



THE UNIVERSITY OF BRITISH COLUMBIA

**Campus + Community Planning**

# UBC Development Permit Board (DPB)

Meeting Minutes  
2007



## UBC Development Permit Board

### MINUTES

**Date:** Wednesday, January 17, 2007

**Time:** 5:00 – 7:30 p.m.

**Venue:** Room 101, Michael Smith Laboratories, 2185 East Mall

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

**Staff:** Lisa Colby, Manager Development Services; Caroline Eldridge, Land Use Planner (Recorder); Jorge Marques and Alison Aloisio, Sustainability Office; and Rachel Wiersma, Planning Assistant (Recorder).

**Presenters:** Gordon Horsman and Kim Maust, Bastion; Gwyn Vose, IBI/HB Architects; Kim Perry and Michael Patterson, Perry & Associates; Tom Bell and Amela Brudar, Gomberoff Bell Lyon Architects; Christy Voelker, Senga Landscape Architecture; Robert Brown, Resource Rethinking Building Inc.; Matthew Carter, Hanson Ng, and Paul Young, UBC Properties Trust; and Cal Srigley, Calum Srigley Design Consulting.

**Guests:** John Tompkins, V6T News.

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

Chair called meeting to order at 5:00 p.m.

A presentation on the preliminary design of Wesbrook Village will be added to Other Business.

DP Board approved the Agenda as revised.

#### 2.0 Approval of Minutes from the November 8, 2006 Meeting

DP Board approved November 8, 2006 minutes as circulated.

#### 3.0 Development Permit Applications

##### 3.1 DP06012: Site A Theological Neighbourhood – Coast

Lisa C introduced a staff report, with supporting recommendations, for an application to amend Development Permit DP 06012: Site A - Coast (DP previously approved by the DP Board August 9, 2006). Lisa C introduced Gordon Horsman of Bastion to describe the changes to the project.

Gord H. outlined the proposed revisions to the townhouses, Chancellor Mews, the parkade, and the courtyard area of the Site A project. The number of apartment units would increase on Site A from 76 to 83 units. An associated project (G2 Westpoint on Walter Gage Road) would see a corresponding decrease in the number of units with negligible exterior change to the G2 project. Gwyn Vose, IBI/HB Architects presented the architectural details for the Site A project and Michael Patterson, Perry + Associates, presented the landscape changes to the project. The applicant also requests the ability to transfer the obligation to rent 16 of the units on Site A to elsewhere on campus. The Board had previously granted permission to transfer rental obligation for maximum 9 units.

*The DP Board discussed the following:*

Overall

- UBC Properties Trust has been discussing the transfer of rental obligation for 9 units but has not concluded these discussions nor considered an increase to 16 units to date. If no alternative is found, applicant is obliged to rent 9 of the strata units on Site A.
- Rental housing has previously been a successful investment for UBC Properties Trust.
- C&CP would have to ensure the rental transfer is confirmed prior to permitting occupancy on Site A.
- One member commented that the neighbourhood should have a mix of housing types for a successful community. Transferring rental units from this neighbourhood would result in a different character community.
- One member commented that the applicant should be aware of emerging Homeowner Protection Office concerns regarding insurability of green roofs.

Architecture

- Lower level of townhouses is 2 ft below the sidewalk level.
- Townhouses are setback from the sidewalk by 8 ft.
- Drawing DP2.01 – has a drawing error that should be corrected.

Accessibility

- No change to the visitability of units.
- Courtyard has been designed to be barrier free.

Transportation

- One member requested clarification on the parking.
- Iona Road at Chancellor Blvd will be right in right out.
- Chancellor Mews will be designed the same as the rest of Chancellor Mews all the way to Wesbrook Mall. The north-south portion from Iona Drive will have the same design as the lane from Stirling House, so there will be a different design at the corner in each direction.
- Mews is an easement, not dedicated.

