



THE UNIVERSITY OF BRITISH COLUMBIA

Campus + Community Planning

UBC Development Permit Board (DPB)

Meeting Minutes
2011



UBC Development Permit Board

MINUTES

Date: Wednesday, April 13, 2011
Time: 5:10 – 6:00 p.m.
Venue: Classroom, Tapestry, 3348 Wesbrook Mall

Members present: Jim Taylor (Chair – in Harold Kalke’s absence)
Stan Hamilton
Josh von Loon
Nancy Knight (*ex officio*)

Members absent: Harold Kalke
David Woodson

Staff: Karen Russell, Manager Development Services; Joe Stott, Director of Planning; and Rachel Wiersma (Recorder)

Presenters: Mike Redmond, Al Poettcker, and Paul Young UBC Properties Trust; Jason Letkeman, Raymond Letkeman Architects Inc; Michael Patterson, Perry + Associates; and Daniel Roberts, Kane Consulting.

Guests: 1 member of the public

1.0 Call to Order by Chair and Approval of Agenda

The Chair called the meeting to order at 5:00 p.m. The Agenda was adopted.

4.0 Development Permit Amendments

The DP Board having reviewed them, received the Development Permit Amendments Report for information without any questions.

2.0 Approval of Minutes from the November 10, 2010 Meeting

The following amendment was requested to the Minutes from the November 10, 2010 DP Board Meeting - Pg. 2 under the Parking section, last sub-bullet of last bullet:

- One member was concerned with having all visitor parking on-street, especially with the Nobel Park next door and parking requirements for park visitors. The reduction to underground parking ratios will continue to put pressure on parking for the commercial components of South Campus. In addition residential parking at grade will further impact parking for visitors and commercial components. **That member indicated that they would not vote for the project due to the parking issue.**

The Minutes from the November 10, 2010 DP Board meeting were adopted as amended.

3.0 New Application

3.1 DP 11005: Granite Terrace III

Karen Russell introduced the project, location and site for the three-storey commercial building located in Wesbrook Village in Wesbrook Place. Karen introduced Mike Redmond, UBC Properties Trust, who introduced the design team. Jason Letkeman, Raymond Letkeman Architects Inc. and Michael Patterson, Perry + Associates, presented the architectural and landscape details for the project.

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

Mechanical

- There are minimal views of the rooftop mechanical unit from street level.
- The roof holds two condensing units. The applicant is reviewing the potential to move the units to the parkade level.
- Sound from units is limited. Accommodate noise that should be minimal for neighbours.

Building

- The graphic panel is used instead of a glazed enclosure to animate the street level 'back of house' side of the building. The graphic panel is a placeholder at this time.
- The lobby only leads to the elevator. The existing stair from the parkade leads to the outside of the building. Stairs to the upper floors are accessible only from the outside of the building. There is no direct access to the stairs from the lobby.
 - Applicant agreed to examine the viability of creating access to the upper stairs from the lobby.
- Entrance to retail units are from Shrum Lane.
- Wesbrook Village needs more restaurants.

Parking

- Class 1 Bicycle Parking – provided as secure lockers in the parkade level. Class 2 Bicycle Parking – provided in areas around the site, including the Save-on-Foods area.
- Wesbrook Village parkade signage wording needs to be reviewed.

Sustainability

- Current target of LEED Silver, but very close to Gold. Applicant should work harder on getting more points for the energy section.

The following motions for the commercial development in Wesbrook Village in the South Campus Neighbourhood were moved, seconded and CARRIED:

- A. That the Development Permit Board recommend that the Director, Campus and Community Planning issue a Development Permit for the commercial development known as Granite Terrace III in Wesbrook Village as detailed in the drawings (Attachment A),**
- B. That the following variance to the regulations in the Development Handbook be permitted and incorporated in the Development Permit:**
 - S. SC2.5.(g) that limits individual retail units to 350 sq/m is relaxed to allow a 450 sq.m retail unit to accommodate a prospective tenant.
- C. That UBC Properties Trust agree to take all reasonable steps to ensure LEED Gold.**

4.0 Adjournment

Meeting adjourned at 6:00 pm

Minutes submitted by Rachel Wiersma



UBC Development Permit Board

MINUTES

Date: Wednesday, May 11, 2011
Time: 5:00 – 7:00 p.m.
Venue: Maple Room, Ponderosa Centre, 2071 West Mall

Members present: Harold Kalke (Chair)
Stan Hamilton
Josh von Loon
Nancy Knight (*ex officio*)

