

Meeting Minutes

UBC DEVELOPMENT PERMIT BOARD (DP BOARD)

Date: Jan 18, 2023
Time: 5:00 pm – 7:00 PM
Place: CIRS Policy Lab

Attendees:

Board Members

Shannon Dunn	Chair
Maged Senbel	UBC Faculty Representative
Jennifer Sanguinetti	UBC Administration Representative
Matthew Chung	UBC Student Representative
Michael White	Ex-Officio - Associate Vice-President, Campus & Community Planning

Applicant Team

Paul Williams	Williams Management Corp. - Project Manager
Morgan Burt	Williams Management Corp. - Development Manager
Albert Bicol	Alberto Bicol Consulting Inc.
Donald Yen	Urban Solutions Architecture Ltd. - Architect
Alyssa Senczyszyn	Prospect and Refuge Landscape Architects- Landscape Architect

Staff

Grant Miller	Director of Planning, Development Services
Karen Russell	Manager, Development Services
Paul Cloutier	Planning Assistant, Development Services (Recorder)
Julie Donnellan	Admin

Members of the Campus Community

1. Call to Order and Approval of the Agenda

The Chair brings the meeting to order at 5:05 pm.
A motion is made by Jennifer Sanguinetti for the approval of the Agenda. This motion is seconded by Matthew Chung.

2. Approval of Previous Minutes

The Chair enquires if the Board Member has any questions concerning the meeting minutes for May 10, 2022, or wishes to see any corrections made. Hearing no concerns, the Chair approves the Minutes.

3. Development Permit Applications

3.1. DP22001 – Carey College Expansion Project

Grant Miller introduces and summarizes the project. Notes his department has been working with Carey Hall for a number of years. States that Carey Hall have been pursuing an opportunity to develop their facility. He considers this application within the Chancellor Place Neighbourhood Plan which is 20 years old. He notes it is unique in the fact that it's a partnership between some legacy theological colleges in the university. Outlines that you will find some market residential planning developments which have been executed and that some of the theological colleges continue to have operations including Carey Hall. Carey Hall had a remaining development potential, including Lot 42 which can be described as a parking lot. Carey Hall came to C & CP to explore developing Lot 40 & 42 to incorporate student housing units on site. The required planned amendment which was the subject of the public engagement took place over two phases over the past year. The planned amendment required the Board of Governors' approval. The UBC board of Governors has approved the plan amendment which is to recognize some additional storeys within an existing height limit.

Grant hands over to Karen Russell to outline more details.

Karen Russell gives an overview of the contents of the report. She explains and describes where the project is based. She explains that Carey College Project is located on 2 Lots- Lot 40 and Lot 42. Notes there are 2 existing buildings on the site now- Two one storey buildings and the existing Carey Centre which is a 5 Storey building built in 2005. This project will consist of two new buildings one on Lot 40 and one on Lot 42. The 4 storey building will contain offices, classrooms and 57 institutional residential units and one level of underground parking. There will be 24 new parking spaces. The 6 storey building contains a café and 75 residential institutional units along with substantial landscape improvements. Karen explains that in terms of sustainability this project is targeting the REAP gold plus which achieves 61 points in the residential environmental assessment program. She goes on to say the project has been reviewed by 2 advisory bodies, the Advisory Urban Design Panel and the Development Review Committee, and supported in January with some recommendations which have been incorporated in the new concept. Karen describes how there were two sets of public consultations: The first occurred in February and was based on the 1st submission. This consisted of online feedback from Feb 2nd - 23rd and a public open house over two time periods within one day with Mandarin translation provided. The consultations were very well attended.

Karen states that there was a lot of support for student housing on the project but notes there were concerns expressed: the loss of trees on both lots, the height and density of Lot 42, noise and traffic from construction and questions about short-term rentals at Carey. Based on the feedback in February the group went back and worked on revising the project in response to the concerns resulting in a new submission. The major changes made included moving the 6 storey building on Lot 42 further west by 8 ft providing more privacy for the adjacent town house development as well as reducing the footprint of the building on lot 40 and removing the lay by on Iona Drive. These changes resulted in 12 more trees being saved.

The second consultation, held in October was based on the revised submission. There was less participation in this consultation. Karen notes that although there was acknowledgment of the changes made by the team, the same concerns remained. There is a list of concerns and responses in the report as well as all of the verbatim consultation.

Amendments to The Chancellor Place Neighbourhood Plan were required to increase the number of storeys on Lot 40 to 4 storeys and on Lot 42 to 6 storeys while maintaining the height envelope maximum of 60 ft. These were approved by the Board of Governors in December 2022.