**The following motions were moved, seconded and CARRIED (unanimously) for the Theological Site A (Coast) project:**

- A. That the Development Permit Board authorize the Director, Campus and Community Planning to issue an amendment to the existing Development Permit for the proposed 83-unit housing complex detailed in the attached drawings (Attachment A) subject to the following:**
- 1. Bike parking to be increased to 102 Class 1 stalls.**
- B. That previous authorization to transfer rental obligations for a maximum of 9 units from Site A to another location on campus still stands, subject to confirmation of such transfer to the satisfaction of the Director of Planning prior to occupancy permit for Site A. All remaining rental obligation from the 16 unit total must be met on Site A.**

### **3.2 DP06029: South Campus Lot 16 Townhouses**

Lisa C. introduced the staff report, with supporting recommendations and requested variance, for the proposed 24, 3-storey townhouses located at Lot 16, in Wesbrook Place.

Lisa C. summarised commentary from the AUDP. The AUDP did not support the project due to concern with the choice of architectural expression. The applicant did not return to the AUDP for a second review. One variance is requested to relax the requirement for 3 handicap parking stalls on site, noting none of the units are handicap accessible (or visitable). Staff recommended the applicant be requested to explore ways to provide visitability to some suites, and that 2 parking stalls be allocated for handicap use in the public street parking in front of the project.

Tom Bell from GBL Architects Group Inc. presented the details of the project, including site layout, architectural design, typical unit layout, and materials. Christy Voelker from Senga Landscape Architecture presented the design for stormwater management and details of the planting for the

landscape design. Robert Brown from Resource Rethinking presented the sustainability measures for this project, which is aiming for a REAP silver.

*The DP Board discussed the following:*

#### Architecture

- The applicant gave a summary of the materials used throughout the project. Soffits will be a natural wood, not painted. Brick will be a chocolate brown.
- One member commented the material palette is very dark.
- Detailing of design still needs finalising.

#### Landscape

- Rain chain will be from the top of the second storey. Rain chains will have cups. One member was concerned with functionality of rain chains.
- One member had concern with seepage into parkade from rain garden. Rain garden, in central area will not be over parkade.
- Rain garden is intended to handle modest rainfalls; heavier ones will overflow to larger system.
- Soil material varies across the whole neighbourhood.
- Depression in ground for rain garden will not be lower than 2 ft, will mostly likely be 18" or else a railing will be required.

#### Accessibility

- Accessibility and visitability are consistent with City of Vancouver standards. Townhouses are not required to be visitable or accessible. However, staff are encouraging applicant to make some of the units visitable. The applicant responded that they will review the plans to see if some of the main floors of the units are visitable.
- Handicap parking on street would not be reserved for this project.
- One member expressed concern with allowing a project to provide on street parking without compensation to the University.

#### Sustainability

- Hydronic heating system will be used for hot water for household use and in floor heating. Hydronic heating will be used for the 2 main floors (60%) of the house and the top and bottom floors will have electric baseboards. There will be air exchange in each unit.
- One member commended applicant on Silver REAP submission. Recommended to try to achieve Gold, would be great from a marketing perspective.

**The following motions were moved, seconded and CARRIED (unanimously) for the South Campus Lot 16 Townhouses:**

**A. That the Development Permit Board authorize the Director, Campus and Community Planning to issue a Development Permit for the proposed 24-unit townhouse project detailed in the attached drawings (Attachment A), subject to applicant completion of the following:**

1. Resolution of storm water management system to the satisfaction of the Director of Planning prior to Building Permit issuance, noting:
  - Further details are required regarding achieving groundwater percolation and its effect on the underground structure.
  - Further details are required on how the rain garden operates, including how groundwater infiltration operates without causing long term seepage into the parkade.
2. Completion of associated drawing updates consistent with the revised front elevation received January 12, 2007, to the satisfaction of the Director of Planning, prior to Development Permit issuance.
3. Compliance at the BP stage to the Silver REAP standards noted in the attached Sustainability proposal, or substitutions of equivalent value to the satisfaction of the Director of Planning.
4. That no tree clearing takes place until a Development Permit is issued.
5. That continuous un-gated public pedestrian access be maintained along the western pathway crossing the site between Gray Avenue and Scholars Greenway.
6. That architectural plans be amended to enable handicap visitability to at least some of the units, to the satisfaction of the Director of Planning, prior to Building Permit issuance.

