



THE UNIVERSITY OF BRITISH COLUMBIA

**Campus + Community Planning**

# UBC Development Permit Board (DPB)

Meeting Minutes  
2005



## UBC Development Permit Board

### Minutes

**Date:** Wednesday, February 9, 2005

**Time:** 5:00 – 6:45 p.m.

**Venue:** Ponderosa Centre, 2071 West Mall, Cedar Room

**Members present:** Harold Kalke (Chair)  
John Metras  
Al Poettcker  
Fred Pritchard

**Members absent:** Jim Taylor

**Staff:** Joe Stott, Acting Director, Campus & Community Planning, Lisa Colby, Manager Development Services and Rachel Wiersma, Planning Assistant (Recorder).

**Presenters/Guests:** Gordon Horsman, Hugh Tangye, and Kim Maust, Bastion Development Corp.; James Hancock, Martin Brückner, and Gwyn Vose, Hancock Brückner Eng + Wright; Roger Moors, VST Properties Trust; and Joyce Drohan, AUDP Co-Chair.

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

The Chair called the meeting to order at 5:10 p.m. The DP Board approved the Agenda as circulated.

### 2.0 Approval of Minutes from the December 22, 2004 Meeting

The DP Board approved the December 22, 2004 minutes as circulated.

### 3.0 DP04024: Theological Lot 44 (Ocean Point)

Lisa Colby presented the staff report to the DP Board, which included support from the Advisory Urban Design Panel and the Theological Neighbourhood Group. There was one correction to the recommendations in the report regarding the total visitor parking stalls, which should read 28 not 41 stalls. Lisa C. also discussed the UNOS space on the east side of the site, noting it contains only one or two significant trees, and the applicant will be donating 20 trees to be planted in this area.

Lisa C. introduced Gordon Horsman, Bastion Development Corporation, to present the application for the Lot 44 Residential Development in the Theological Neighbourhood. Gord H. introduced the Martin Brückner and James Hancock, Hancock Brückner Eng + Wright, to present the architecture, Kim Maust, Bastion Development Corporation, to discuss the sustainability features, and Michael Patterson, Perry & Associates, to present the landscape architect for this project.

*The DP Board discussed the following:*

#### Neighbourhood

- The greenspace adjacent to Lot 44 to the north and east is part of Lot 46 (Iona Building site). There is only a potential expansion of the Iona Building around the chapel area. One member recommended that VST place a no-build covenant on the greenspace area.
- One member commented that staff should consider amending the site coverage definition to include balconies on future apartments and highrises.
- Walter Gage Road will not be redone until this building is completed.
- Native coniferous trees are proposed for the greenspace adjacent to Lot 44.
- Student residence building for Carey Hall is proposed to the east of the greenspace and will have parking underground.

#### Building

- Secondary suites (work-study eligible) are optional in 14 of the apartment units but the owners are not required to make use of these optional suites.
- Ensure Hardy Island granite (same granite on the Iona Building) is used on Lot 44.

#### Parking

- In general there is a shortage of visitor parking in the neighbourhood. Extra visitor parking is proposed in this development to address this challenge. The UNA is in charge of street parking in the neighbourhood.
- The two stairways to the parkade are covered, glass structures.
- The strata corporation will own the visitor stalls. One member recommended registering a restrictive covenant on the visitor stalls, to ensure there is no change in use or no allocation of the stalls to tenants or strata owners.
- A second gate between visitor and resident parking should be added for security.
- Visitor parking may use a pass system.

#### Sustainability

- Central hot water metering is still under review by the applicant.
- One member recommended adding a pH balance mechanism for the water, and adding solar panels.

#### Landscape

- One member commented that the applicant should consider contributing to temporary landscaping to VST until the Iona Building landscape is complete and possibly contribute permanent landscaping along the western wall of the parkade entrance.
- Small storage room will be provided on top floors to store equipment for the penthouses landscaping and lawn.

The DP Board Chairman invited comments from Joyce Drohan, AUDP Co-Chair, regarding this application.

Ms. Drohan summarised the comments from a previous AUDP meeting on this project. Previous AUDP commentary to the applicant had suggested additional use of granite, lightening the treatment at the top of the building, and a stronger entrance for this project. Overall there have been positive improvements to the project. Ms. Drohan commented that more granite might still be used on the base of the building and salutes the applicant for their sustainability features. Ms. Drohan noted that the University should have a framework to acknowledge this quality of development.