Members absent: Jim Taylor
David Woodson

Staff: Karen Russell, Manager Development Services; Joe Stott, Director of Planning; and Deborah Mac Donald (Recorder)

Presenters: David Dave, Perkins & Will, Horace Lai, Perkins & Will, Zhang Liang, Modern Green, Jennifer Stamp, Durante Kreuk, Craig Knight, UBC Properties Trust, Garry Yoshizawa, Buttjes Architecture, Margot Long, PWL Partnership

Guests: Ryan Smith, UBC, Sean Cregten, AMS member, Ralph Wells, UNA, Neal Yonson, UBC Insiders, Paul Young, UBCPT, Michelle Paquet, UBCPT, Javier Glatt, UBCPT

1.0 Call to Order by Chair and Approval of Agenda

The Chair called the meeting to order at 5:00 p.m. The Agenda was adopted.

4.0 Development Permit Amendments

The DP Board having reviewed the amendments received from the Development Permit Amendments Report for information without any questions.

2.0 Approval of Minutes from the April 13th, 2011 Meeting

The Minutes from the April 13th, 2011 DP Board meeting were adopted.

3.0 New Application

3.1 DP 11010: Modern Green

Karen Russell introduced the project, location and site for the six--storey residential and research demonstration building located in Wesbrook Village in Wesbrook Place. Karen introduced the design team David Dove, Perkins & Will, Architects Inc., Jennifer Stamp, durantekreuk, presented the architectural, and landscape details for the project.

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

Building

- The area of the research space is approximately 4500 square feet. It is still in development stages as to how it will fit out and what tools and displays will be included. It will be used as a teaching space as well as an active research space. The intent is that it will retain its research & development nature for at least 10 years.

- After 10 years, should the use of this space change, the owners would have to apply for an amendment to the Development Permit. Campus & Community Planning would have control as to what would replace the space after 10 years.
- The space will not be rented out but will be held by Modern Green, Developer, who is collaborating with CIRS on using this space as a sustainability demonstration center.
- The nature of the retail space, a precinct, is for a variety of uses such as food services/personal services/drycleaners etc.

Parking

- The applicant exceeds the number of bicycle stalls required.

Sustainability

- The rainwater collected from the building will be used for toilet flushing. It will be collected in a cistern and, pumped up into the toilets.

The following motions for the mixed-use residential and research demonstration development in Wesbrook Village in the South Campus Neighbourhood were moved, seconded and CARRIED:

- A. That the Development Permit Board recommend that the Director, Campus and Community Planning issue a Development Permit for the mixed use residential and research demonstration development in Wesbrook Village in South Campus as detailed in the attached drawings (Attachment A),**
- B. That the following sections of the Development Handbook be relaxed for this project:**
- SC4.5. (h) that limits building height to 5 storeys for this site be varied to allow 6 storeys in keeping with recently approved amendments to the South Campus Neighbourhood Plan (Section 2.2.3).

3.2 DP 11011: East Campus Lot 4

Karen Russell introduced the project, location and site for a 14-storey rental residential development on Lot 4 in East Campus. UBC is working with UBCPT on a daycare facility, to be included in the building as well as the allocation of visitor and handicapped parking stalls. UBC is working with UBCPT on both on site and visitor parking and a conversion of some of the residential stalls to handicapped. There is a condition on the recommendations within the report on energy and performance & it is recommended that the energy and atmosphere rating within the REAP score be raised. Karen introduced Craig Knight, UBC Properties Trust, who introduced the design team. Garry Yoshizawa, Buttjes Architecture and Margot Long, PWL Partnership presented the architectural and landscape details for the project.

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

Parking:

- The underground and on-site bicycle parking requirements will be met.
- There are 11 visitor parking spaces required. Request that the visitor parking be handled at the Thunderbird parkade across the street. Handicapped parking requirements will be met.
- Drop some of the parking for the rental units and add some visitor parking without expanding the visitor parking below grade to retain some of the trees that generally get lost.
- There are 36 spaces along Thunderbird fronting this building and metered parking along Wesbrook.
- There will be 100 parking stalls designated for residents and six designated for visitor parking.

Sustainability:

- Conservative on energy in a high-rise structure since it is more complicated in a concrete building than in a wood frame although we are optimistic that it can be raised in the preliminary review.