7. That the handicap-parking requirement for this project be accommodated on the street rather than underground.
  8. That landscape plans be amended to convert the stepping stone pavers on the primary public access pathway through the site, and those walkways accessing visitable units, to a smoother finish to facilitate strollers, walkers and wheelchairs users, to the satisfaction of the Director of Planning, prior to Building Permit issuance.
- B.** That S. 7.5 of the Development Handbook be relaxed to allow the applicant to provide 2 instead of 3 handicap stalls associated with this project.
- C.** Noting no AUDP support for this design expression, and that some elements of this design is considered less than excellent by the DP Board, the applicant is expected to work further with staff to explore changes and improve some elements to achieve a level of excellence in the design, befitting the university.
- D.** Encourage applicant to incorporate sustainable components to achieve REAP Gold level.

Staff to review handicap parking policies and consider possible alternatives for applicant contributions to the University where such parking cannot be provided on site.

#### **4.0 Other Business**

##### **4.1 Update on Village Core South Campus Conceptual Design Guidelines**

Lisa C. introduced the results of explorations on preliminary design and organizational layout for Wesbrook Village. UBCPT has engaged various consultants to help understand and guide an optimum layout for the retail uses permitted within the core. The results of this urban design study would be incorporated into the Development Handbook to guide future specific site DP applications within the area. The first such project would likely be the upcoming grocery store application to be received in the near future. Lisa C. provided a brief summary of the comments received on the village design study from the AUDP at their last meeting (noting it has now been discussed three times with AUDP), and introduced Matthew Carter of UBC Properties Trust to outline the Wesbrook Village Centre conceptual design study findings.

Matthew C. presented the planning process background from the Official Community Plan, Comprehensive Community Plan, then the South Campus Working Group, and the approved South Campus Neighbourhood Plan. Kim Perry then provided the details of the final recommended layout and plan for the village retail area.

*The DP Board discussed the following:*

- A pedestrian 'Movator' facility will bring people from underground parking to surface level, outside of the grocery store.
- Estimated time for grocery store to open is Fall 2008.
- Retail will be stratified parcels. UBC PT will be owners of the retail lots including the grocery store, rental building and underground parking.
- One member requested this information be made available to the UNA.
- Staff advised that the proposal is fully consistent with the neighbourhood plan which involved broad public consultation and participation. Likewise public review will be invited again on all individual DP applications as they come forward through project specific advertising. This design exercise does not represent a policy change and full-scale public input at this stage is not considered necessary. No streets in the Village centre are public, so there will be no maintenance implications or costs for the UNA resulting from the study.

The chair commended the presentation and proactive approach to design layout in the village centre.

#### **5.0 Adjournment**

Meeting adjourned at 7:30 pm

*Minutes submitted by Rachel Wiersma*



## UBC Development Permit Board

### MINUTES

**Date:** Wednesday, April 18, 2007  
**Time:** 5:00 – 8:00 p.m.  
**Venue:** Cedar Room, Ponderosa Centre, 2071 West Mall

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

**Staff:** Lisa Colby, Manager Development Services; David Grigg, Associate Director, Infrastructure & Services Planning; Wes Pue, Vice-President, Academic and Provost *pro tem*; Alison Aloisio, Sustainability Office; and Deborah Mac Donald, Clerk 3 (Recorder).

**Presenters:** Kim Perry, Michael Patterson, and Dorsai Sharif, Caroline Kennedy, Perry & Associates; Paul Young, Matthew Carter, Jas Sahota and Hanson Ng, UBC Properties Trust; Paul Merrick, Merrick Architecture; Ray Letkeman, Raymond Letkeman Architects; Robert Brown, Resource Rethinking Building; Andrew Baker, Aplin & Martin; and Richard Drudl, Urban Systems.

**Guests:** John Tompkins, V6T News; Darren Peets, Graduate Student Society; Jeremy Gordon, UNA; Wes Pue, Vice-Provost, & Associate VP Academic Resources *pro tem*; and 18 members of the public.

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

Chair called meeting to order at 5:00 p.m.

#### 2.0 Approval of Minutes from the January 17, 2007 Meeting

DP Board approved January 17, 2007 minutes as circulated.