*DP Board Decision:*

**The following motion was moved and seconded:**

**A. That the Development Permit Board commend the applicant on an excellent project and direct the Acting Director, Campus and Community Planning to issue a Development Permit for the proposed 61-unit apartment building detailed in the attached drawings (Attachment A), subject to the applicant completing the following:**

1. Contribution to Vancouver School of Theology (VST) of 50% of the costs for the acquisition of 20 new trees, 4.6 m (15 ft.) tall, for a wooded buffer strip on the east side of the subject property;
2. The applicant acknowledges that the VST installation of the east woods must be completed within 12 months of Excavation/Foundation Permit issuance, or prior to Occupancy Permit, whichever comes first.
3. Fencing and protective measures to be undertaken to ensure there is no disturbance to existing mature trees to be retained east and north of the subject property.
4. That administrative measures and strata regulations be established to ensure that:
  - The minimum number of handicap parking stalls are allocated on a priority basis to tenants with legitimate accessibility needs, and
  - That all units are occupied before any handicap stalls are allocated permanently to other units; and
  - When units with assigned handicap parking stalls return to the market, they must again be offered on a priority basis to tenants within the building with legitimate accessibility needs.
5. That a legally binding commitment be provided prior to BP issuance that extra visitor parking will not be assigned, rented or sold for tenant parking nor assigned, rented or sold for the use of any other regular commuters living or working nearby.
6. Two, 16-stall bike racks to be added to the landscape plan for Class II bike parking requirements, location to the satisfaction of Campus and Community Planning.
7. Submission of a revised plan, to the satisfaction of Campus and Community Planning, for Walter Gage Road streetscape, relocating the eastern most landscaped island to allow room to manoeuvre for moving truck purposes.

**B. That the following variances to the *Development Handbook* be approved:**

1. Section TN7.5 be relaxed from a maximum of 0.1 visitor parking stalls per unit (6 total for this project) to allow 28 visitor stalls in total for this project.
2. Section TN6.5 b) be relaxed from 10.6 m (35 ft.) side setbacks to allow setbacks of 4.5 m (15 ft.) on the east side and 7.6 m (25 ft.) on the west side consistent with the Theological Neighbourhood Plan.
3. Section TN6.5 f) be relaxed from 35% maximum site coverage, to permit 44% site coverage consistent with the Theological Neighbourhood Plan.

**C. That the VST provide an easement reflecting a no-build covenant on the green space to the north and east of Lot 44.**

**CARRIED (unanimously)**

The Development Permit Board request that staff amend the *Development Handbook* to conform to neighbourhood plans. The DP Board also request that staff update the DP Board regarding the final details agreed upon for Recommendation A 5.0 at the DP Board meeting following conclusion of those arrangements. The DP Board also request that staff forward information regarding the number of approved visitor parking facilities currently in the Theological Neighbourhood.

#### **4.0 Other Business**

None.

#### **5.0 Adjournment**

The meeting was adjourned at 6:45 p.m.

*Minutes submitted by Rachel Wiersma.*



## UBC Development Permit Board

### MINUTES

**Date:** Wednesday, April 13, 2005

**Time:** 5:00 – 7:30 p.m.

**Venue:** Ponderosa Centre, 2071 West Mall, Cedar Room

**Members present:** Harold Kalke (Chair)  
Al Poettcker  
Fred Pritchard  
Jim Taylor

**Members absent:** John Metras

**Staff:** Joe Stott, Acting Director; Lisa Colby, Manager Development Services; David Grigg, Associate Director Infrastructure & Services Planning; Patrick McIssac, Urban Design/Landscape Architect; and Rachel Wiersma, Planning Assistant (Recorder).

**Presenters/Guests:** Jas Sahota, Crystal Haryett, Matthew Carter, and Paul Young, UBC Properties Trust; Ray Letkeman, Raymond Letkeman Architects; Michael Patterson, Perry & Associates; Chris Phillips and Grace Fan, Phillips Farevaag Smalenberg; Richard Stevenson, Stevenson & Associates; Jane Durante, AUDP; and two members of the public.

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

The Chair called the meeting to order at 5:10 p.m. The DP Board approved the Agenda as circulated.

A staff memo to the DP Board was provided to all members, introducing the draft minutes from the April 11, 2005 AUDP meeting and an email from a member of the public regarding Agenda Item 4.0 (see attached).

#### 2.0 Approval of Minutes from the March 9, 2005 Meeting

The DP Board approved the March 9, 2005 minutes as circulated.

#### 3.0 DP05003: Mid Campus Lot 16 Residential Development – Phase 1

(Note: Public letter of support for this project distributed at start of meeting.)

Joe Stott introduced the staff report for Mid Campus Lot 16 (Phase 1) Faculty/Staff Rental Housing project to the DP Board and summarised the comments from the last meeting. The DP Board had given support to this project on March 9, 2005, subject to some minor adjustments and requested the applicant present the adjustments to the AUDP.

Lisa C. advised outstanding details with respect to public notification signage, parking, and design revision have been satisfactorily resolved.

Jas Sahota, UBC Properties Trust, introduced the architect Ray Letkeman, Raymond Letkeman Architects, and the landscape architect Michael Patterson, Perry & Associates, to address AUDP commentary from the last meeting for the residential building on Lot 16 in the Mid Campus Neighbourhood.

*The DP Board discussed the following:*

- The policy for providing handicap parking stalls in residential buildings.
- The designation of handicap parking stalls within a development.

One DP Board member suggested a study/report on the policy of providing handicap parking stalls and the long-term protection of these stalls within a residential development.