The Carey project proposal was reviewed for compliance with the 3 documents: The Land Use Plan, The Chancellor Place Neighborhood Plan and The Appendix Theological Neighborhood Agreement called the Site Specific Design and Development Requirement and Illustrative Site Plans. There are two variances that are required to the Site Specific Requirements. These are:

- 1) To allow the west side yard setback on Lot 42 to be reduced from 16 ft to 8 ft.
- 2) To allow a portion of the pathway along the west property line to enter the UNOS lands to the west.

Karen Russell concludes by saying that staff recommends that the Board endorse the recommendations on the report including the approval of the variances.

This introduction is followed by a presentation of the proposed development by staff from Donald Yen of Urban Solutions Architecture Ltd., the project architect, and Alyssa Semczyszyn of Prospect and Refuge Landscape Architects, the project landscape architects.

Questions and Comments from the Board:

The Chair invites comments from the Board members.

Mageb Senbel thanks the team for a very clear and precise presentation. Notes the materials do a lot to carry the project and the response to the feedback case was thoughtful. He states that in his view they've certainly satisfied the general requirements of the planning process and the larger plan itself. Also notes that there are lots of exciting additions to this end of campus that the project will bring. His one suggestion would be to think about inhabiting more of the circular area in the café rather than having all of the occupiable space being on the east side. Notes that if you look at the shadow studies for December noon there is an opportunity to be in the sunshine even in the dead of winter. Commends the retention of trees and says building is thoughtfully integrated and the building is a modest presence and is appropriate for the area.

Michael White agrees with Mageb Senbel's comments especially with the response that's been made to the various concerns of nearby residents. He asks the applicant to briefly again summarize the concerns around noise and how they've adjusted the scheme for noise impacts in the neighborhood.

Applicant- Donald Yen reports that there are mechanical units on the rooftop of the building on Lot 42 and on Lot 40 B and a couple of new ones on the original building Lot 40A. BKL Consultants has given them advice about the units and how they sit on the roof and how they ought to perform. States their mechanical engineer has selected very quiet decibel equipment which has been submitted to UBC and says the equipment selection is amongst the quietest out there. Also states their acoustic consultant recommends the development of architectural screens which will have absorptive metal plating with some perforations in them that absorb sound as well as a vertical linear baffle on the roof which will add to the architectural look of the building but also help the surface area curation.

Michael White notes that there were comments about the café uses and noise impacts and asks whether they're mostly managed through operational measures.

Applicant- Donald Yen responds by saying Carey will be dealing with the operational aspects and will be capping/organizing hours to that space so that there is a shut down at 9/9:30pm.

Matthew Chung commends the large amount of work that has been done in particular, addressing the concerns from the residents in the nearby town homes by creating the landscape buffer. He states he appreciates the amount of work preserving the amount of trees as well as using indigenous Musqueam plants. Matthew enquires about the accessibility features in the building.

Applicant: Donald Yen reports that he has had to work with what is already there in the 2005 building. States that they've looked at the site elevation very carefully. Donald summarizes accessibility features in all of the buildings. They've created an accessible entrance at Wesbrook, created a ramp system in the transition area, and ramp corridor leading into the assembly area so they've complete accessible access into the courtyard. States the courtyard is intended to be an amenity to the building and the public. Describes the accessible ramp. Lot 42 has no steps and access to elevators is just around the corner. Accessibility and tree retention have been key factors in the project. Also notes that they have an elevator that is convenient at the entrance. States they've approached accessibility from all directions on the project.

Jennifer Sanguinetti enquires about the lay by deletion- asked about the different strategies they had.

Applicant: Donald Yen notes that in the original proposal they tried to work with a bus lay by on Iona Drive. He states that it worked physically but didn't work with the tree retention. States there will be a bus stop, layby on Wesbrook Mall that is part of the transit stop instead.

Jennifer Sanguinetti asks about what happens if a bus full of people arrives at this stop.

Applicant: Donald Yen says it could be a possibility that may have to go a certain way and stop and have people cross the street.

Jennifer Sanguinetti asks about waste removal noise and how additional noise will be addressed.

Applicant: Donald Yen says it will be mostly operational. States Carey has a very strong recycling/waste removal program.

Jennifer Sanguinetti notes that trucks were coming in before this project and enquires about what additional trucks will be there and what's the turnaround radius and how have the team addressed this issue now that more hardscape will be introduced that could echo the sound.

Applicant: Donald Yen notes that this is a challenge but the staging area will remain the same as it is now so garbage trucks will be coming in from the same place. Notes unfortunately there's not much they can do about truck noise as it's an urban area.

Jennifer Sanguinetti says that is fair. She then enquires whether the café is available to the public.

Applicant: Donald Yen notes that it is not a retail outlet but rather that it is a building amenity but if somebody next door /off campus wants to get a reasonably priced meal, they won't foresee them be turned away.