Building:

- Glass colour on the building is being reviewed and is still a work in progress.
- Design development to the colour palette is needed to achieve a closer integration of the different materials to refine the relationship between the podium and tower massing.
- The connection of the walkways from the ground level units to Thunderbird Blvd. to be connected back to the garbage enclosure perpendicularly.
- A compost storage area will be provided in the parkade.
- A 2600 square foot daycare area will be operated through a non-profit agency, which will fit general requirements for young infants and toddlers. The entrance will be on the east side of the building. The south side would be exiting for play yards for the children. A grassy area will be retained as amenity for the residents.
- There is a good mix of studio, one bedroom and two bedrooms to encourage a range of household sizes.
- The number of studios and one-bedroom apartments will address affordability and make it more attractive to staff and faculty who work on Campus.
- Insulation and noise mitigation to be reviewed.

Nancy Knight:

Campus & Community Planning appreciates UBCPT taking this on its part of the new requirements in the Land Use Plan since it was a late request going into the design of the project. The best way to build for infant/toddler and 3-5 year old group is to have them built into rental projects so that UBC retains ownership of the rental projects.

The following motions for the rental residential development on Lot 4 in East Campus Neighbourhood were moved, seconded and CARRIED:

- A. That the Development Permit Board recommend that the Director, Campus and Community Planning issue a Development Permit for the rental residential development on Lot 4 in East Campus as detailed in the attached drawings (Attachment A), subject to the following conditions:**
- Improvement of the REAP checklist submission to upgrade the energy performance of the project prior to Development Permit issuance.
 - That six parking spaces be provided for visitors within the building.

5.0 Adjournment

Meeting adjourned at 6:15 pm

Minutes submitted by Deborah Mac Donald



UBC Development Permit Board

MINUTES

Date: Wednesday, July 13, 2011

Time: 5:20 – 7:50 p.m.

Venue: Classroom, Tapestry, 3348 Wesbrook Mall

Members present:	Harold Kalke (Chair) David Woodson Jim Taylor Nancy Knight (<i>ex officio</i>)
Members absent:	Josh von Loon Stan Hamilton
Staff:	Joe Stott, Director of Planning and Rachel Wiersma (Recorder)
Presenters:	Curtis Neeser, Concert Properties; Bruce Hemstock, PWL Partnership; Raymond Letkeman, Raymond Letkeman Architects; and Esmyal Santos-Brault, Recollective
Guests:	John Tompkins, UNA; Sean Cregten, AMS member; Ralph Wells, UNA; Neal Yonson, UBC Insiders; Paul Young, UBCPT; Richard Drdul, Transportation Planner and 10 members of the public

1.0 Call to Order by Chair and Approval of Agenda

The Chair called the meeting to order at 5:20 p.m. The Agenda was adopted.

2.0 Approval of Minutes from the May 11, 2011 Meeting

The Minutes from the May 11, 2011 DP Board meeting were adopted.

3.0 New Application

3.1 DP 11015: St. Andrew's Rental Residential Development

Joe Stott introduced the project, location and site for the 15-storey institutional residential building located in Chancellor Place. Joe summarised the recent approval by the Board of Governors for minor amendments to the Chancellor Place Neighbourhood Plan and the required subdivision. The DP Board was presented with a petition from four neighbouring strata councils regarding issues with the St. Andrews Rental proposal. Joe introduced the project team Curtis Neeser, Concert Properties; Raymond Letkeman, Raymond Letkeman Architects; Bruce Hemstock, PWL Partnership; and Esmyal Santos-Brault, Recollective who presented the architectural, landscape and sustainability details for the project.

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

Overall

- Enhance the neighbourhood and respect existing neighbours.
- St. Andrews Lane will be reviewed to remove bollards to allow access between Walter Gage Road and Iona Drive.
- This project is an important addition to Chancellor Place and to the UBC Vancouver campus.

Landscape

- The children's play area needs to be accessible by the whole neighbourhood as there is only one other play area planned near the Iona Building. Play area needs to be more inviting and attractive.
- The UNOS area is too cut up and not actually useable. Needs better access.

Parking

- One member commented there is too little parking provided for the building.
- The project encourages residents to walk and cycle to work/school without the need for a car. Overflow parking is available in the North Parkade.
- More handicap stalls need to be provided.
- Service vehicle space is too small.
- Concern with parking along Iona Drive when no stopping is allowed.
- Parking for future St. Andrew's Hall Centre would also use visitors parking. The Centre is a facility with worship and community space for residents and the neighbourhood so does not require visitor stalls.
- Visitor bicycle parking on surface will be located on to Concert's property.
- Review turning radius in driveway.
- Concert Properties provides Zip Cars with all their projects.
- Could Iona Drive exit onto NW Marine Drive? Richard Drdul, Transportation Planner, responded that Iona Drive did originally connect but the Ministry of Transportation and Infrastructure is concerned with the intersection. If a roundabout was installed, this could be opened up. It is an emergency access lane now.

