



**University Endowment Lands  
MINUTES OF THE  
ADVISORY DESIGN PANEL MEETING  
Tuesday, March, 11, 2025**

A meeting of the UEL Advisory Design Panel was held on **March 11, 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:**

Kevin Wurmlinger, Engineer - Chair  
Marc Winer, Engineer - Vice-chair  
Thomas Schroeder, Architect - Secretary  
Neil Prakash, Architect  
Sydney Schwartz, Architect  
Lu Xu, Landscape Architect  
Milana Malesevich, Landscape Architect

**Area Neighbourhood Panelists Present:**

No neighbourhood representatives were present

**Applicant and Consultant(s) Present:**

Development Permit Application #3/24  
Scott Baldwin, Polygon Homes - Applicant  
Mariah Dutnall, Polygon Homes - Applicant  
Chris Ho, Polygon Homes - Applicant  
Laurie Mackintosh, DYS Architecture - Architect  
Colin Shrubbs, DYS Architecture - Architect  
Brumpton Grant, PWL Partnership - Landscape Architect

**Staff Present:**

William Emo, UEL Manager  
Heather Shay, Director of Development Services  
Hannah Walsh, Planning Technician  
Mark Leung, Corporate Administrative Clerk  
Tina Liu, Program Coordinator

**1.0 Territorial Acknowledgement**

A territorial acknowledgement was given at 4:05 pm by Tina Liu.

**2.0 Call to Order**

The meeting was called to order at 4:06 pm by Kevin Wurmlinger.

**3.0 Introduction of ADP Members and UEL Staff**

**4.0 Adoption of the Agenda**

It was moved by Kevin Wurmlinger, and seconded by Neil Prakash:  
That the Agenda, as presented, be adopted. 7 in favour; none opposed.

**CARRIED**

**5.0 Development Permit Application #3/24**  
**5800 University Boulevard, Vancouver, BC**  
**Regent College Parking Lot - Area D**

4:07 pm

A memorandum dated March 03, 2025 from Hannah Walsh, Planning Technician, was attached to the agenda package.

**5.1 Overview by Planning Technician**

4:07 pm

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

**5.2 Presentation by Applicant**

4:16 pm

In summary, the applicant presented the following:

- Location of the building
- Housing types
- Response to CD-2 UEL Land Use District requirements
- Rectifier
- Landscape
  - Public art
  - Paving pattern added to visually narrow building entrance width

**5.3 Questions from Panel to Applicant**

4:32 pm

In summary the Panel and the Applicant discussed:

- Colour and material palette
  - Colour gradient from green to blue
- Weather protection and solar control
  - No solar shades on the south side
  - Solar exposure at student designated rooftop area
  - Canopy
- Site lighting
  - Dark sky policies
  - Sunshine and shading of the adjacent building
- Sustainability and climate resiliency
  - Meeting BC Energy Step Code 3
  - Typical heating and cooling building elements
  - Rainwater management plan, onsite stormwater detention
- Multiple retail tenants
- Housing types (30% rental, 10% moderate income, 20% low Income)
- Address of the new development
- Architectural dialogue with Regent College
  - East-west pathway
  - Access/connection to UEL and UBC
- Layout of the ramp near rectifier and location of rectifier
- Outdoor seating area
  - Shading
  - Protection from the traffic on Wesbrook Mall
- Waste disposal, and recycling strategies
  - Separated commercial and residential waste
  - Recycling room

- Transportation strategies
  - Carshare and public parking stalls
  - Bicycle amenities
  - Additional parking spaces for Regent College

**6.0 Meeting Closed to the Public**  
**(Except for Applicant and/or Applicant's Representatives)**

It was moved by Kevin Wurmlinger, 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 5:15 pm.

**7.0 Panel Deliberations and Resolution**  
**Development Permit Application #3/24**  
**5800 University Boulevard, Vancouver, BC**  
**Regent College Parking Lot - Area D**

5:15 pm

In summary the Panel discussed:

- Sustainability and climate resiliency approach
- Common area and amenities
- Podium and Regent College interface
- Access between Regent College and new development
- Pedestrian ramp near rectifier
- Access points on Wesbrook Mall
- Planting in public realm and raingardens

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 #3/24 at 5800 University Boulevard, Regent College Parking Lot:

Recommendation 1:

The Panel notes that only Step 3 of the BC Energy Code is required for the project, but recommends the applicant look for opportunities to fulfill the goals and vision for sustainability and resiliency as noted in the Area D Plan as they present themselves through the design process.

It was moved by Kevin Wurmlinger, and seconded by Sydney Schwartz:

That the above recommendation be adopted. 7 in favour; none opposed.

**CARRIED**

Recommendation 2:

It is recommended that the developer assess the proposed access from Wesbrook Mall. The existing median may need to be adjusted to permit left-turns from southbound traffic. The developer shall also provide an access that does not impact the existing Beta Theta Pi driveway. The access design shall comply with Transportation Association of Canada (TAC) standards and municipal access management standards.

It was moved by Kevin Wurmlinger, and seconded by Thomas Schroeder:  
That the above recommendation be adopted. 7 in favour; none opposed.

**CARRIED**

Recommendation 3:

Refine dialogue/interface of north facade and adjacent landscape/hardscape with neighbouring Regent College to address program adjacencies.

It was moved by Kevin Wurmlinger, and seconded by Thomas Schroeder:  
That the above recommendation be adopted. 7 in favour; none opposed.

**CARRIED**

Recommendation 4:

Refine accessibility/inclusivity approach at site slopes, for example the ramp south of the Rectifier Station.

It was moved by Kevin Wurmlinger, and seconded by Sydney Schwartz:  
That the above recommendation be adopted. 7 in favour; none opposed.

**CARRIED**

**8.0 Adjournment**

It was moved by Kevin Wurmlinger, and seconded by Thomas Schroeder:  
That the meeting be adjourned; panelists left the meeting at 5:49 pm.



**Kevin Wurmlinger, Chair  
Advisory Design Panel**

Thomas Schroeder

Digitally signed by Thomas Schroeder  
DN: C=CA, E=tschroeder@patkau.ca,  
O=Patkau Architects, CN=Thomas Schroeder  
Reason: I attest to the accuracy and integrity of  
this document  
Date: 2025.04.10 10:18:43-0700

**Thomas Schroeder, Secretary  
Advisory Design Panel**