



THE UNIVERSITY OF BRITISH COLUMBIA

Campus + Community Planning

UBC Development Permit Board (DPB)

Meeting Minutes
2008



UBC Development Permit Board

MINUTES

Date: Wednesday, February 13, 2008

Time: 7:10 – 9:30 p.m.

Venue: Maple Room, Ponderosa Centre, 2071 West Mall

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

Members not present: Jim Taylor

Staff: Daniel Sirois, Manager Development Services; Gerry McGeough, University Architect; Rachel Wiersma (Recorder).

Presenters: Michelle Paquet, Christian Desmazes, Jas Sahota, Matthew Carter and Paul Young, UBC Properties Trust; Ray Letkeman, Raymond Letkeman Architects; Michael Patterson, Perry + Associates; and 5 members of the public.

1.0 Call to Order by Chair and Approval of Agenda

Chair called meeting to order at 7:10 p.m.

2.0 Approval of Minutes from the July 11, 2007 Meeting

DP Board approved July 11, 2007 minutes as circulated.

3.0 Development Permit Applications

3.1 DP 07034: MBA House

Daniel Sirois introduced the staff report with the recommendations and clarified the parking rationale for the MBA House project in South Campus. D. Sirois introduced Michelle Paquet, UBC Properties Trust, who in turn presented the background for the project and introduced the team Ray Letkeman, Raymond Letkeman Architects and landscape architect, Michael Patterson, Perry + Associates. Michael Patterson presented the context for the project in South Campus and the landscape details. Ray Letkeman outlined the floor plans and summarized changes made as a result of Advisory Urban Design Panel commentary.

The DP Board discussed the following:

Overall

- Retail allotment for the village is limited, but ground floor could be modified for future expansion if more retail is allowed in the OCP.
- Students will be living in building year round. Programs are generally 15 months, which includes a work term.

Architecture

- There's a canvas canopy along Wesbrook and around the building on the south side for the at grade weather protection. There is no canopy for the coffee shop area. The lobby for MBA House aligns with the lobby for the Senior's building.

- Board members discussed staff recommendation regarding resolution of project design issues and decided that the Advisory Urban Design Panel's unanimous support for the project requires no further staff intervention.

Accessibility

- UBCPT bases the accessibility for developments on the City of Vancouver's criteria for visitability. UBCPT policy is to retrofit a unit to accommodate accessibility needs as required.

Sustainability

- Applicant is still working with Sustainability Office to gain further REAP points.
 - Board members commented that the applicant should be aiming for Gold, given the importance of this project.
 - One Board member commended the applicant for proposed energy initiatives.
- Adding a Zip car is under review to allow student access to a co-op car.

Parking

- Variance is being requested for bicycle parking stalls. UBCPT conducted a survey with Sauder students and because space is limited, they would rather have amenity space than bicycle parking space. The applicant proposes a bicycle co-op for the building to be run by the building management.
- No parking underground, building is slab at grade. Village has plenty of visitor parking on surface and underground.
 - UBCPT will conduct an analysis of neighbourhood parking.

The following motions were moved, seconded and CARRIED (Al Poettcker abstained) for the MBA House in the South Campus Neighbourhood:

- A. That the Development Permit Board recommend that the Director, Campus and Community Planning issue a Development Permit for the MBA House in South Campus as detailed in the attached drawings (Attachment A), subject to the following conditions:**
- **Exterior signage to be subject to further C&CP review for compliance with Village Centre design requirements.**
 - **The applicant shall provide assigned space for two on-street handicap parking spaces.**
 - **The applicant shall have the option to provide five bicycles for the use of the project occupants to compensate for the relaxation of the bicycle parking requirement.**
 - **Strategy to accommodate mobility impaired students at MBA House to be developed by the applicant to the satisfaction of the Director, Campus & Community Planning.**
 - **Stormwater management to be resolved to the satisfaction of the Director, Campus and Community Planning.**
- B. That the Development Handbook Section 7.6 bicycle parking provisions to be relaxed from 60 to 50 for Class I requirements for this project**

4.0 Development Permit Applications

4.1 DP 08002: SC Lot 11 Faculty/Staff Rental Housing

Daniel Sirois introduced the staff report with the recommendations for the Staff/Faculty Rental Housing project on Lot 11 in the South Campus Neighbourhood. D. Sirois introduced Jas Sahota, UBC Properties, who in turn presented the context and background for the existing Staff/Faculty Rental Housing in Hawthorn Place and introduced the team Ray Letkeman, Raymond Letkeman Architects and landscape architect, Michael Patterson, Perry + Associates. Christian Des Mazes, UBC Properties presented the sustainability features for the project. Michael Patterson presented the landscape details. Ray Letkeman elaborated on the design changes initiated by individual issues raised by Panel's comments.