Sustainability

- REAP score will be improved to a Gold level, but points have not been finalised yet as the project is still in the design stage.
- Include organic recycling.

Public Comments:

- Joan H., Stirling House
 - Concerned with congestion on Iona Drive, from people parking illegally and service vehicles.
 - Iona Drive is a dead end street and people use the Stirling House driveway to turn around.
 - Ramp is too narrow.
 - Lack of input and consultation with adjacent neighbours on this project.
 - Request that all construction and service vehicles access the site from East Mall to Walter Gage Road side and not from Iona Drive.
 - No service parking allowed on Iona Drive.
 - Create a buffer between service parking area and Stirling House.
 - UNOS pathway adjacent to St. Andrews Rental on west side is too narrow and not useable.
- Ishu I., Stirling House
 - Respect existing communities and buildings
 - Enhance community and quality of living
 - Not invited early enough in process to discuss changes in built form.
 - Concerned with shadows and views with building height of 135ft and 19feet for mechanical penthouse.
 - Consequences of increase in traffic with vehicles and bicycles.
- Thomas B., Coast
 - Building is too tall for neighbourhood.
 - Commend applicant on less cars for project. Need more public transit to UBC.
 - Governance is not representing evolving community. Need a Mayor and council.
 - Why are there only studio and 1 bedroom units?
- John B., Corus
 - Concerned with congestion with 2 gates from shared driveway.

- Construction traffic should come from Walter Gage Road, same route as Law (not from Wesbrook Mall).
 - Commended UBC and landscaping along Walter Gage Road.
 - Play equipment needs to reflect quality of neighbourhood, eg. Old Barn Day Care.
 - Concern with campus becoming overbuilt and loosing cachet as a great campus.
- Paul M., Chancellor House
 - Concern with emergency access on Iona Drive.
 - o Joe S. replied that the fire department is part of the Development Review Committee and has met with the applicant to confirm the project meets fire and building code regulations.
 - Review garbage truck access.
 - Ensure planning for future neighbours in Brock Hub that will have ~1100 students, next to Law at Walter Gage Road.
 - Governance and UNA is important with growing University.
 - Concern with short-term student rentals.
 - Joe replied that there will only be 12-month leases and rented to students, faculty and staff at the UBC Vancouver campus; therefore, less parking is required.
- Laura L., Stirling House
 - Total built FSR meets site regulations.
 - Appreciates reduced footprint to protect green space.
 - Huge loss for trees and green space.
 - Concerned with volume and traffic.
 - Has experience with renting her unit to students and 2/3 have vehicles.
 - Concerned with lack of notification for the project.
 - Supports the project but concerned about the rush.
- Peter H., Stirling House
 - Ensure pedestrian pathways have access during construction.
 - Requested a public hearing.
- Stirling House Resident
 - Concern with snow removal on ramp and traffic congestion.

The following motion for the rental residential development on the St. Andrew's Hall Site in Chancellor Place was moved, seconded and CARRIED:

The Development Permit Board provides support-in-principle for the project, and requires further work and a report back to the DP Board by St. Andrew's and Concert Properties on access and parking issues, servicing and the playground design raised this evening, and also further work on the conditions identified by the Director of Planning in his report.

4.0 Adjournment

Meeting adjourned at 7:50 pm

Minutes submitted by Rachel Wiersma



UBC Development Permit Board

MINUTES

Date: Tuesday, September 20, 2011

Time: 5:00 – 7:00 p.m.

Venue: Classroom, Tapestry, 3348 Wesbrook Mall

Members present: Harold Kalke (Chair)
Jim Taylor
Stan Hamilton
Josh von Loon
Nancy Knight (*ex officio*)

Members absent: David Woodson

Staff: Joe Stott, Director of Planning, Karen Russell, Manager Development Services and Rachel Wiersma (Recorder)

Presenters: Curtis Neeser, Ken Bogress and Brian McCauley, Concert Properties; Bruce Hemstock and Ken Fraser, PWL Partnership; Raymond Letkeman, Raymond Letkeman Architects; Stephen Farris and Helen Anderson, St. Andrew's Hall

Guests: John Tompkins, UNA; Paul Young, UBCPT; Jan Fialkowski, UNA; and 8 members of the public

1.0 Call to Order by Chair and Approval of Agenda

The Chair called the meeting to order at 5:20 p.m. The Agenda was adopted.

