



THE UNIVERSITY OF BRITISH COLUMBIA

Campus + Community Planning

UBC Development Permit Board (DPB)

Meeting Minutes
2014



minutes

UBC Development Permit Board Meeting

Date:	Wednesday, May 14, 2013
Time:	5:00 – 6:00 p.m.
Place:	CIRS, Policy Lab, 2260 West Mall
Members present:	Andrew Irvine (Chair) Stanley Hamilton John Metras Erin Rennie Michael White(ex-officio)
Members absent:	Jim Taylor (vice Chair)
Staff:	Joe Stott, and Karen Russell, Campus and Community Planning
Presenters:	Michelle Paquet, UBC Properties Trust, Paul Young, UBC Properties Trust, Raymond Letkeman, Architect Michael Patterson, Perry & Associates, Victor Ling, VP MG International, Bin Wan, VP Finance, Rupert Campbell, Planner, Kirin Ren, Engineer

1.0 Call to Order by Chair and Approval of Agenda

The Chair called the meeting to order at 5:00pm. The Agenda was adopted as circulated.

2.0 Approval of Minutes from the December 18th, 2013 meeting.

The Minutes from the December 18th, 2013 DP Board meeting was adopted with the notation that typos identified by the chair will be incorporated.

3.0 Development Permit Application

3.1 DP14010: Wesbrook Place Lot 45 (Village Green)

Karen Russell (KR) introduced the project, presenting the context for Lot 45 (Village Green) in the Wesbrook Place Neighbourhood. KR stated the recommendation with conditions outlined in the report to the Development Permit Board and introduced Michelle Paquet from UBC Properties Trust and Ray Letkeman who presented the architectural plans. Michael Patterson, Perry + Associates presented the landscape design.

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

- The University Architect is close to agreement on architectural revisions identified by the AUDP.
- The parking includes disability stalls.

- There will be up to 36 market units available for faculty, since this is the first project to be designed and built under the Capped Appreciation Program of the Housing Action Plan.
- The building will be District Energy ready at the time of occupancy.

The following motion for Lot 45 in Wesbrook Place was moved, seconded and CARRIED:

That the Development Permit Board recommend that the Director of Planning issue a Development Permit for the Village Green faculty housing development comprising 36 units on Lot 45 in Wesbrook Place as detailed in the attached drawings prepared by Raymond Letkeman Architects and Perry + Associates (Attachment A), subject to the following conditions:

- That, as permitted in Plan P-10 of the Wesbrook Place Neighbourhood Plan, Section SC 2.4 of the Development Handbook be relaxed for this project to allow minimum site size of the 1430 sq. m.**
- That, as permitted in Plan P-10 of the Wesbrook Place Neighbourhood Plan, Section SC 2.5 (d) of the Development Handbook be relaxed for this project to allow a maximum height of 6-storeys (21m)**
- That, as permitted in Plan P-10 of the Wesbrook Place Neighbourhood Plan, Section SC 2.5 (e) of the Development Handbook be relaxed for this project to allow a maximum FSR of 2.8**
- That, as permitted in Section 4.6 of the Wesbrook Place Neighbourhood Plan, Section SC2.5 (f) of the Development Handbook be relaxed for this project to allow 52.5% site coverage.**
- That the design development elements identified by AUDP be resolved to the satisfaction of the University Architect, prior to the issuance of the Development Permit.**

3.2 DP11010: Wesbrook Lot D (Yu)

Joe Stott (JS) provided the background for an application to add additional mezzanine floorspace to the Modern Green (Yu Apartments) in the Wesbrook Place Neighbourhood. Rupert Campbell, from Modern Green, introduced Victor Ling, VP MG International and the design team and then reviewed the rationale and floor space for the new design.

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

- There are 15 more units that would have a similar opportunity to add mezzanine floor space.
- The right to develop floorspace is a commercial transaction and the permission to add space requires a reconciliation with UBC Properties.
- Ensure that if other units were to follow suit the structure support could uphold future construction.
- Part of the documentation for a Building Permit will be a report from a structural engineer.
- Strata support for the mezzanine has been received.

The following motion for Yu in Wesbrook Place was moved, seconded and CARRIED.

