



# minutes

## UBC Development Permit Board Meeting

<b>Date:</b>	Wednesday, April 27, 2016
<b>Time:</b>	5:00 – 6:30 p.m.
<b>Place:</b>	Wesbrook Community Centre, Room 201, 3335 Webber Lane
<b>Members present:</b>	Andrew Irvine (Chair) John Metras (Vice Chair) Andre Gravelle Qiuning Wang Victor Ngo
<b>Members absent:</b>	Michael White (ex-officio)
<b>Staff:</b>	Grant Miller and Karen Russell, Campus and Community Planning
<b>Guests:</b>	Approx. 12 Guests/Observers
<b>Presenters:</b>	Hugh Ker, Polygon Walter Francl, Francl Architecture Jordan McAuley, PWL Partnership Landscape Architects Inc. Emer Byrne, UBC Properties Trust

### 1.0 Call to Order by Chair and Approval of Agenda

The Chair declared a quorum was present and called the meeting to order at 5:04 pm. The Agenda was adopted as circulated.

### 2.0 Approval of Minutes from the February 24, 2016 meeting.

The Minutes from the February 24, 2016 meeting were adopted as circulated.

### 3.0 Development Permit Application

#### 3.1 DP16008: Wesbrook Place Lot 15

Karen Russell (KR) introduced the project, presenting the context for Lot 15 in the Wesbrook Place Neighbourhood. The residential project has been arranged around a central green courtyard space with a 20-storey high rise flanking Binning Road to the east, a 5-storey low rise along Gray Avenue; and 7 townhouse units facing Michael Smith Park and the Scholar's Greenway. The market residential development totals 30,192m<sup>2</sup> (324,995 sq. ft.) with 272 dwelling units. KR stated the recommendation outlined in the report to the Development Permit Board. No variances were requested for this project as all the policy requirements and regulations of the Land Use Plan, Neighbourhood Plan and Development Handbook have been met.

The Project Architect, Walter Francl, of Francl Architecture, presented the architectural plans. Jordan McAuley, of PWL Partnership Landscape Architects Inc. presented the landscape design.

The following comments were made by the applicant/staff/public in response to questions from the DP Board:

The project was generally praised and the following comments were received:

**Sustainability:** *Clarify what is being proposed to improve energy efficiency.*

- Applicant working with Morrison Hershfield on the energy model. Steps taken include:
  - Reduction in glazing percentage of façade to something that is defensible.
  - Arrangement of the balconies to maximize shading on the fenestration.
  - Will continue to work with Morrison Hershfield on insulation package.
  - Will provide as much rainwater collection as required and will be retained in the parking structure.

**Innovation Points Research Opportunity with UBC Students and Faculty:**

*Clarification on the Research Opportunity credit claimed.*

- We want to make people in the building aware of the energy consumption. An opportunity to make the strata council aware of the energy consumption might be an interesting thing to pursue.

**Accessibility:** *Ground-level accessibility seems to be a challenge for most neighbourhood projects.*

- Ground-level accessibility has been provided where grades permit, and the requisite number of handicapped parking stalls have been provided.

**Townhouse Roof:** *Clarification requested on construction method and use of space.*

- The townhouse roof deck will be made of concrete. There is surface area available to allow for furniture, plants, and storage under overhangs.

**Amenity Space:** *What functions are expected in the amenity space? Should there be a kitchenette to house larger functions?*

- Amenity space could hold a children's birthday party or strata council meetings, but will likely be designated as a fitness facility.

**Visitor Suites:** *In other projects there has been demand for visitor suites.*

- In Properties Trust's experience, that this is not the most effective way of providing an amenity.

**Construction Staging**

- Similar to the Laureates development, there will be some staging on the streets. UBC Properties confirmed that construction parking for this development will be provided on Lot 8 to the north of the site.

**REAP 3.0 Water Use Reduction Credit.** *Is it possible to achieve this credit?*

- Applicant can look into the efficiency grades of the appliances, but this credit is discretionary. The goal is to achieve REAP Gold by choosing the credits that are attainable. Applicant confirmed they will look into this issue.

**Building Name:** *Will the buildings all be named 'Eton'; this could cause trouble when wayfinding.*

- The same name will be used but all buildings will be addressed differently. Different forms (tower, lowrise, & townhouses) can be easily identified.

**Single parking entry:** Will the single parking entry be able to accommodate peak traffic periods?

- Yes, a single entry will be sufficient.

**Tree Removals:** The existing Lot 15 is covered with trees. Elaborate on your tree replacement plans for the lot.

- All trees currently on Lot 15 will be removed. A tree inventory identified 122 trees over 15cm dbh. 97 new trees are proposed on the site and the applicant will provide funds to compensate for the remaining trees (25) on Campus in accordance with the neighbourhood tree replacement policy in Sec. 4.1.2.3 of the Land Use Plan.

**2-Bedroom - 2-Bath Units - :** *In some 2-bedroom units, there are two full washrooms. Based on discussion with the community, residents typically prefer a smaller 1.5 bath with a bit of additional storage. In the future, consider 1.5 baths with additional storage in place of 2 full bathrooms.*

**Parking Clarification:**

- There are three parking levels.

The following motion for Lot 15 in Wesbrook Place Neighbourhood was moved, seconded and CARRIED:

**That the Development Permit Board recommends that the Director, Campus and Community Planning issue a Development Permit for the market residential development on Lot 15 in Wesbrook Place Neighbourhood as detailed in the attached drawings (Attachment A).**

**The project was Moved, Seconded, and passed unanimously. (4-0)**

#### 4.0 DP Board Information Reports

##### 4.1 *Various Development Permit Application Updates*

A summary of new applications approved through the administrative discretion of the Director of Planning as well as amendments to previously issued Development Permits were presented.

The Board requested a summary of the substantive changes made to the recently updated Wesbrook Place Neighbourhood Plan for their information.

#### 5.0 Other Business

##### 5.1 *Review of Development Permit Board Terms of Reference (April 2016) and Protocol for UBC Development Permit Board Meetings (2012) (Closed Session)*

##### 5.2 Miscellaneous Discussion items:

**Closed Pre-meeting Discussions.** A proposal to hold closed pre-meeting discussions where warranted between Board members and Staff to review technical issues and challenges for each project was discussed. It was decided that a closed session caucus before each meeting would not provide the transparency that is required from a public institution. As an alternative, Board members are welcome to contact staff directly to clarify technical information and to discuss any potential issues in advance of the meeting.

**Review Period** - If the Board feels they need additional time/information to review the package, a meeting postponement can be requested through the Chair.

**Deliberation Outcomes:** Typically there are 3 possible project decision paths that could be followed for each project coming before the Board:

- Project presentation proceeds as scheduled and a decision is rendered.
- The project submission is returned to staff with a request for additional information and the meeting is postponed.
- Hold a closed session within the meeting to request additional information from staff before proceeding with the regular meeting. For transparency, a brief summary of the discussion will be provided to the public.

**Developer Selection:** UBC Properties Trust is responsible for choosing the developer on behalf of the University. There is a public bidding process for each project.

**Quorum:** The Development Permit Board Terms of Reference was recently revised and approved by the Board of Governors to clarify that the ex-officio member is not included for the purposes of establishing quorum.

**REAP Measures:** - Are there credits that are consistently being achieved and others that are not? Campus and Community Planning staff to review this issue with the Green Building Manager and report back to the Board.

## 6.0 Adjournment

Meeting adjourned at 6:30 pm

Minutes submitted by Steven Lecocq