2.0 Approval of Minutes from the July 13, 2011 Meeting

The Minutes from the July 13, 2011 DP Board meeting were adopted.

3.0 Development Permit Application

3.1 DP 11015: Supplemental Report for St. Andrew's Rental Residential Development

Joe Stott provided a summary of the project and the previous Development Permit Board meeting where the Board approved the project in principle. A workshop was held on August 10 and a follow-up meeting was held August 24 to address the neighbour's concerns with the St. Andrew's Hall project's garbage and recycling context, the useable neighbourhood open space (UNOS) and playground equipment and parking. Joe introduced the project team Curtis Neeser, Concert Properties; Raymond Letkeman, Raymond Letkeman Architects and; Bruce Hemstock, PWL Partnership, who presented the changes to architectural, landscape and sustainability details for the project from the last meeting.

Public Comments:

- Peter H., Stirling House
 - Ensure emergency access to sidewalk along south side of Stirling House is maintained throughout construction phase.
- Thomas B., Coast
 - Opposes tower in its current format as it has too many units and not enough parking.
 - o Request to lower number of units and change the mix to rental and condo
 - Requests a delay of the project to review the Chancellor Place Neighbourhood Plan Amendments.
 - o Review process was rushed.

- Include review of changing access from Iona Drive to Walter Gage Road.
 - Concerned with appointment of Development Permit Board members by the UBC Board of Governors.
- JS - The building itself is not larger. There are more units that are smaller in size. This is in response to the Vancouver Campus Plan process to have more affordable housing and more one-bedroom units available for rent on campus. The increase in units was included in the Land Use Plan process. The Chancellor Place Neighbourhood Plan changes were housekeeping amendments.
- Fraser Hall, TRIUMF House and MBA House are all projects that have no parking and approved by the DP Board.
 - The access route next to Law is outside of the neighbourhood and is primarily a pedestrian route. Only emergency vehicles and loading will be allowed.
- Stephen Farris, St. Andrews Hall – From the experience in St. Andrews Residence, there is always a waitlist for the studio and 1 bedroom units and the townhouses currently have a vacancy. Parking use has gone down in the last 8 years.
- Including condominiums in the project does not fit with St. Andrew's Hall mandate to provide housing for UBC.
- Neighbour
 - Who enforces street parking on Iona Drive?
- JS - Iona Drive is a dedicated road with jurisdiction under the Ministry of Transportation and Infrastructure (MOTI). Existing signage does not meet MOTI standards so an interim solution is underway to install new signage. Then the parking can be enforced by the RCMP. A notification period will be included.
- Thomas B., Coast
 - What happens to the playground equipment now?
- JS - There is an active DP application in process for Iona Green. We are waiting for a final legal agreement prior to a review of the play equipment, which will include another Public Open House.
- Paul Young, UBC Properties Trust – There are shared driveways in Hawthorn and Wesbrook Place. Tapestry/Pathways driveway is the same width and both projects provide more underground parking than St. Andrew's/Stirling House.
- John B., Corus
 - All concerns have been addressed, including appropriate play equipment.
 - Jeff G., St. Andrews Hall Resident
 - Many people from outside St. Andrew's Hall use the open space.
 - Bollards should stay on St. Andrews Walk for children's safety crossing the street to access Iona Green.

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

Overall

- Building will pay GMSL as per the Neighbourhood Agreement.
- There will be further consultation regarding the bollards in St. Andrew's Walk.
- Outstanding items still need to be addressed.
 - The Development Permit will be conditional on the subdivision and the issuance of the Building Permit will follow issuance of Development Permit for St. Andrew's Centre.
 - Progress will be reported back to the Development Permit Board in 3 months.
- One member applauded C+CP for addressing needs by providing smaller and more affordable units.
- One member was proud of the progress UBC has made on housing over the past 12 years for the long term benefit of the University.
- One member applauded staff for reviewing the process and to Concert Properties for the courage to come forward with this important viable project.
- The Chair acknowledged the public for attending and providing their comments on the project.

Landscape

- One member was concerned with cost of ongoing play equipment maintenance for the UNA.
 - Action: Do a comparison of maintenance costs for different kinds of play equipment.
- UNOS is for everyone, not just St. Andrew's Hall.
 - Include signage to UNOS at key access points and make welcoming for everyone.
- Important to include access for children.