The DP Board discussed the following:

Architecture

- Storage lockers are accessible.
- Garbage/recycling room, one member was concerned with efficient use of space.
- Parkade ramp is across from the ramp for Pathways.

- Staff recommendation for resolution of design issues was not supported by the DP Board. The AUDP had unanimously supported the project.

Sustainability

- One electric charging stall/building.

The following motions were moved, seconded and CARRIED (Al Poettcker abstained) for the Faculty and Staff Rental Housing on Lot 11 in the South Campus Neighbourhood:

A. That the Development Permit Board recommend that the Director, Campus and Community Planning issue a Development Permit for the Faculty and Staff Rental Housing on Lot 11 in South Campus as detailed in the attached drawings (Attachment A), subject to the following conditions:

- **The required easements for this property be secured by appropriate legal agreements to the satisfaction of Director, Campus and Community Planning.**
- **Strategy to accommodate mobility impaired occupants to be developed by the applicant to the satisfaction of the Director, Campus & Community Planning.**
- **Stormwater management to be resolved to the satisfaction of the Director, Campus and Community Planning.**

5.0 Adjournment

Meeting adjourned at 9:30 pm

Minutes submitted by Rachel Wiersma



UBC Development Permit Board

MINUTES

Date: Wednesday, April 9, 2008

Time: 5:10 – 7:30 p.m.

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

Members present: Jim Taylor (Chair)
John Metras
Al Poettcker
Joe Stott
Josh von Loon

Members not present: Harold Kalke
Stan Hamilton

Staff: Daniel Sirois, Manager Development Services; Deborah Mac Donald (Recorder).

Presenters: Richard Henriquez, Rui Nunes, Henriquez-Partners, Architects,
Bruce Hemstock, PWL Partnership, Landscape Architects,
Conrad Schartau, Cobalt Engineering

Guests: Dallas Hong, Henriquez Partners Architects; Paul Young and Hanson Ng, UBC Properties Trust; Norm Couttie and Steve Forrest Adera; Rob Lin and Howard Leung, RIZE Alliance; and 2 members of the public.

1.0 Call to Order by Chair and Approval of Agenda

Chair called meeting to order at 5:10 p.m.

2.0 Approval of Minutes from the February 13, 2008 Meeting

The following amendments were requested to the minutes from the February 13, 2008 DP Board Meeting - Pg. 1 under Members present to have read Members not present: Jim Taylor.

The minutes from the February 13, 2008, DP Board meeting were adopted as amended.

3.0 Development Handbook Update:

Dan Sirois reported on an amendment to the Development Handbook that would allow for architectural appurtenances to project above the prescribed height limits in the Development Handbook.

One member asked what would be considered an architectural appurtenance. Mr. Sirois responded that it would be any architectural feature that does not include habitable space. A railing to promote use of roof-top, for instance, would also be considered an architectural appurtenance under the Handbook amendment.

This information was taken by the Board as received.

4.0 Development Permit Applications

4.1 DP 08007: SC Lot 2 High-rise (Sage)

Daniel Sirois introduced Richard Henriquez, Henriquez Partners, who presented the proposal for an 18 storey tower and 7 townhouse project located on South Campus Lot 2 Bruce Hemstock, Landscape Architect described the landscape details.

The DP Board discussed the following:

Context

- One member inquired about the siting of the buildings on the lot. The South Campus Plan calls for the townhouses to face the green street and for staggered towers along Berton Avenue to allow for views and privacy.
- One member inquired about the 40 percent ground oriented unit target. The 40 percent target was not anticipated to be met on the high rise sites in South Campus but rather is a neighbourhood-wide target. An analysis was done that identifies where the required ground-oriented units would be located in South Campus.

Architecture

- One member commented that parkade exhaust vents on development parcels should be located so as to minimize impacts on adjacent properties.
- One member commented that the townhouses' east and west elevations should complete the building's ends.

Parking

- There will be bicycle storage on P1 & P2 for a total of 155 bicycles.
- The wall separating storage area from the parking area is a solid concrete wall and one member suggested rethinking the design to enhance safety in the parkade.