Al Poettcker, UBC Properties Trust, advised his staff would undertake such a report. The method under research would be to include a clause in the ground lease requiring handicap parking to be provided in addition to tenant parking and maintained as common property administered by the Strata Corporation. Tenant leases would also have a clause requiring that when a tenant had need for one of the handicap stalls, they would be required to temporarily make the non-handicap stall with their strata lot, available to the Strata Corporation for rental purposes.

*DP Board Decision:*

**The following motion was moved and seconded:**

- A. That the Development Permit Board direct the Acting Director, Campus & Community Planning, to issue a Development Permit for Lot 16 as shown on the attached drawings (Attachment A) subject to the following:**
- 1. Subdivision (lot line adjustment) of Lots 15 and 16 prior to BP issuance;**
  - 2. Provision of a shared access easement on Lots 15 and 16 for driveway access, prior to BP issuance on either;**
  - 3. Commitment from UBC Properties Trust, prior to BP issuance for Lot 16, that the lease terms for Lot 15 shall stipulate that final future design of Lot 15 townhouses will be subject to separate Development Permit review and shall be consistent with the general design context reflected in Attachment A (including terracing between the two buildings, shared parking layout, design and driveway access, landscape design, building footprint and setbacks); and**
  - 4. Finalization of stormwater management details to Low Impact Development standards to the satisfaction of the Acting Director, Campus and Community Planning.**
- B. That the applicant undertakes sustainability measures for this project as outlined in the Green Features submission (Attachment B), and that significant revisions or elimination of features are to be returned to the DP Board for further consideration.**
- C. That the Development Handbook be varied as follows:**
- (i). Section MC2.5(d) be varied to relax the maximum permitted height from 4 storeys and 14 m (46 ft) to 4 storeys and 14.5 m (47.6 ft) for the tilted flat roof portion visible on elevation plans SK 4.0, SK 5.2, and SK 5.1 in Attachment A.**
  - (ii). Section 7.6 be varied to relax the requirement for 32 Class II bike stalls in this case, to 24 Class II bike stalls.**
- D. That the Development Permit Board confirms that the 7 visitor stall requirement for Lot 16, may be considered satisfied within the general community visitor street parking pool in the Mid Campus Neighbourhood (It is understood that no visitor stalls are to be specifically reserved for Lot 16).**

**CARRIED (unanimously, Al Poettcker abstained)**

#### **4.0 DP05003: Mid Campus Lot 15 Residential Development - Phase 2**

Lisa Colby presented the staff report for Mid Campus Lot 15 (Phase 2) 9-unit townhouse project to the DP Board. Lisa C. updated the DP Board with recent AUDP commentary from the April 11, 2005 AUDP meeting, that was not available at the time the staff report was written. AUDP did not support the project, suggesting a stronger design for such a prominent location, the use of higher quality materials, provision of an elevation indicating the proposed colour scheme, more opportunities for outdoor space, a massing model, and handicap visitability to the units.

Noting this recent design input was not available at the time of the staff report preparation, staff recommended that final consideration of the application and staff report now be deferred until the next DP Board meeting, allowing the applicant and staff time to address these design issues.

Jas Sahota, UBC Properties Trust, presented the proposal for the Lot 15 (Phase 2) 9-unit townhouse project in the Mid Campus. Jas S. responded orally to AUDP commentary and introduced the architect Ray Letkeman, Raymond Letkeman Architects Inc., and the landscape architect, Michael Patterson, Perry & Associates, to provide the details for this application.

*The DP Board discussed the following:*

##### Handicap Visitability

- Handicap 'visitability' of townhomes has not been consistent in previous applications (some are and some are not) and there is no regulation requiring townhouses to be accessible or visitable;
- A Physical Access Management Plan is scheduled for approval by the Board of Governors at their next meeting in June. There are separate sections for institutional and residential buildings.
- City of Vancouver's Enhanced Accessibility for (Apartment) Buildings is just a guideline not a requirement.
- Secondary suites would be visitable through the parkade entrance, with some design changes to the doorway and bathroom in the suite.
- The secondary suite entry is inside the main homeowner's suite.

##### Roads

- The portion of Eagles Drive in front of Lot 15 may not be required with the use of Logan Lane. Possibly turn it into a green street or as an extension of the adjacent green space with the Hawthorn Place Community Centre.
- A fine-grained street system and multiple points of access are required in the OCP.

The DP Board Chairman invited comments from Jane Durante, AUDP Chair, regarding this application.

Ms. Durante summarised the comments from the previous AUDP meeting on this project. The AUDP did not support this project. The design of the townhouses needs to be stronger compared with looking like a small building. The brick to wood ratio also needs revision.

(Note: Draft AUDP minutes from the April 11, 2005 meeting had been distributed at start of meeting.)