Parking

- Concern with lack of parking for church-goers.
- St. Andrew's Hall will provide visitor parking.

The following motion for the rental residential development on the St. Andrew's Hall Site in Chancellor Place was moved, seconded and CARRIED, with Jim Taylor opposed on the basis of insufficient parking requirements:

- 1. That the Development Permit Board recommend that the Director, Campus and Community Planning issue a Development Permit for the rental residential development on the St. Andrew's Hall site in Chancellor Place as detailed in the drawings previously circulated and the revised plans shown in Attachment A, subject to the following conditions prior to the approval of a subdivision:**
 - a) An agreement between St. Andrew's Hall, Concert Properties, and UBC will be concluded to clarify the undertakings of the three parties for the implementation process and the sequence of the undertakings.
 - b) Improvement of the REAP checklist submission to the Gold level.
 - c) Finalization of playground design and equipment to be installed on the UNOS Area.
- 2. That the following variance to the regulations in the Development Handbook be permitted and incorporated in the Development Permit:**
 - S.TN6.5(b) side yard setback to be relaxed from 10.6m to 6.1m for a portion of the west facade of the building.
- 3. That the following conditions are completed to the satisfaction of the Director of Planning prior to issuance of Building Permit:**
 - a) That a Development Permit be issued for St. Andrews Hall for the replacement of waste/recycling facilities displaced by the rental tower and for the replacement of the St. Andrews Hall Centre.
 - b) That an agreement respecting alterations to Stirling House to improve visibility from the shared parking ramp and to protect the northwest corner of the building from damage from motor vehicles be concluded between Concert Properties and Stirling House Strata Corporation and be filed with Campus and Community Planning; and failing such agreement that the implementation of these alterations be addressed by the Director of Planning and reported back to the Development Permit Board.
 - c) That an agreement respecting expenses and operational policies of shared facilities be concluded between Concert Properties and Stirling House Strata Corporation and be filed with Campus and Community Planning; and failing such agreement that the expenses and operational policies of shared facilities be addressed by the Director of Planning and reported back to the Development Permit Board.
- 4. That an annual report be filed with Campus and Community Planning identifying the tenant occupancy mix by unit count according to the following categories: faculty, staff, student and employees of on-campus employers.**

The Director of Planning indicated that UBC was aware of the parking concerns and was continuing to look at options for accommodating visitor and service vehicle parking on St. Andrews Lane when the application by St. Andrews Hall is reviewed.

4.0 Other Business

4.1 South Campus Neighbourhood Plan Amendments

Joe Stott presented the proposed amendments to the South Campus Neighbourhood Plan. The Advisory Planning Committee and Technical Advisory Committee for Neighbourhood Plans have campus and neighbour representatives. The amendments are in response to the changes in the Land Use Plan:

- Reaffirmed policy from the Vancouver Campus Plan to retain the UBC Farm as Green Academic, which results in the development potential being accommodated in other areas on campus.
- BC Research will be added to the Wesbrook Place Neighbourhood.
- Additional green street and road circulation.

An open house will be held on September 21, 2011. Feedback will be available online to September 30, 2011. Joe summarized the diagrams showing the changes:

- Eagle's nest was identified in vicinity and habitat needs to be protected. The nest is new and has to be abandoned 4-5 years before area does not have to be protected.
- The location of previous road will be closed and new connection to UBC Farm will be made that improves linkage to existing entrance.
- An additional school site will be added to meet Vancouver School Board requirements.
- Density transfer targets were approved by the Board of Governors in March 2011.
 - Density increases will be done by changing the 2-3 storey townhouse sites to 4-6 storey apartment buildings.
 - Accommodation of Gage South density transfer also being reviewed.
- Roundabout – East Mall and West 16th Avenue also being brought to Public Open House
 - 2 lanes between Wesbrook and East Mall with a link to the main campus with a pedestrian crossing to the Thunderbird Park.
 - Fewer accidents and less severe at the existing roundabout. Have not heard of an accident at roundabout to date, only some cyclist complaints.
- 6-storey woodframe versus 18-storey concrete – affordability concerns. Towers will include townhouse podium. Affordability major driver for recruiting Faculty/Staff for UBC.
- To date the campus community has expressed concerns with some heights going to 22 storeys from 18 storeys.

There will be a third round of consultations in late October as Campus + Community Planning prepares the amendment package for approval at the December 1, 2011 Board of Governors meeting.