Mr. Sirois reported on the variance request to allow the parkade ramp cover element to project into the side yard by 0.5 metres. The height of this sloping cover, at its highest point, is approximately 10 feet. The second variance is to allow the townhouse privacy walls to project into the required south setback. Staff recommended that the DP Board approve the two variances.

The following motion was moved, seconded and unanimously CARRIED for the SC Lot 2 High-rise (Sage) in the South Campus Neighbourhood:

That the following variances to the provisions of the Development Handbook be incorporated in the Development Permit:

- S. SC3.5 west side yard setback to be relaxed from 2.5 m to 2.0 m to permit a parkade ramp cover encroachment.
- S. SC3.5 rear yard (south) setback to be relaxed to allow concrete party walls and entry gate features to project into the rear yard.

Mr. Sirois reported on staff's recommendation for the project to authorize the project with conditions and to authorize the proposed mechanical/elevator penthouse and the proposed architectural appurtenances.

The following motion was moved, seconded and unanimously CARRIED for the SC Lot 2 High-rise (Sage) in the South Campus Neighbourhood:

- A. That the Development Permit Board recommend that the Director, Campus and Community Planning issue a Development Permit for the 108-unit high-rise and 7 townhomes on Lot 2 in the South Campus in conformity with the attached drawings (Attachment A), subject to the following conditions:**

- Incorporation of wording in the ground lease and disclosure statement guaranteeing continuous unrestricted and un-gated public pedestrian access along the eastern pathway crossing the site between Berton Avenue and the green street. That the stormwater management be resolved to the satisfaction of Campus and Community Planning.

B. That the following proposals, which are subject to the discretion of the Development Permit Board, be incorporated in the Development Permit:

- That the proposed elevator and mechanical equipment penthouse be approved under the provisions of Section 3.3 of the *Development Handbook*.
- That the proposed architectural appurtenances be approved under the provisions of Section 3.3 of the *Development Handbook*.

5.0 Business Arising from DP Application Amendments

Mr. Sirois reported on projects that have undergone amendments or are seeking amendments since their approval by the DP Board.

The acting chair recommended that C&CP clarify for the Board the procedures as to how DP amendments, subsequent to DP Board approval, are processed.

6.0 Information Items

The DP Board was presented with correspondence to Metro Vancouver regarding right-of-way adjustments that were made to Wesbrook Mall to accommodate regional buses.

7.0 Other Business

The acting chair commented on the high prices of units at the Wesbrook project. It was suggested that staff prepare a letter so that the DP Board might express its concern to Metro Vancouver about the affordability impacts resulting from the South Campus density restrictions.

8.0 Adjournment

Meeting adjourned at 6:30 pm

Minutes submitted by Deborah Mac Donald



UBC Development Permit Board

MINUTES

Date: Wednesday, May 14, 2008

Time: 5:05 – 6:45 p.m.

Venue: Cedar Room, Ponderosa Centre, 2071 West Mall

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

Staff: Daniel Sirois, Manager Development Services; Rachel Wiersma (Recorder).

Presenters: Steve Forest, Adera; Bryce Rositch, Rositch Hemphill Architects; and Jonathan Losee, Jonathan Losee Ltd. Landscape Architecture

Guests: Matthew Carter, Michelle Paquet, UBC Properties Trust; Norm Couttie and 2 members of the public.

1.0 Call to Order by Chair and Approval of Agenda

Chair called meeting to order at 5:05 p.m.

2.0 Approval of Minutes from the April 9, 2008 Meeting

The chair acknowledged staff for Agenda Items 5.0 and 6.1 from the last meeting and for the Report and letter from Agenda Item 4.0 from this meeting.

The minutes from the April 9, 2008, DP Board meeting were adopted as circulated.

3.0 Development Permit Applications

3.1 DP 08011: SC Lot 42 Residential Development (Pacific) and

3.2 DP 08010: SC Lot 17 Residential Development (Spirit)

Daniel Sirois introduced Steve Forest, Adera Development, who presented the vision and context for the two four-storey apartment buildings located on Lots 42 and 17 in South Campus. Bryce Rositch, Rositch Hemphill Architects, and Jonathan Losee, Landscape Architect described the details for both projects.