That the Development Permit Board recommend that the Director of Planning issue a Development Permit amendment to DP11010 for the addition of a 115 square foot (10.7 sq.m.) mezzanine level to Unit 116 in the residential development (YU) located on Lot D at 5955 Birney Avenue in Wesbrook Place as detailed in the attached drawings prepared by Perkins & Will subject to the following conditions:

- a. **that, prior to issuing a Building Permit, the commercial value of the additional floorspace resulting from the proposed mezzanine be reconciled to the satisfaction of UBC Properties;**
- b. **that the structural engineering and fire and safety documentation be reviewed to the satisfaction of Ed Lin, Chief Building Official prior to issuing a Building Permit; and,**
- c. **that this decision is a precedent for subsequent applications from any other ground floor units and approval would be subject to the same requirements for technical documentation and reconciliation of the commercial value of additional floor space.**

4.0 Other Business

The Development Permit Handbook will be updated later this year.

5.0 Adjournment

Meeting adjourned at 6:00 pm

Minutes submitted by Deborah Mac Donald



minutes

UBC Development Permit Board Meeting

Date:	Wednesday, June 11, 2014
Time:	5:00 – 6:00 p.m.
Place:	Classroom, Tapestry, 3338 Wesbrook Mall
Members present:	Andrew Irvine (Chair) Stanley Hamilton John Metras Michael White (ex-officio)
Members absent:	Jim Taylor (vice Chair) Erin Rennie
Staff:	Joe Stott, and Karen Russell, Campus and Community Planning
Guests:	9 Guests
Presenters:	Hugh Ker, Polygon, Walter Francl, Francl Architecture, Douglas Regelous, Champion Group, VST Christine Lintott, Christine Lintott Architect, Michael Patterson, Perry + Associates

1.0 Call to Order by Chair and Approval of Agenda

The Chair declared a quorum was present and called the meeting to order at 5:05 pm. The Agenda was adopted as circulated.

2.0 Approval of Minutes from the May 14th, 2014 meeting.

The Minutes from the May 14th, 2014 DP Board meeting were adopted.

3.0 Development Permit Application

3.1 DP14014: Wesbrook Lot 13 (The Laureates)

Karen Russell (KR) introduced the project, presenting the context for Wesbrook Place Lot 13 (The Laureates) in the Wesbrook Place Neighbourhood. KR stated the recommendation with conditions outlined in the report to the Development Permit Board and introduced the Project Architect for the Polygon Project Walter Francl, Francl Architecture who presented the architectural and landscape plans.

The project consists of two residential high-rise and mid-rise buildings totaling 777,466 sq. ft. with 213 dwelling units.

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

- There are measures in place including the addition of another exit off Binning Road to help control the traffic flow in the neighbourhood.
- The building will be District Energy ready at the time of occupancy.
- The red paneling on the building is a synthetic anodized finish that is added to the wood. Noncombustible materials have to be used as per the BC Building Code.
- The student housing and affordable housing minimums are not applicable in this neighbourhood. Student housing is accommodated in the main campus.
- There are no shared outdoor play areas within the development site but there are adjacent parks in the vicinity.
- The Developer (Polygon) has a sense of how the unit mixes are used.
- The applicant will be using recycled materials where applicable and also will be applying for REAP Design credits.
- The project will be REAP GOLD.
- The neighbourhood was subdivided based on traffic studies when it was designed in 2004. In 2011 another traffic study was undertaken. The Neighbourhood Plan remains consistent with the development program for Wesbrook Place.
- The AUDP approved the applicant's amendments to the requested changes at the last meeting.

The following motion for Lot 13 (The Laureates) in Wesbrook Place was moved, seconded and CARRIED:

That the Development Permit Board recommend that the Director, Campus and Community Planning issue a Development Permit for the market- lease residential development, comprising 214 apartments (161 units the high rise and 53 units in the low rise) on Lot 13 in Wesbrook Place Neighbourhood as detailed in the attached drawings prepared by Francl Architecture and PWL Partnership (Attachment A), subject to the following conditions:

- That, as permitted in Plan P-10 of the Wesbrook Place Neighbourhood Plan, Section SC 2.5 (d) of the Development Handbook be relaxed for this project to allow a maximum height of 21- storeys (63.3 m).**
- That, as permitted in Plan P-10 of the Wesbrook Place Neighbourhood Plan, Section SC 2.5 (d) of the Development Handbook be relaxed for this project to allow a maximum FSR of 3.5.**

3.2 DP14013: Somerville House– Vancouver School of Theology

Karen Russell (KR) introduced the project, presenting the context for the renovation and change of use at Somerville House in the Chancellor Place Neighbourhood. KR stated the recommendation with conditions outlined in the report to the Development Permit Board and introduced Christine Lintott, Architect who presented the architectural plans. Michael Patterson, Perry + Associates presented the landscape design.