5.0 Adjournment

Meeting adjourned at 7:00 pm

Minutes submitted by Rachel Wiersma



UBC Development Permit Board

MINUTES

Date: Wednesday, November 23, 2011

Time: 5:00 – 7:00 p.m.

Venue: Classroom, Tapestry, 3348 Wesbrook Mall

Members present: Harold Kalke (Chair)

Jim Taylor

David Woodson

Josh von Loon

Nancy Knight (*ex officio*)

Members absent: Stan Hamilton

Staff: Joe Stott, Director of Planning, Karen Russell, Manager Development Services and Rachel Wiersma (Recorder)

Presenters: Stephen Farris and Helen Anderson, St. Andrew's Hall; Raymond Letkeman, Raymond Letkeman Architects; Bruce Hemstock, PWL Partnership.

Guests: John Tompkins, UNA; Paul Young, UBCPT; Jan Fialkowski, UNA; and 8 members of the public

1.0 Call to Order by Chair and Approval of Agenda

The Chair called the meeting to order at 5:10 p.m. The Agenda was adopted.

2.0 Approval of Minutes from the September 20, 2011 Meeting

The Minutes from the September 20, 2011 DP Board meeting were adopted.

3.0 Development Permit Application

3.1 DP 11032: St. Andrew's Hall

Karen Russell introduced the project, location and site for the new hall building located just east of the existing building in Chancellor Place. Karen introduced the project team Stephen Farris, St. Andrew's Hall; Raymond Letkeman, Raymond Letkeman Architects; and Bruce Hemstock, PWL Partnership, who presented the space programming, architectural, landscape and sustainability details for the project.

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

Overall

- One member congratulated the design team on the building design and placement.
- Roof design – overlook concerns.
 - A green roof was not possible due to liability concerns and potential noise from outdoor use. The roof is tiered and will have multiple colours.
- Encourage applicant to achieve REAP Gold level.
- The chair acknowledged the applicant and University staff for the solution presented, including the landscape and playground.

Landscape

- Outdoor fireplace
 - It will only be on at night and will be controlled by a timer. The fireplace is 60 feet away from Stirling House.
 - Concerns about noise impacts on Stirling House due to outdoor activities.
 - There is an 11pm noise cut-off, which is a University regulation.

- Concert Properties and St. Andrew's Hall both have noise management systems in place.
 - A Public Open House was held for the project and no feedback was received on noise impacts.
- Bicycle parking in the whole precinct will be reviewed. There are 49 existing spaces on the St. Andrew's Hall site.
- Concern with noise in hockey court.
 - Any proposed change of use to area requires an amendment to the Development Permit.
- No lighting for hockey is proposed, only safety lighting. Ensure no lighting can be added in the future.
- Fibar will be used for the playground ground covering, which is an engineered wood product that's soft and free draining.
- Include directional signage to UNOS.
- Trees are proposed between St. Andrew's Hall and Stirling House. This is only a visual barrier as trees do not absorb any sound.

Garbage

- Garbage enclosure includes a compactor and bins for all recycling.
- One unit will be affected by the location of the garbage enclosure, but no other viable location could be found. The garbage is fully enclosed and controlled. The runoff is connected to the sanitary sewer line so the area can be easily cleaned.

Parking

- There will be 6 stalls on St. Andrew's Walk to be converted to parking for 4 visitor and 2 service vehicle stalls.
 - St. Andrew's Hall is negotiating changing the parking regulations of 12 staff stalls on St. Andrews Walk to be available for visitor parking on Sunday mornings.

Public Comments:

- Peter H., Stirling House
 - Noise concern with ball hockey. Ensure there are restrictions on noise.
 - Appreciate the location, massing and design of building.

The following motion for new Centre development on the St. Andrew's Hall Site in Chancellor Place was moved, seconded and CARRIED:

1. **That the Development Permit Board recommend that the Director, Campus and Community Planning issue a Development Permit for the new Centre development on the St. Andrew's Hall Site in Chancellor Place as detailed in the attached drawings (Attachment A), subject to the following conditions:**
 - a) Submission to the Manager, Green Building and Engagement, identifying how the design of this project will reach LEED equivalent sustainability standards with a Gold objective.
 - b) Consultation with Transportation Planning staff at Campus and Community Planning to determine the number and location of bicycle parking spaces that can be reasonably accommodated on site.
 - c) Preparation of a protocol between the University of British Columbia and St. Andrew's Hall for the management of noise from community activities in the outdoor open spaces adjacent to St. Andrew's Hall.