The DP Board discussed the following for both projects:

Context

- One member expressed concern that no public comments were received to date and there may not be any received until after the project has been built since there are no neighbours yet. Suggestion for the possibility of having a Stand-in Committee to deal with future issues.
- One member commented on the well laid out materials presented to the Board.
- There are already many similar names to 'Pacific' and Spirit' on campus and suggested the applicant to review the names.

Architecture

- One member applauded the team on setting a benchmark with the outstanding design detail for both buildings and the impressive design for such a sustainable building and the long term performance of it.
- One member appreciated the inclusion of the comments from the AUDP minutes which had been very positive.
- How was the AUDP comment regarding the width of the courtyard addressed? The applicant responded that with the site constraint it was not increased but the top unit was pulled back allowing for more sun into the space.
- The design plans for the breezeway and the openness of the green space connection which he felt were lacking for Lot 17.

Sustainability

- The BC Government Green Building Code changes go into effect in September. A task force has been put together to review REAP and the Green Building Code. The Provincial Government will be requiring LEED Gold for all institutional buildings.
- Mandating Gold level by the DP Board is difficult. Vancouver requires LEED Silver or equivalent.
- Important to achieve points under energy and water.
- There was a strong suggestion that REAP Gold be achieved.

Parking

- Limited supply of parking especially for a market project.
- The wall separating the storage area from the parking area is a solid concrete wall. One member suggested more visibility to area to enhance bike security in the parkade. The applicant responded that increasing visibility could also increase theft as then specific lockers would be targeted.
- Ensure security in building, especially with 5 entry points into the parkade. A review by Gage Babcock & Associates is underway.

Daniel Sirois informed the DP Board of a late variance request to consider on-street visitor parking for 4 stalls for the Lot 17 project, with 3 visitor stalls to remain in the underground parkade. The parking ramp for Lot 17 is on Lot 17 property and will be shared with Lot 16. DP Board discussed the following:

- Visitor parking is not dedicated on-street.
- UBCPT will be controlling parking in the grocery store to ensure turnover.
- The cost of providing underground parking is expensive. With the increasing cost of gas prices, parking demand is decreasing. There is enough on-street parking in Wesbrook Place.
- Meters could be added along Wesbrook.
- There will be a Cooperative Auto Network (CAN) car purchased for each building which contributes to the UBC Program.

DP 08011: SC Lot 42 Residential Development (Pacific)

The following motions were moved, seconded and CARRIED for the Lot 42 Residential Development (Pacific) in the South Campus Neighbourhood:

- A. That the Development Permit Board recommend that the Director, Campus and Community Planning issue a Development Permit for the residential development on Lot 42 in Wesbrook Place as detailed in the attached drawings (Attachment A), subject to the following conditions:**
- Storm water management to be resolved to the satisfaction of the Director, Campus and Community Planning.
- B. That the following variances to the provisions of the Development Handbook be incorporated in the Development Permit:**
- S. SC2.5.(a),(b),(c) yard setbacks to be relaxed to allow the parking garage, cantilevered balconies and cantilevered roof elements to encroach into required yards by varying amounts (See plan sheet SK-1in Attachment A).

- S. SC2.5.e) maximum building height of 14 m is relaxed to allow a height of 16.7 m (54' 11").
- S. SC2.5.f) maximum site coverage is relaxed from 50% to 54%.

DP 08010: SC Lot 17 Residential Development (Spirit)

The following motions were moved, seconded and CARRIED for the Lot 17 Residential Development (Spirit) in the South Campus Neighbourhood:

A. That the Development Permit Board recommend that the Director, Campus and Community Planning issue a Development Permit for the residential development on Lot 17 in Wesbrook Place as detailed in the attached drawings (Attachment A), subject to the following conditions:

- Stormwater management to be resolved to the satisfaction of the Director, Campus and Community Planning.

B. That the following variances to the provisions of the Development Handbook be incorporated in the Development Permit:

- S. SC2.5.(a),(b),(c) yard setbacks to be relaxed to allow the parking garage, a small portion of the building, cantilevered balconies and cantilevered roof elements to encroach into required yards by varying amounts (See plan sheet SK-1)
- S. SC2.5.e) maximum building height of 14 m is relaxed to allow a height of 16.7 m (54' 11").
- S. SC2.5.f) maximum site coverage is relaxed from 50% to 54%.

The applicant thanked the DP Board. Norm Coultie requested to participate on the task force and would be willing to participate in further pilot projects.

4.0 Adjournment

Meeting adjourned at 6:45 pm

Minutes submitted by Rachel Wiersma