

# Meeting Minutes

## UBC DEVELOPMENT PERMIT BOARD (DP BOARD)

**Date:** March 9, 2022  
**Time:** 5:00 pm - 7:00 PM  
**Place:** Virtual Meeting (Zoom)

### Attendees:

#### Board Members

Bryce Rositch	Chair & Former Board of Governors
Donna Vakalis	Vice Chair & UBC Resident
Jennifer Sanguinetti	Member of UBC Administration
Lauren Malo	UBC Vancouver Student
Maged Senbel	General UBC Academic Community
Michael White	Ex-Officio - Associate Vice-President, Campus & Community Planning

#### Applicant Team

Sarah Christianson	Polygon Homes
Jacqueline Garvin	Polygon Homes
Walter Francl	Francl Architecture
Graham Merritt	Francl Architecture
Joe Fry	Hapa Collaborative
Anu John	Edge Sustainability

#### Staff

Grant Miller	Director of Planning, Development Services
Karen Russell	Manager, Development Services
Matthew Roddis	Associate Director, Campus Design
Paul Cloutier	Planning Assistant, Development Services (Recorder)

#### Members of the Campus Community

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#### 1. **Call to Order and Approval of the Agenda**

The Chair brings the meeting to order at 5:00 pm.

A motion is made by the Chair Bryce Rositch for the approval of the Agenda. This motion is seconded by Jennifer Sanguinetti. A motion is made by Bryce Rositch to amend the Agenda to include a vote to elect a Vice Chair. This motion is seconded by Lauren Malo. The amendment is put to a vote and carried unanimously. The original motion as amended is put to a vote and is carried unanimously.

#### 2. **Vote for a Vice Chair**

The Chair asks the Board members for a volunteer to serve as Vice Chair. Donna Vakalis volunteers to be the Vice Chair. A motion is made by Bryce Rositch to elect Donna Vakalis as Vice Chair. The motion is seconded by Lauren Malo. The motion is put a vote and is carried unanimously.

### 3. Approval of Previous Minutes

As only two members of the Board were present at the previous meeting (October 14, 2020), the Chair notes he found no corrections and deems the minutes to be accurate and approved.

### 3. Development Permit Applications

#### 3.1. DP22002 – WP Lot 6 “Wordsworth”

Karen Russell introduces the project to the Board and outlines the public consultation process, including the virtual public open house and summarizes the online feedback received. Concerns were expressed by residents regarding the loss of the development site as an open space, the height of the tower component, construction noise, and increased automobile traffic and on-street parking impacts. Other concerns included the general concern that there are insufficient amenities and open space relative to the number of residents in Wesbrook Place.

This introduction is followed by a presentation of the proposed development by Walter Francl of Francl Architecture, the project architecture firm, and Joe Fry of Hapa Collaborative, the project landscape architecture firm.

#### Questions and Comments from the Board:

Lauren Malo seeks to clarify the number of offsite bicycle parking spots and the number of EV charging spots.

*Applicant response: The landscape team has been able to accommodate all class II stalls on-site and 10% of automobile parking stalls will have a level 2 charger.*

Michael White expresses support for the substantial number of changes made during the design process to thin the bulkiness of the tower massing as identified by the Advisory Urban Design Panel (AUDP). He expresses concern regarding the ongoing construction noise impacts in Wesbrook Place.

Jennifer Sanguinetti commends the changes regarding the tower massing. She notes that the project’s Residential Environmental Assessment Program (REAP) score is just getting by in terms of achieving Gold (50 credits). She enquires if additional measures are being targeting, but perhaps can’t be committed to at this point in the design phase.

*Applicant response: The project is pursuing BC Step Code Step 3 for thermal energy demand intensity and working with UBC staff to clarify REAP 3.2 definitions. A lot of floor area was removed from the tower making things challenging.*

Donna Vakalis questions whether 10% of parking stalls having chargers is going to be enough to meet future demands and whether it will be difficult to retrofit additional chargers in the future. She also notes that the tower residents will be overlooking the roofs of the townhouse units and asks if any measures are being taken to improve this – such as green roofs.

*Applicant response: The parking garage has conduits to allow future additional chargers and the electrical equipment is sized to accommodate this. In terms of the roofs, a sedum tray system is being explored to help improve permeability requirements for the site.*

Maged Senbel enquires as to what measures are being considered to facilitate safer movement between Mundell Park and the future elementary school site across Birney Avenue given the porosity of the site.

*Applicant response: The team is willing to discuss implementing a crosswalk with Campus and Community Planning staff. Pedestrian access between Birney Avenue and Mundell Park is not to be closed off, but is intended to read as a private space belonging to the strata residents.*

Maged Senbel comments that Campus and Community Planning should more clearly articulate in the public engagement what aspects of projects are changeable and what are not in terms of the Development Handbook. Staff should also tell the story of how the Wesbrook Neighbourhood Plan (WNP) has been amended over time, including the density transfer from the UBC Farm, and how the ongoing Campus Vision 2050 will affect how upcoming projects are assessed. He also notes how the appendix of the WNP could potentially be confusing as the P-number refers to a Plan-number, not the page number.

Matthew Roddis presents the primary changes that were addressed by the project following review by the UBC Advisory Urban Design Panel (AUDP). The three primary changes were: i) density was moved from the high-rise to the townhomes; ii) the façade expression of the high-rise was calmed; and iii) the floor plate of the high rise was sculpted to reduce bulk and shadow impact, especially at the corners.

The Chair then opened the floor to comments by members of the campus community:

The first commenter, a resident of Mundell House, states that a 16-storey tower does not make sense adjacent 6-storey buildings and she did not work at the University when the WNP was approved. She expressed concerned regarding noise impacts and traffic impacts on Birney Avenue.

The second commenter feels that a 16-storey building on a development with 200+ units is too large and was also not a resident of Wesbrook Place when the WNP was enacted. He feels that it is a cop out to say that the project is permissible according to the Plan and allow it to proceed as is. He also is concerned about construction impacts and enquires how long the project will be under construction.

*Applicant response: The project is anticipated to take approximately 36 months to construct.*

Jennifer Sanguinetti says that 36 months seems like an extraordinarily long period to construct a project of this size.

*Applicant response: That time accounts for possible delays such as possibility of encountering migratory birds.*

Michael White: There should be a commitment from the project to address potential noise impacts and reduce construction time to a minimum.

Bryce Rositch summarizes that there seems to be general support from the Board for the project with strong encouragement to improve the REAP score, address green roof/overlook from the high-rise, and construction and noise impacts as well as reducing the window for construction.

The Vice Chair motions to approve the application, including relaxations for the height of the high-rise conditions to address the items identified by the Chair. Jennifer Sanguinetti seconds the motion and it is carried unanimously.

**4. DP Board Information Items**  
Staff note no items at this time.

**5. Other Business**  
No further business is noted.

**7. Adjournment**  
The meeting is adjourned by the Chair at 6:57 pm.