The Chair acknowledged Josh van Loon's three years of service as the student representative on the Development Permit Board.

4.0 Other Business

None.

5.0 Adjournment

Meeting adjourned at 6:30 pm

Minutes submitted by Rachel Wiersma



UBC Development Permit Board

MINUTES

Date: Wednesday, December 14, 2011

Time: 5:00 – 7:00 p.m.

Venue: Classroom, Tapestry, 3348 Wesbrook Mall

Members present: Harold Kalke (Chair)
Jim Taylor
Stan Hamilton
Ellen Wardell
Nancy Knight (*ex officio*)

Members absent: David Woodson

Staff: Joe Stott, Director of Planning, Karen Russell, Manager Development Services and Rachel Wiersma (Recorder)

Presenters: Hugh Ker and Rene Rose, Polygon Homes; Colin Shrubbs, Dys Architecture; Bruce Hemstock, PWL Partnership; and Graham Wood, InterCAD Services Ltd.

Guests: Paul Young and Michelle Paquet, UBCPT

1.0 Call to Order by Chair and Approval of Agenda

The Chair called the meeting to order at 5:10 p.m. The Chair introduced Ellen Wardell as a new member of the Development Permit Board. The Agenda was adopted.

2.0 Approval of Minutes from the November 23, 2011 Meeting

The Minutes from the November 23, 2011 DP Board meeting were adopted.

3.0 Development Permit Application

3.1 DP 11036: Wesbrook Lot 3

Karen Russell introduced the project, location, site and the REAP Gold for the new residential development on Lot 3 in Wesbrook Place. Karen referenced one variance to the Development Handbook for building height. A height of 54.8 metres is requested to accommodate ducting for district energy heating which is 1.8 metres higher than the maximum height permitted for this lot in the Development Handbook. Karen introduced the project team Hugh Ker, Polygon Homes; Colin Shrubbs, Dys Architecture; and Bruce Hemstock, PWL Partnership, who presented the architectural, landscape and sustainability details for the project.

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

General

- Market response providing smaller and a variety of size of units on campus for more affordable housing.
- Project provides sufficient parking
- Good design of bicycle storage in parkade.
- There should be changes to the Strata Act to have more coordination between strata councils and strata management companies once building is complete.
 - Polygon takes part in the strata meetings to introduce the building, training and partakes in the meetings for the first couple of years.

- Buildings are not monitored long term after completion.
-

Design

- Townhouses design – 2 on Khorana Park side are detached
 - Connected by landscaping, townhouses are 2 feet apart.
 - They were designed as separate buildings to respond to park. The green street townhouses have more of an urban edge.
 - One member was concerned with the perception of the townhouses looking like single-family homes.
 - AUDP discussed the design and supported the separation.
 - Applicant will review design of townhouses.
- The project is designed to the maximum density allowed on the site.
- All units built to City of Vancouver's accessibility standards and units will be modified for accessibility needs by Polygon.
- Consider more landscaping between tower and townhouses with regards to overlook on rooftop terraces of townhouses.

Sustainability

- One member commended the design team on the extent of the project's approach to sustainability.
- Could the project reach REAP Platinum?
 - There are some restrictions with landscaping as the whole project is built on concrete slab.
 - The energy points are still under review and the project still needs to be modelled.
 - One member requested further information regarding the REAP standards and how projects can push the threshold.
 - Review points under innovative design.
 - Water filtration is currently being reviewed but doesn't count unless it's 100%.
- The building is air-conditioned, has large overhangs, low e glass and 2 layers of glass.
- There is a room in the basement for the District Energy facility. An air heat pump system will be in place to connect to the District Energy system when it is ready.

The following motion for new high-rise on Lot 3 in Wesbrook Place was moved, seconded and CARRIED:

1. **That the Development Permit Board recommend that the Director, Campus and Community Planning issue a Development Permit for the new residential development on Lot 3 in Wesbrook Place as detailed in the attached drawings (Attachment A).**
2. **That the following section of the Development Handbook be relaxed for this project:**
 - **Section SC3.5 (d) that limits building height to 18 storeys and 53.0 metres for this site be varied to allow a building height of 18 storeys and 54.8 metres to accommodate ducting for in-suite heat pumps for future connection to a district energy system in Wesbrook Place.**

4.0 Other Business

None.

5.0 Adjournment

Meeting adjourned at 6:30 pm

Minutes submitted by Rachel Wiersma