#### 3.0 Development Permit Handbook Update

DP Board approved the Development Handbook update as circulated.

#### 4.0 Development Permit Applications

##### 4.1 DP07010: SC 3 UNOS Park Designs, South Campus

Lisa Colby introduced the staff report, with supporting recommendations and subject to conditions requested from the Development Review Committee (April 12, 2007) for three of the five proposed UNOS Parks – Khorana, Smith and Nobel, located in South Campus.

Paul Young, UBC Properties Trust, provided an update on the project status and introduced the project and the consultant team. Kim Perry, Perry & Associates gave an overview context and the consultation process to date and then outlined the design for each of the three parks proposed.

Khorana Park is located in the northeast corner of South Campus and is approximately half a hectare in size. The park design will include a range of activities, an informal open play area, and gathering space. The focus of the park is the “source” for the water system that flows southward.

Smith Park is situated between Birney Avenue and Gray Avenue at the junction of the green corridors and is just over a .8 of a hectare. The water channel that begins at Khorana Park to the north will terminate at a pond, which forms the south border of the park. The design of the pond will have a formalized edge with terraces and courts and seating.

Nobel Park is located in the southern part of the neighbourhood and adjacent to Wesbrook Mall. It is 1.6 hectares when it is combined with the adjacent greenway. In the center of the park will be a softball/little league-sized diamond that will be used for informal games. This park is structured and suited for informal gatherings such as picnics and small festivals. There is also a space that is potentially suited for a community garden area if the UNA chooses to initiate such a program.

*The DP Board discussed the following design:*

Overall

- One member applauded the design team for their vision and innovative park design.

Process

- UBC Properties Trust commented on their commitment at the Development Permit Board to ensure the completion of the parks before the occupants arrive in the neighbourhood.
- One member expressed concern how the three parks had been brought forward so quickly and that the project should have gone to the University Neighbourhoods Association (UNA) Standing Committee on Residential Development for review.
  - It was the decision of Campus & Community Planning to take the Parks proposals through the Development Permit process concurrently with the new Development Handbook policy. The DP Board meeting is a public meeting where individuals can express concerns. The staff concluded that the proposals were consistent with the new Handbook policies.

Landscape

- The center of the Smith Park pond is 4-5 ft. maximum in depth.
- One member expressed concern about safety. There were prior complaints in Logan Lane with storm water collection and the pond was removed and replaced with stones.
  - These are not detention ponds with fluctuating water levels, but amenity ponds. A low chain could be erected at a more detailed design stage.
- Detailed planting design will use drought tolerant plants. The drainage system shows how the water can be used for irrigation purposes and not put a strain on the municipal system.
- Herbicides and pesticides will not be used, to follow UBC’s common practices on the rest of campus.
- One member commented that stormwater features should be revised to ensure safety.
- The Parks will be lit with bollard and downward facing streetlights along the greenway to ensure safety.
- Trees may be in the way of softball diamond.

*Public Comments:*

- No change with water runoff into Booming Ground Creek.
- Root rot was initially identified in Nobel Park but with the detailed tree survey, it was only identified in the trees south of the road.
- Smith Park would most likely have programming options for 12-15 year olds.
- One of the community attendees suggested keeping the grass surface in the center of Nobel Park that was proposed for a softball diamond in keeping with the flexibility of the park.
  - Gravel field is too specialized for one age group, so grass is probably better.
- Agitation will be in the ponds to prevent algae growth.
- Maintenance costs have been considered with design to keep to a minimum.
- One public member commented that the UBC Farm is better location for Community Gardens.
  - Community Gardens is optional in Nobel Park and will be dependent on final decision by UNA.
- Ensure skateboarders stay near school area.

- The 3 parks are currently going through design approval, however relocation of road to construct Nobel Park will take place and alternate access will be required to all facilities, so Nobel Park will be phased.