*DP Board Decision:*

**The following motion was moved and seconded:**

- A. That the Development Permit Board direct the Acting Director, Campus & Community Planning, to issue a Development Permit, which is supportive of the general density, site coverage, and general massing of the 9-unit townhouse proposal on Lot 15 (Phase 2) in the Mid Campus Neighbourhood as shown on the attached drawings (Attachment A) subject to the following:**



1. Subdivision (lot line adjustment) of Lots 15 and 16 prior to BP issuance;
  2. Provision of a shared access easement on Lot 15 & 16 for driveway access, prior to BP issuance;
  3. Written commitment from UBC PT, prior to BP issuance for Lot 15, that final design of the Lot 16 apartment building will be subject to Development Permit review and shall be consistent with the design context reflected in Attachment A (including terracing between the two buildings, shared parking layout, design and driveway access, landscape design, generalized building footprint and setbacks);
  4. Finalization of stormwater management details to Low Impact Development Standards, to the satisfaction of the Acting Director, Campus and Community Planning; and
  5. That the applicant undertake sustainability measures for this project as outlined in the Green Features submission (Attachment B), and that significant revisions or elimination of features are to be returned to the DP Board for further consideration.
- B. That Section 7.5 of the Development Handbook be varied to waive the requirement for one handicap stall, in this case.
- C. That the Development Permit Board confirm the 1 visitor stall requirement for Phase 2, Lot 15, may be considered satisfied within the general community visitor street parking pool in the Mid Campus Neighbourhood (It is understood that no visitor stalls are to be specifically reserved for Lot 15).
- D. That the DP Board does not require accessibility or visitability to this project as it would compromise the design of the building in such a prominent location.
- E. That staff be requested to explore the possibility of the closure of Eagles Drive, west of Lot 15, between Thunderbird Boulevard and Logan Lane.
- F. That final design for this project must return to the AUDP and DP Board for Final design approval prior to application for a Building Permit.

**CARRIED (unanimously, Al Poettcker abstained)**

### **5.0 Main Mall Study and DP04012: Hawthorn Place Community Centre - Resubmission**

Lisa C. introduced the context and background of the project and reviewed past DP Board actions to date on the application for the Hawthorn Place Community Centre. The DP Board authorized approval of the Community Centre and landscape at the October 27, 2004 meeting with the condition that a revised landscape plan be submitted within 6 months: eliminating the basketball court and the bend in Main Mall, and taking into account the urban design context principles to be identified through a staff-directed context study for the terminus of Main Mall. Design principles have now been completed for Main Mall and the south terminus through a multi-stakeholder process and involving consultants Phillips Farevaag Smallerberg. The applicant (UBC Properties Trust on behalf of the UNA) has since adjusted their plan in this context and is now seeking approval of the revised plan. Staff fully support the new plan.

Lisa C. introduced Matthew Carter, UBC Properties Trust to present the revised plan. Matthew C. introduced the architect Ray Letkeman, Raymond Letkeman Architects Inc., and the landscape architect Richard Stevenson, Stevenson & Associates, to present the details on the Hawthorn Place Community Centre Landscape Plan.

Matthew C. then introduced Chris Phillips, Phillips Farevaag Smallerberg, who presented the 13 design principles of the staff-guided context study for the South End of Main Mall.

Richard Stevenson then presented the applicant's revised Landscape Plan.

*The DP Board discussed the following:*

- Some UNA residents have recently expressed a desire for a basketball court. An alternative proximate location needs to be found, if it cannot be accommodated in this park.
- Staff offered to help find an alternate location on campus nearby, but outside of this park, for a basketball hoop and halfcourt. UNA would be willing to pay for installation.
- Budget for the infrastructure portion of this project north of Thunderbird Blvd is approximately \$500,000. UBC would pay for the basic infrastructure on the north side. The cost of landscape installation south of Thunderbird Blvd would be covered by the applicant. The applicant had previously committed to contribute to installation of the park north of Thunderbird, and would be asked to target their contribution to the soft landscape installation in that area.
- Power lines will be removed this summer.
- Pavement edge of Thunderbird Blvd should be softened.

*DP Board Decision:*

**The following motion was moved and seconded:**

- A. That the Development Permit Board commend the applicant for an outstanding presentation and solution for the proposed landscape plan for Lot 13, Hawthorn Place Community Centre.**
- B. That the revised landscape plan be approved, satisfying the outstanding landscape revision condition of original DP04012, subject to UBC staff continuing to work with the UNA to find a proximate alternate location for a basketball hoop and half court.**
- C. That the Development Permit Board does not support a Basketball Court in this park.**

**CARRIED (unanimously, Al Poettcker abstained)**

## **6.0 Other Business**

None.

## **7.0 Adjournment**

The meeting was adjourned at 7:30 p.m.

*Minutes submitted by Rachel Wiersma.*



## UBC Development Permit Board

### MINUTES

**Date:** Wednesday, October 12, 2005

**Time:** 5:00 – 6:30 p.m.

**Venue:** Ponderosa Centre, 2071 West Mall, Cedar Room

**Members present:** Harold Kalke (Chair)  
John Metras  
Al Poettcker  
Joe Stott

**Members absent:** Stan Hamilton  
Jim Taylor

**Staff:** Nancy Knight, AVP Planning; Lisa Colby, Manager Development Services; and Rachel Wiersma, Planning Assistant (Recorder).

