud pits/tree wells
- Wayfinding/signage

Having considered the design as presented and the *Land Use, Building and Community Administration Bylaw*, the Advisory Design Panel recommends that the Manager of the University Endowment Lands approve Development Permit Application #6/24 at 201 - 2150 Western Parkway, noting the following:

Recommendation 1:

The Advisory Design Panel has no objection to the proposed conditional use. The Panel, however, notes the long-standing community desire to remediate the tree wells surrounding the University Marketplace development.

It was moved by Thomas Schroeder, and seconded by Claire Huxtable:
That the above recommendation be adopted. 3 in favour; 2 opposed.

CARRIED

9.0 Short Recess

This item was skipped per general agreement by the Panel.

**10.0 Meeting Reopened to the Public
(And for next Applicant and/or next Applicant's Representatives)**

**11.0 Development Permit Application #9/22
4925 Queensland Road - Area C**

5:00pm

A memorandum dated December 20, 2024, from Erik Ursel, Planning Officer, was attached to the agenda package.

11.1 Overview by Planning Officer

5:01 pm

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

11.2 Presentation by Applicant

5:10 pm

In summary, the applicant presented on the following:

- Existing trees; shape of the site
- Neighbour comments on the proposed development
- Owner/resident purpose for building
- Proposed garage and location
- Proposed swimming pool
- Variance requested, mainly involving basement level

11.3 Questions from Panel to Applicant

5:15 pm

In summary the Panel and the Applicant discussed:

- BC Hydro pole relocation
- Natural palette with trees and retention/replacement of trees
- Planting plan, including non-tree vegetation; landscape professional involvement
- Side yards and accessory buildings
- Past and present variances; visual impact of proposed variance on neighbourhood

12.0 Meeting Closed to the Public

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

It was moved by Thomas Schroeder, and seconded by Kevin Wurmlinger:

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 5:27 pm.

13.0 Panel Deliberations and Resolution Development Permit Application #9/22 4925 Queensland Road - Area C

5:30 pm

In summary the Panel discussed:

- BC Hydro pole relocation
- Trees

Having considered the design as presented and the *Land Use, Building and Community Administration Bylaw*, the Advisory Design Panel recommends that the Manager of the University Endowment Lands approve Development Permit Application #9/22 at 4925 Queensland Road, noting the following:

Recommendation 1:

The Advisory Design Panel notes that the applicant addressed the tree retention concerns from the community, as well as the location of the hydro pole. The proposed variances appear to be reasonable given the specifics of the site and neighbouring properties.

It was moved by Thomas Schroeder and seconded by Neil Prakash:

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

CARRIED

14.0 Addendum to Panel Deliberations and Resolution Development Permit Application #6/24

In Summary the Panel discussed:

- The remaining panelists discussed discomfort with attaching the tree wells to the conditional use recommendation for Oxygen Yoga; and, that there should have been consideration of a separate comment to vote on.

15.0 Adjournment

It was moved by Thomas Schroeder, and seconded by Neil Prakash:
That the meeting be adjourned; panelists left the meeting at 5:47 pm.

Thomas Schroeder

Digitally signed by Thomas Schroeder
DN: C=CA, E=tschroeder@palkau.ca, O=Palkau
Architects, CN=Thomas Schroeder
Reason: I attest to the accuracy and integrity of this
document
Date: 2025.02.12 10:20:18 -08'00'

Thomas Schroeder, Chair
Advisory Design Panel



Digitally Signed by Marc Winer, P.Eng.
mwiner.civ@gmail.com
Reason: I attest to the accuracy and integrity
of this document
Date: 2025-02-18, 11:00 PST

Marc Winer, Secretary
Advisory Design Panel