**The following motions were moved, seconded and CARRIED (unanimously) for Khorana, Smith and Nobel Parks in the South Campus Neighbourhood:**

- A. That the Development Permit Board authorize the Director, Campus and Community Planning to issue a Development Permit for Khorana Park, Smith Park, and Nobel Park in South Campus as detailed in the attached drawings (Attachment A) subject to the following points that were raised by the Development Review Committee prior to Infrastructure Permit Issuance:**
- 1. Favour native planting at detailed infrastructure permit phase.**
  - 2. Consider agitation equipment in standing water features to avoid West Nile breeding conditions.**
  - 3. Utilities need to be relocated before installation of Nobel-Park – several running through.**
  - 4. Make primary pathways wheelchair accessible.**
  - 5. Use natural betonite clay liner rather than plastic.**

#### **4.2 DP07003: Wesbrook Village Supermarket**

Lisa Colby introduced the staff report, with recommendations, for the proposed Wesbrook Village Supermarket in South Campus. Lisa C. commended the team for their tremendous effort in complying with the concerns of the Advisory Urban Design Panel who had reviewed the project 4 times and for their commitment to achieve the Gold level REAP status for this project. Staff recommended support of this project subject to conditions noted in the staff report supplied to the Committee.

Matthew Carter, UBC Properties Trust introduced his team and the project for the Wesbrook Village Grocery Store. The Wesbrook Village Grocery Store and Restaurant are located within Lot 48 of the South Campus Neighbourhood and are part of the first phase in the development of Wesbrook Village.

Kim Perry, Perry & Associates, explained that the site would also include surface parking to the south of the supermarket building that will be extensively landscaped. The proposal would retain some existing trees to act as a buffer between the proposed development and 16<sup>th</sup> Avenue. At present the site is mostly overgrown by large trees and underbrush. A landscaped courtyard above the grocery store is proposed to serve the residential units.

Paul Merrick, Merrick Architecture, presented the details of the project, comprised of two buildings. The first building is a four-storey building with a 32,000 sq. ft. supermarket at grade and has three storeys of apartment and townhouses above with a total of 74 units. The second building is a three-storey building with a 4500 sq. ft. restaurant at grade with office space on the second floor and institutional use on the third floor. There will be additional underground parking for both the commercial and residential use below the surface parking lot and the buildings.

Richard Drudl, Urban Systems, presented the Transportation Study that he had conducted and traffic analysis. There is a crosswalk at 16<sup>th</sup> avenue and 4 roundabouts on Wesbrook at 16<sup>th</sup> and the applicant is working with the Ministry of Transportation to provide another crossing mid block.

*The DP Board discussed the following:*

Overall

- One member commended Save On Foods for not putting restrictions on the nature of surrounding tenant uses and was encouraging a good mix of retail for the Village.
- One member congratulated the team in achieving the REAP Gold status.
- One member commended applicant on repeated efforts with AUDP and C&CP.
- One member commented that delivery of grocery store has been too slow and encourages applicant to move project quickly. There was some concern that Recommendation A.3 of the staff report could bring lengthy delays to progress of this project. The Rederivation Unit should



be given 60 days to vacate their premises prior to construction of adjacent grocery store or the grocery store project then allowed to proceed in spite of any noise concerns.

- Wes Pue, Vice Provost noted that the Rederivation Unit operational concerns about adjacent noise and vibration from grocery store construction are extremely important to research interests on Campus. The Vice Provost office & appropriate academic interests are committed and actively working on the issue with Campus & Community Planning staff and UBC Properties Trust and recognize the urgency of the matter. No time limit would be necessary.
- Crosswalk will be at Wesbrook Mall at 16<sup>th</sup> Avenue and are trying to get a mid block crossing along 16<sup>th</sup> Avenue between Wesbrook Mall and East Mall.

#### Architecture

- Two-thirds of the parking underground is a requirement. Rest is surface parking to attract more patrons.
- One member commented on design of the underground recycling and garbage pullout. Plant Operations may be asked to contract this pick-up and design must be workable.
- One member asked that the applicant to be cautious about lighting and wayfinding in the parkade.
  - Parking stalls and aisle widths will be made more generous to increase appeal of using parkade.
- One member commented that applicant be cautious of the use of wood as design feature in this wet climate and to pay attention to a good rain screen.
  - The architect agreed that maintenance would need to be considered and using protection on undersoffits and overhangs would be more enduring.