**Presenters:** Robert Cadez, Formwerks Architectural Inc.; Hans von Tiesenhausen, Pantheon Development; and Dylan Chernoff, Durante Kreuk Landscape Architects.

**Guests:** John Tompkins, V6T News; Matthew Carter, UBC Properties Trust; and 2 members of the public.

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

The Chair welcomed and introduced Stan Hamilton, Professor, Sauder School of Business, to the Development Permit Board (DP Board). The Chair called the meeting to order at 5:10 p.m. The DP Board approved the Agenda as circulated.

#### 2.0 Approval of Minutes from the April 13, 2005 Meeting

The DP Board approved the April 13, 2005 minutes as circulated.

#### 3.0 DP03051: Mid Campus Lot 2 (formerly Lot 10), Somerset Townhouses DP Amendment 2 Request

Lisa Colby presented the staff report and recommendations regarding the applicant's proposed DP amendment to allow a second secondary suite in one of the units. The staff report raised concerns regarding the precedent of allowing more than one secondary suite in any primary unit, and recommended the definition of secondary suites be limited to only one additional suite within a primary unit.

Lisa C. introduced the applicant, John O'Donnell of Ledingham McAllister, to present the amendment to the application for the Lot 2 Somerset Townhomes in Mid Campus. John O'Donnell outlined two requests for an amendment to the development permit:

1. To increase the number of allowable secondary suites within the Somerset project to 19; and
2. To relocate one secondary suite within one primary unit (D8) from above the garage to within the basement.

*The Board discussed the following:*

- The Development Permit approved 18 primary units and 18 secondary suites, with one secondary unit per primary unit. All of the secondary units were located above the garage.
- There are five units on this site that could potentially have *two* secondary suites because of the layout of these units. Only one unit is requesting a *second* secondary suite at this time.

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- Schedule C and the applicant's disclosure statement to the purchasers stated more than one secondary suite could be permitted per strata lot, but this is separate from the approved Development Permit, which limited secondary suites to 18 and provided a specific location for each secondary suite.
- If, in future, the strata owners desire to make changes to their unit, they are required to have approval from the strata and a Building Permit is required. The application for Building Permits need to consider the specifications in the Development Permit issued for the project.
- The unit application for the secondary suite moving to the basement from above the garage meets all requirements of the definition of a secondary suite. The DP Board did not have concerns with the proposed relocation in this unit given that the density would not change and deferred review of this request for an amendment to the Development Permit to staff.
- One member expressed concern regarding the potential impact of an *additional* secondary suite to the neighbours. There is minimal physical change on the outside, just the addition of a door.
- The applicant suggests that definition of secondary suite in the *Development Handbook* needs to be clarified.
- All purchasers of Somerset are aware of the potential addition of further suites. Schedule C is attached to the ground lease.
- Sales staff may have led potential buyers into thinking more than one secondary suite was an option.
- No public notification or consultation for the proposed additional secondary suite has been done to date.
- The issuance of a Development Permit represents a specific authority to develop a project as approved by the DP Board. Changes to the project other than those approvable by staff, including the increase in the number of secondary suites are only available via official application, including public process to the DP Board.
- No change in built floor space is proposed although previously unfinished basement space would become habitable.
- The applicant advised that the ceiling height of the basement area to be converted to secondary suites is less than 1.2 m above grade and would therefore not be counted in the FSR, therefore representing no increase to previously declared FSR.

*DP Board Decision:*

The Recommendation as outlined in the June 8, 2005 staff report was not supported.

**The following motion was moved and seconded:**

**That the Development Permit Board direct the Acting Director of Campus and Community Planning to proceed with the public notification of the applicant's proposal to amend Development Permit DP03051: Mid Campus Lot 2, Somerset Townhomes for the addition of an additional secondary suite in one of the primary units. Upon completion of the public notification process, the application will return to the DP Board for further consideration.**

**CARRIED**

**4.0 Other Business**

None.

**5.0 Adjournment**

The meeting was adjourned at 7:00 p.m.

*Minutes submitted by Rachel Wiersma*



## UBC Development Permit Board

### MINUTES

**Date:** Wednesday, October 12, 2005

**Time:** 5:10 – 6:30 p.m.

**Venue:** Ponderosa Centre, 2071 West Mall, Cedar Room

**Members present:** Harold Kalke (Chair)  
John Metras  
Al Poettcker  
Joe Stott

**Members absent:** Stan Hamilton  
Jim Taylor

**Staff:** Nancy Knight, AVP Planning; Lisa Colby, Manager Development Services;  
and Rachel Wiersma, Planning Assistant (Recorder).

**Presenters:** Robert Cadez, Formwerks Architectural Inc.; Hans von Tiesenhausen,  
Pantheon Development; and Dylan Chernoff, Durante Kreuk Landscape  
Architects.