Sam from operations says that the café in Lot 42 is really just meant for Carey students.

Jennifer Sanguinetti then asks about the accommodation at the Carey College and enquires whether it will be restricted to students.

Sam states the units in lot 42 and Lot 40 would be for UBC students but with the possibility to open for faculty or anybody who would have a need to be staying on campus.

The Chair thanks the applicant for their responses and provides opportunity to open the meeting to any public comment.

Public Comments:

A member of public speaks; He is an owner at Corus which is immediately adjacent to the parking lot. He states that many of the people in Corus are very opposed to the development in the parking lot. States that he's submitted to Karen ideas on how it would be possible to mitigate the impact. He's lived in Corus for the last 3 years and has lived with the development of 5 major buildouts of student housing. Says it went very smoothly but the noise is incredible. He suggests that they reduce the parking lot and increase the height of Lot 40 to 6 storeys and still maintain the critical mass that Carey wants to build. He states that UBC has the largest amount of student accommodation in Canada, 5th largest in the US. Seeks confirmation that the building will be used for students and faculty. States that he lives on the 7th floor but the people on the lower floors will be blocked out from the views of English Bay etc and have reduced sunlight. Notes that there is no one here from that group. Tried to contact the president of their council and couldn't. Seems to be an enormous amount of apathy and that's part of the problem with the strata. Notes more than half of the units will not be affected but he will be and has been living with construction for more than two years. He states that it's probably too late in the day to make the other building 6 storey. Says increased density is not needed in this area. He bought into a residential area. Walter Gage Road is residential and UBC has done an awful job of caring for his side of Walter Gage Road. They put in terrible seeding and don't maintain it. Says he tried to get rid of BCAA car rental due to littering and notes there is no regular maintenance in the area. Says this project will add to the problem and reiterates that density is not needed. Carey House may want it but he would have liked them to reduce the height on Lot 42 and increase the height of the building on Wesbrook.

The Chair thanks the member of the public for his comment and asks the Board if they've any other questions

Comments and Questions from the Board (continued):

Michael White asks for clarification that the height parameters haven't changed.

Staff: Karen Russell confirms they are still maximum of 60 ft.

Michael White states that he appreciates the impacts that he is describing. He says he is curious about the comment about the public ground treatment on Walter Gage Road and perhaps deficiencies and neglect reported in this meeting. Should be looked at by the planning department to assess how Walter Gage Road should be performing.

Member of the public states that he was in touch with Ajay Prasad and asked him whether or not the sprinkler system from the existing UBC Boulevard would be extended down to his boulevard. Ajay assured him that it would but it was not. They put in an 8ft wide sidewalk connecting Walter Gage Road and so there was no way there was going to be sprinklers. He asked for it to be sodded and it was

not. They put down poor quality seed, rough grass highway seed and states it hasn't been looked after. He states that he's been out there cleaning it as Carey House don't look after it. Says right now they've got the new building across from them and it's properly maintained with nice garden beds. Says his is not maintained.

Michael White notes that this would be a suggestion for follow up for the staff team.

Staff: Grant Miller notes this.

The Chair asks if there are any closing comments

Applicant: Donald Yen thanks everyone for their time and says it's nice to be presenting in person again.

Member of the public asks when the project will start.

Applicant: Donald Yen replies by saying whenever they get the building permit.

Matthew Chung asks about the residences. Enquires to whether all of these will be for student or for faculty and staff and what would be the breakdown of the numbers allocated for each of these be.

Paul Williams responds by stating that the units proposed are for students. States it is required that Lot 42 accommodation be used for students. During the summer months there is opportunity for these to be used for some short term use for some of Carey's staff.

Member of public notes that there is accommodation right across the street from Corus and it is like a hotel and is perfect for accommodation and has no problem with the place being full. Notes that those facilities already exist for visiting professors and exchange programs. Wonders does this end up being a cash grab for Carey.

Paul Williams asks the Chair does he need to respond to this or is it just a matter of order.

Chair appreciates the comments but states that it is a matter of order and that the operation has been addressed in the presentation.

Paul Williams offers to discuss any issues/concerns with the member of the public at another time.

Chair reads the recommendation. Hearing no further comments from Board members, the Chair requests a motion to approve the recommendation.

Michael White moves the recommendation. Mageb Senbel seconds. The motion is passed unanimously by all members of the Board.

Member of the public hopes that there will be no access to cranes, construction material from Walter Gage Road.

Staff: Grant Miller says that Ajay will liaise with the man regarding this. Paul Williams says he can have a conversation about this with him after the meeting.

4. Other Business

Grant Miller recognizes that it is Paul Cloutier's last day at UBC and he thanks him for his work at UBC and wishes him the best in his new role.

5. **Adjournment**

The meeting is adjourned by the Chair at 6:12 pm.