Al Poettcker declared conflict of interest in this application & abstained from voting on the project.

**The following motion was moved, seconded, and DENIED (one member in favour):**

***Staff shall return the grocery store project to the DP Board for final consideration within 60 days whether or not the Rederivation Unit concerns have been resolved.***

**The following motion was moved, seconded and CARRIED (unanimously) for Wesbrook Village Grocery Store in the South Campus Neighbourhood:**

- A. That the Development Permit Board authorize the Director, Campus and Community Planning to issue a Development Permit for the proposed grocery store with 3 floors of residential above, and adjacent 3 storey building, all as detailed in the attached drawing (Attachment A), subject to applicant completion of the following:**
- 1. Resolution of final stormwater management plan to satisfaction of Director of Planning prior to BP issuance.**
  - 2. Implementation of sustainability measures to achieve REAP Gold or equivalent.**
  - 3. Resolution of conflicts identified by the operator of the adjacent Rederivation Facility, to the satisfaction of the Director of Planning, prior to any site preparation or works associated with a Building Permit for this project.**
  - 4. Revision of the landscape plan as outlined to the satisfaction of Director of Planning prior to DP issuance.**

#### 4.0 Adjournment

Meeting adjourned at 8:00 pm

*Minutes submitted by Deborah Mac Donald*



## UBC Development Permit Board

### MINUTES

**Date:** Wednesday, July 11, 2007

**Time:** 5:00 – 7:30 p.m.

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

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

**Members present:** Jim Taylor

**Staff:** Lisa Colby, Manager Development Services; Rachel Wiersma (Recorder).

**Presenters:** Ken Bogress, Concert Properties; Nigel Baldwin, Nigel Baldwin Architects; Bruce Hemstock, PWL Partnership; Robert Brown, reSource Rethinking; Paul Young and Hanson Ng, UBC Properties Trust.

**Guests:** John Tompkins, V6T News; Darren Peets, Graduate Student Society; Jeremy Gordon, UNA; Norm Coultie, Adera - Pathways; Mark Anthony, MCW Architects – The Wesbrook; and 6 members of the public.

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

Chair called meeting to order at 5:00 p.m.

#### 2.0 Approval of Minutes from the April 18, 2007 Meeting

DP Board approved April 18, 2007 minutes as circulated.

#### 3.0 Business Arising

##### 3.1 Revised Terms of Reference

DP Board received the Revised Terms of Reference for information. Revisions adopted by the Board of governors now provide for a student representative on the Development Permit Board.

##### 3.2 Easement Policy

DP Board received the Easement Policy information report.

#### 4.0 Development Permit Applications

##### 4.1 DP07017: South Campus Senior's Centre Development

Lisa Colby introduced the staff report for the senior's residence project in South Campus. L. Colby introduced Ken Bogress, Concert Properties, who in turn presented the site layout and unit breakdown of the project and introduced the team Nigel Baldwin, Nigel Baldwin Architects, Bruce Hemstock from PWL Partnership, and Robert Brown, reSource Rethinking. N. Baldwin presented the context, amenities, architectural drawings, floor plans and materials; B. Hemstock presented the guiding principles and landscape details for the courtyard and rooftop patio; and R. Brown summarised the details of the REAP submission.

*The DP Board discussed the following:*

- There will be no restrictive covenant for age. Economics of operation will preclude age. Amenity package annual fee is compulsory with purchase or rental of a suite.
- Retail will be owned and operated by UBC Properties Trust.
- Condominiums in 1 building and rental units in the other building.
- Retail (UBC Properties Trust) and Concert Properties on behalf of rental are the only members of strata corporation. Remainder condominiums are an air parcel sold as strata lots. Joint Strata manger between Concert Properties and UBC Properties Trust. Majority voting will not be required for strata corporation.
- Owned by Concert Properties and they hire operators.
- 20,000 sq.ft of Amenity Space