**Guests:** John Tompkins, V6T News; Matthew Carter, UBC Properties Trust; and two  
members of the public.

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

The Chair called the meeting to order at 5:10 p.m. The DP Board approved the Agenda as circulated.

#### 2.0 Approval of Minutes from the June 2, 2005 Meeting

The DP Board approved the June 2, 2005 minutes as circulated.

#### 3.0 DP05023: Mid Campus Lot 15

Lisa Colby presented the staff report, provided the background of the previous DP submission for this site, and the recommendations regarding the 9-townhouse units proposed on Lot 15 in the Mid Campus Neighbourhood. Robert Cadez of Formwerks Architectural Inc. presented the context, character study, materials, and landscaping for this project.

*The Board discussed the following:*

- One member had a concern with the possibility of traffic and noise along public walkway.
- Handicap parking will be available on street, UNA administers street parking.
- Garden wall at the front is proposed stucco to reflect the project. One member had concerns with the durability of stucco as a garden wall surface.
- Demographics of building is intended for families. There is a high price point for the project, which would deter the use of a unit as a boarding house.
- Awning is at the same level as the porch, 3 ft 6 inches; consider widening.
- Building is 3-storey wood-frame, with concrete parkade.
- Ensure proper rainscreen for building. Include a vertical z-bar for the stucco.
- Overhang is 2 ft plus 6-inch gutter.
- Add an overhang at backdoor.

*Comments/Questions from the Audience:*

- Would existing pine trees on north edge be retained? Yes, but they require pruning.
- Garbage pickup? Will be done on parkade ramp, as the ramp is not enclosed, so headroom is available. Smaller trucks will bring bins to garbage trucks. There is a small flat staging area at the bottom of the ramp for the bins.
- One member of the public suggested more conifers be considered in the landscape plan.

**The following motion was moved and seconded:**

- A. That the Development Permit Board authorizes the issuance of a Development Permit for Lot 15 townhouses as shown on the submitted drawings (Attachment A) subject to the following:**
- 1. Provision of a shared access easement on Lot 15 & 16 for driveway access, prior to Building Permit issuance;**
  - 2. That the applicant commit to sustainability measures for this project as outlined in the Green Features submission (Attachment B), and that significant revisions or elimination of features are to be returned to the Development Permit Board for further consideration;**
  - 3. That the garden wall be faced with granite;**
  - 4. That the applicant register a public walkway easement along the east side sidewalk with unimpeded and ungated public pedestrian access connecting this walkway between Logan Lane and Thunderbird Boulevard, or alternative legal commitment to the satisfaction of the Director, Campus & Community Planning, prior to Building Permit issuance;**
  - 5. That the applicant address storm-water management design, to the satisfaction of the Director, Campus & Community Planning, prior to any stage of Building Permit issuance; and**
  - 6. That the rain protection canopies at entries be widened.**
- B. That Section 7.5 of the Development Handbook be varied to waive the requirement for one on-site handicap-parking stall, in this case.**

**CARRIED**

**4.0 Other Business**

None.

**5.0 Adjournment**

The meeting was adjourned at 6:30 p.m.

*Minutes submitted by Rachel Wiersma*



## UBC Development Permit Board

### MINUTES

**Date:** Wednesday, November 9, 2005

**Time:** 5:00 – 6:30 p.m.

**Venue:** Ponderosa Centre, 2071 West Mall, Cedar Room

**Members present:** Harold Kalke (Chair)  
Stan Hamilton  
John Metras  
Al Poettcker  
Joe Stott  
Jim Taylor

**Staff:** Nancy Knight, AVP Planning; Lisa Colby, Manager Development Services; Karly Henney, Planner; Jorge Marques, Manager Engery; and Rachel Wiersma, Planning Assistant (Recorder).

**Presenters:** Norm Couttie, Adera Group of Companies; Dale Staples, Integra Architecture Inc.; Michael Patterson, Perry & Associates; and Robert Brown, ReSource Rethinking Building Inc.

**Guests:** Matthew Carter and Hanson Ng, UBC Properties Trust; John Tompkins, V6T News; and three members of the public.

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

The Chair called the meeting to order at 5:00 p.m. The DP Board approved the Agenda as circulated.

#### 2.0 Approval of Minutes from the October 12, 2005 Meeting

The DP Board approved the October 12, 2005 minutes as circulated.

#### 3.0 DP05022: Mid Campus Lot 8

Lisa Colby presented the staff report, provided the background, and the recommendations for the 55-unit apartment building proposed on Lot 8 in the Mid Campus Neighbourhood.

Norm Couttie of Adera Group of Companies introduced the project team and summarised the details for this project, including context, character, design, materials, and comments from the AUDP. An energy-modelling workshop was recently held to determine value for cost for sustainability measures. There will be further refinements to the REAP submission.

Michael Patterson, Perry & Associates, provided the context and landscape plan for this project. Stormwater management details are still under discussion with David Grigg, C&CP.