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

- Does the loss of 38 beds affect the Neighbourhood plan housing target?
No.
- The beds may be replaced but not on VST property. There have been discussions with Carey College to jointly develop Lot 42.
- The Building will be upgraded seismically to comply with the current code.
- The 56 bike spaces will be retained.
- Applicant is looking at the inclusion of an end of trip facility for faculty and staff to shower and change.
- The area of the building is 26,000 sq. ft.
- The elevator goes to the basement in the building but does not currently go to the 2nd and 3rd levels. However it can be modified to reach all floors.

- The North Parkade is nearby to address the loss of parking.
- The parking that is supplied in the residential building was for the residents. The parking demand for VST is less and there are no concerns or minimum requirements in the Development Handbook or the Neighbourhood Plan.
- Handicapped parking will be retained.
- The Main Building entry will be off St. Andrews Walk.
- The Director of Sustainability and Engineering has requested that the applicant provide an energy model report prior to Building Permit issuance.
- In meeting the changes to the seismic code the design team will be dealing with the current energy code and its requirements to meet ASHRAE.
- The team are looking at the following sustainable features:
 - A more sophisticated envelope system which will produce higher performance
 - Managing the amount of windows
 - Installing a hydronic heating system
- The design for the roof space will be budget dependent but we are exploring ideas for the addition of a green roof.
- The architecture of the building and the buttressing will integrate some rainwater management.

- A resident spoke who lives in the CORUS Building expressed the following concerns:
 - The transition from residential to institutional use provides a challenge to users from ambient noise levels in the classrooms. If the building does not serve the needs of its occupants it becomes a waste. This falls under the Development Permit Page 1 context item –cross impacts. The cross impacts are between Somerville House, Vancouver School of Economics (VSE), the Iona Building, and Iona Green. The US Green Building Council are beginning to recognize noise as a sustainability issue. They rely on the NC standard S1260 which is created for classrooms. What they are saying is that they are looking at the background noise level within classrooms from external sources to be a maximum of 35 DBA which is very quiet. The objective is challenging because it pits physical sustainability against usability. UBC encourages natural ventilation or an open window during the summer. The source of the challenge is IONA Green specifically the children’s play station which was installed a few years back. Noise levels have increased to 65-70 DBA on the 8th floor of CORUS which is above UBC’s limit of 55 DBA up to a maximum of 15 minutes. The occurrences are getting more frequent. Last July there were 23 days that I could not use my balcony.
 - Signage was recently installed in Iona Green but the noise has not decreased.
 - The noise levels will not only impact the residents but the University’s core objectives-teaching –thought – learning-research.
 - Request- That C &CP’s Planning Group relocate the play station to a more acoustically compatible area such as a candidate parcel of land on Walter Gage road adjacent to the North parkade.

The Director of Planning noted that a review of the IONA Green has taken place with some of the adjacent neighbours and residents through the University Neighbourhoods Association (UNA). The University Neighbourhoods Association (UNA) would be making the adjustments and have brought forth a proposal to Campus & Community Planning. Campus & Community Planning will continue to monitor noise with the UNA.

The following motion for Somerville House (Lot 48) in Chancellor Place Neighbourhood was moved, seconded and CARRIED.

That the Development Permit Board recommend that the Director of Planning issue a Development Permit for the renovation and change of use of Somerville House in Chancellor Place Neighbourhood as detailed in the attached drawings prepared by

**Christine Lintott Architect and Perry & Associates (Attachment A) Wesbrook Place
subject to the following conditions:**

- a. That the architectural appurtenance (spire) be excluded from the height calculations at the discretion of the Development Permit Board as defined in the Development Handbook (Section 3.3);**
- b. That the project team provide the Director of Sustainability and Engineering with an energy model prior to the issuance of a Building Permit; and ,**
- c. That the project team resolve any outstanding design matters raised by the Advisory Urban Design Panel to the satisfaction of the Director, Planning and Design prior to the issuance of a Building Permit.**

4.0 Other Business

The Development Permit Handbook will be updated later this year.

5.0 Adjournment

Meeting adjourned at 6:00 pm

Minutes submitted by Deborah Mac Donald