*Public Comments:*

- Transit bus stop will be located on Wesbrook Mall on the north side of Berton Ave for northbound and across from the seniors, for southbound buses.
- Ground floor has a solid wall between retail and amenity space of senior's centre. One member of public concerned with front loading and garbage disposal for retails spaces.
- Copper may cause discolouration of sidewalk. Applicant responded that intention is to use pre-oxidized copper to control colour.
- One member of the public was not convinced with design of east side of bridge. Suggested a less urban design and more natural.
- One member of the public commented on the hard edge of the green street and that there should be more transition to the east.
- All suites are handicap accessible.
- Seniors home operator works with resident and family on transition in finding an appropriate new home when a resident needs full care. This applies to both rental and condo units.
- There is very little glazing on east face of bridge.
- One member of the public was concerned with overlook onto the townhouses of The Wesbrook project. The applicant responded that the intention was to not look over roofdecks on townhouses. A multipurpose room is located on the ground level on the corner.
- Units can be downsized to allow for flex units.
- Handicap stalls are permanently designated. Tried to maximize width of regular parking stalls. Providing valet service being looked into by the operator.
- Bicycle parking area is replaced with scooter stalls.
- There is 24 hour staffing.

*The DP Board discussed the following:*

Overall

- Is there enough parking?
  - No parking for retail workers.
- Bike parking for retail and visitors only, none for residents.
- Ensure noise control of exhaust.
- Ensure truck access to loading dock is functional.

Sustainability

- REAP submission is 7 points short of Gold level. Short in stormwater categories.
- One member recommended applicant to reach Gold.
- Points allotment balances out over whole project.
- Applicant concerned with overlook from highrise if solar panels installed.
- Cooling will be a closed system with an evaporative cooling tower. Heat will come from heat pump and gas boiler.

Landscape

- More water conservation should be incorporated into project. Applicant responded that plants are chosen according to location to eliminate pesticide use.
- Green roof will have native grasses and herbs with 6" of growing depth in a contiguous medium mass. No planters are used, so more drought tolerant. Green roof is only over rental building, not condo.

- HPO issue was with a 4-storey wood frame building, not concrete.
- Trees along green street are planted in the step of the parkade slap.
- One member commented that the green street should be greener.
- Urban design of street is connected to Norman Mackenzie Square. All green streets will have standard garbage receptacles and lighting.

#### Architecture

- Condominiums get 40 sq ft storage each.
- Railing on roof is framed glass.
- Canopies of retail space need to be incorporated into design.
- 14-18' canopies seem too high to create intimacy and rain cover. Canopy extends 7-8' for rain cover.
- Ensure tenant identity and lighting for retail are monitored.
- Function at street level should be number 1 priority.
- Weather resistant wood for longevity.
- More creative approach for the floating glass connector bridge possible?
- Façade around retail needs to be linked to village centre.

#### **The following motions were moved, seconded and CARRIED (unanimously) for the Seniors Development in the South Campus Neighbourhood:**

- A. That the Development Permit Board authorize the Director, Campus and Community Planning to issue a Development Permit for the Seniors Development in South Campus as detailed in the attached drawings (Attachment A), subject to applicant completion of the following:**
- 1. Resolution of final stormwater management plan to satisfaction of Director of Planning prior to BP issuance.**
  - 2. Implementation of sustainability measures as outlined in the current proposal to achieve minimum 133 REAP points (Silver) or equivalent at Building Permit stage.**
  - 3. Retail exterior signage, weather protection, lighting, and storefront designs to be subject to further C&CP review for compliance with Village Centre design requirements, at the tenant improvement building permit stage.**
  - 4. All applicable legal easements, agreements between UBC and the applicant to be in place prior to Building Permit issuance in order to accommodate encroachments or lot consolidations on UBC streets and green street (NW corner overhang over street, plus underground parking, overhead pedestrian bridge and green street co-existing on current Lot 49).**
- B. That the following sections of the Development Handbook be relaxed for this project:**
- 1. Section 4.5(h) height limit to be relaxed from 6 storeys and 21.5m to 6 storeys and 23.1m.**
  - 2. Section 7.6 bicycle parking provisions to be relaxed from 270 to 0 for Class I and from 80 to 10 for Class II.**

#### **4.0 Adjournment**

Meeting adjourned at 7:30 pm

*Minutes submitted by Rachel Wiersma*