*The Board discussed the following:*

- The site topography and height variance were discussed. Staff confirmed that the proposed height variance was advertised to all neighbours prior to the meeting. Some residents who attended the meeting advised that prior to purchasing their units in the Journey, the developer did not warn them in writing that their view could be blocked. Staff noted that the Mid Campus Neighbourhood Plan is a public and adopted document illustrating the 4-storey potential for the subject lot. N. Couttie of Adera advised that sales staff had also been directed to alert purchasers to the anticipated development site to the west (Lot 8). Four units in Journey (Lot 12)

will be affected. A pitched roof would not require a variance and could be 2m higher, but more views would be blocked. A variance is required for the site because the tilted plane of the height envelope on this sloped site would cut through a portion of the flat buildings. The balcony handrails, hedges, and elevator penthouse would all be included in the requested 1.7 metre height variance.

- One member felt purchasers in Journey (Lot 12) should have received more formal notice of Lot 8 development potential to block views from Lot 12 at the time of the original purchase.
- Journey and Legacy are almost the exact same height at the fourth floor.
- Handrails at the roof's edge are fronted by a hedge for visible privacy.
- Handicap parking stalls will be leased to residents but the lease will contain a clause requiring the stalls to be relinquished where a legitimate handicapped resident is need of a parking stall. The handicap tenants regular stall would be reassigned to the other tenant. The strata corporation would administer this process. Handicap person is not defined. Members requested an information report on the final Adera lease for the handicap parking, so that UBC could evaluate whether this template should be used for other projects.
- Check with Intracorp regarding the details for the pond in the Folio project in the Theological Neighbourhood.
- The Development Permit Board requests an information report closer to the Building Permit stage of the final detailed REAP assessment for this project.
- Details of the possible geothermal opportunities for this project are still being worked out. Consider drilling a vertical loop.
- One member commented that the original fin design at the main entry was more attractive.
- Materials board best reflects the colour palette for the project.
- There will be privacy screens between suites.
- Garbage pick-up will occur down the parkade ramp. No stopping will occur on the street.

*Comments/Questions from the Audience:*

- Why not lower the whole building? Lowering the whole building, to eliminate the height variance is not desirable because the ground floor units would be poorly lit and less habitable.
- Has perimeter drainage of building been reviewed because the Journey project appears to have poor drainage; the swales are not fully functioning. The applicant (who also developed the Journey project) agreed to follow up on any drainage concerns as part of the initial warranty and deficiencies.
- Will water feature be treated to ensure mosquito control? Yes.

**The following motion was moved and seconded:**

- A. That the Development Permit Board authorize the Director, Campus & Community Planning to issue a Development Permit for the proposed Lot 8 apartments as shown on the attached drawings (Attachment A) subject to the following conditions:**
- 1. That the applicant continue to work with staff to achieve a best practices stormwater management strategy for this project, prior to Building Permit issuance to the satisfaction of the Director, Campus & Community Planning.**
  - 2. That the applicant implement the 53 point Residential Environmental Assessment Program commitments identified to date (as attached to staff report dated November 9, 2005), and further explore supplementary green building opportunities after detailed mechanical design and energy modeling, but prior to Building Permit issuance, to the satisfaction of the Director, Campus & Community Planning.**
- B. That section MC 2.5(d) of the UBC Development Handbook (maximum building height 4 storeys and 14.0m) be varied for this project in order to allow a southwest portion of the building and rooftop railings to exceed the 14.0 m height envelope by a maximum of 1.7m, as shown on drawing A-5.10.**



**C. That the Development Permit Board supports the applicant's proposed administrative strategy for handicap parking allocation, and allow handicap parking requirements to be met within the visitor and tenant areas. Leases for handicap stalls would contain provisions allowing the strata corporation to reallocate such stalls to a handicap owner of a regular stall as required.**

**CARRIED**

The Board requested staff provide an information report on the final parking lease developed for this project so that it might be considered as a template for other residential projects on campus in future.

The Board requested an update on the detailed REAP assessment for this project at the Building Permit stage, for information.

#### **4.0 Other Business**

None.

#### **5.0 Adjournment**

The meeting was adjourned at 6:30 p.m.

*Minutes submitted by Rachel Wiersma*



## UBC Development Permit Board

### MINUTES

**Date:** Wednesday, December 7, 2005

**Time:** 5:00 – 6:30 p.m.

**Venue:** Ponderosa Centre, 2071 West Mall, Cedar Room

**Members present:** Harold Kalke (Chair)  
Stan Hamilton  
John Metras  
Al Poettcker  
Joe Stott  
Jim Taylor

**Staff:** Lisa Colby, Manager Development Services; Jorge Marques, Manager Energy; and Rachel Wiersma, Planning Assistant (Recorder).

**Presenters:** Matthew Carter, Hanson Ng, Nancy Mann, Paul Young, and Rob Wood, UBC Properties Trust; Dale Staples, Integra Architecture Inc.; Michael Patterson, Perry & Associates; Brad Walton, CFT Engineering; and Karen Stone, GTM Consulting Ltd.

**Guests:** Diane Bugar and Dana Brynelsen, Berwick Centre; and 2 parents of children in the Berwick Centre; and three parents of children in the Huckleberry Daycare.

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

The Chair called the meeting to order at 5:00 p.m. The DP Board approved the Agenda as circulated.

#### 2.0 Approval of Minutes from the November 9, 2005 Meeting

The DP Board approved the November 9, 2005 minutes as circulated.

#### 3.0 DP05027: East Campus 6 Townhouses

Lisa Colby presented the staff report, provided the background, and the recommendations for the 70-unit townhouse complex proposed on Site 6 in the East Campus Neighbourhood.

Matthew Carter of UBC Properties Trust introduced the project team and summarised the details for this project, including the context, parking access, and sustainability measures. Dale Staples of Integra Architecture presented the architectural details, and character of the stacked townhouses. Michael Patterson, Perry & Associates, provided the context and landscape plan for this project.

*The Board discussed the following:*

- There is no plan for UBC Properties Trust to sell the units for EC6. There will be a legal agreement to ensure these units are rental for the long term. UBC PT could only sell the whole property, not the individual units.
- The applicant proposes the following in response to the letter/emails received from neighbours:
  - There is no change to the fire access for the Spirit Park Apartments
  - An improved paved walkway from Osoyoos Crescent to a new fire exit on the south side of Pacific Spirit Apartments for the Huckleberry Daycare is proposed. Distance from the drop-

off area to the new entrance is approximately 10 metres shorter than from the existing entrance.

- Drop off for the daycare is currently in the existing parking lot. There is only 1 stall designated for Faculty/Staff Parking and 1 drop-off stall for the daycare. These 2 stalls will be replaced on Osoyoos Crescent.
- Parking for Berwick Centre is on the east side of the building, and along Osoyoos Crescent.
- There are no additional toxicity issues on this site compared to others on campus.
- Workers Compensation Board (WCB) regulations are followed and the Residential Environmental Assessment Program (REAP) also introduces certain construction practices. Noise regulations are followed.

Lisa C. updated the Board on the response from Health, Safety, and Environment on the review of the *Report of Findings Preliminary Site Investigation Stage 1*. HSE was satisfied with the findings that site is clean and merits no further environmental studies.

- Long-term parking was only addressed for Spirit Park Apartments. One Board member suggested additional options to provide parking for Berwick Centre and Huckleberry Daycare should be reviewed.
- General use pattern for the Berwick Centre is the 9am drop-off, 2pm pick-up, caregivers come in between for sessions and other meetings are held at the centre.

*Comments/Questions from the Audience:*

- The parking issues at Berwick have not been addressed with this plan.
- Access, security, and privacy for the Berwick playground is a concern.
- Access to the building is critical, as the children who go to this facility have limited abilities. There is also concern with parking for the children's therapists who come during the day.
- Temporary parking plan was presented. Permanent parking needs to be reviewed by staff.
- One parent from the Huckleberry Daycare requested specific actions towards noise reduction and air quality.
- One parent had concerns with the particulate matter, noise and length of the access to the Huckleberry Daycare. She suggested a lowered level noise period from 12:30-2:30pm for nap time, encourage construction on Saturday s and after hours, build a connector road from Thunderbird Blvd between Spirit Park Apartments and the EC6 site, to allow direct drop-off at the entrance and possibly widen to allow on-street parking.

Lisa C. updated the Board on the interim (18-month) parking arrangement for this project, which would fully maintain the status quo for number of assigned stalls to each neighbour. Berwick Centre and Huckleberry Daycare can continue their discussions with UBC Parking if additional long-term stalls are desired.

*The Board responded to Comments/Questions from the Audience:*

- One member commented that issues raised are not the Development Permit Board's mandate.
- The noise issue is very difficult to execute on a practical level.
- East Campus Neighbourhood consultation process should have dealt with some of these issues.
- One member gave an overview of the multitude of planning steps and initiatives completed prior to this application.

**The following motions were moved and seconded:**

- A. That consideration of Recommendation A in the December 7, 2005 staff report to support the project be DEFERRED to next the meeting.**
- B. That the Development Permit Board endorse final public realm streetscape improvement plans for the EC5 and EC6 street frontages as shown on the attached plans (Attachment G).**

- C. That the Development Permit Board endorse revisions to the EC5 site layout plans for the garbage and recycling facility and turnaround at the EC6 lot boundary (Attachment H).
- D. That options be explored to alleviate concerns raised by Huckleberry Daycare and Berwick Centre.

**CARRIED (unanimously, Al Poettcker abstained)**

#### **4.0 Other Business**

##### **4.1 Development Permit Board Schedule**

Development Permit Board members will reply by email to Rachel Wiersma regarding the 2006 schedule for the Development Permit Board.

##### **4.2 South Campus Workshop Date**

Dates will be canvassed through email.

#### **5.0 Adjournment**

The meeting was adjourned at 6:30 p.m.

*Minutes submitted by Rachel Wiersma*