



**University Endowment Lands  
MINUTES OF THE  
ADVISORY DESIGN PANEL MEETING  
Tuesday, July 23, 2024**

A meeting of the UEL Advisory Design Panel was held on **July 23, 2024 at 4:00 pm** and was hosted virtually via Microsoft Teams from the UEL Administration Office at 5495 Chancellor Boulevard, Vancouver, BC.

**Professional Members Present:**

Thomas Schroeder, Architect - Chair  
Shora Parvaresh, Architect - Vice Chair  
Marc Winer, Engineer - Secretary

Keith Ross, Landscape Architect  
Paul Sangha, Landscape Architect

**Area Neighbourhood Panelists Present:**

Claire Huxtable, Area D  
Alice Wang, Area D

**Applicant and Consultant(s) Present:**

Joseph Bros, Musqueam Capital Corp - Applicant

Korbin da Silva, Townline - Developer  
Ross Moore, Townline - Developer  
Sena Gao, Townline - Developer  
Giovanni Gunawan, Townline - Developer

Robert Duke, Chris Dikeakos Architects Inc. - Architect

Dylan Chernoff, DK (Durante Kreuk Ltd.) - Landscape Architect

**Staff Present:**

Heather Shay, Director of Development Services  
Erik Ursel, Planning Officer  
Mark Leung, Corporate Administrative Clerk

**1.0 Territorial Acknowledgement**

A territorial acknowledgement was given at 4:04 pm by Mark Leung.

**2.0 Call to Order**

The meeting was called to order at 4:05 by Thomas Schroeder.

**3.0 Introduction of ADP Members and UEL Staff**

**4.0 Adoption of the Agenda**

4:07 pm

It was moved by Thomas Schroeder, and seconded by Shora Parvaresh:

That the Agenda, as modified with the addition of item 9.0 Bylaw Amendment Referral Period, be adopted. None opposed.

**CARRIED**

## 5.0 Adoption of the Minutes

Meeting minutes of the Advisory Design Panel Meeting of April 09, 2024 were previously adopted electronically.

## 6.0 Change of Land Use District Application #1/23 Block F District Lot 140 Group 1 Bylaw Amendment Referral Parcels E, F, G, H, & I, Block F - Area D

4:10 pm

An e-mail dated July 11, 2024, from William Emo, Manager, was attached to the agenda package.

## 6.1 Overview by Director of Development Services (Planning Officer presenting)

4:10 pm

The Planning Officer presented a brief summary of the memorandum on this application.

## 6.2 Presentation by Applicant

4:21 pm

In summary, the applicant presented on the following:

- Response to the April 09, 2024 Advisory Design Panel (ADP) Meeting  
Recommendations:
  - For Recommendation 1
    - Community engagement, such as a presentation to the UEL Community Advisory Council (CAC), signage inviting feedback, a community open house, attendance of the April 9<sup>th</sup> ADP meeting, bylaw referral meetings with the CAC and ADP
  - For Recommendation 2
    - Community amenities provided in advance of proposed rezoning such as affordable housing, alternative transportation, car share provisions via MODO Carsharing Co-op (MODO), community centre, daycare, district energy, park dedication and development, public art, and utilities and road construction
    - Total of 454 units with more 3-bedroom units added
    - Community centre program funding from strata/Musqueam Capital Corporation of \$217,920.00 annually at \$40.00 per living unit per month
  - For Recommendation 3
    - Optimization of additional space around the apartment tower base
  - For Recommendation 4
    - Adherence to parking ratio of 0.75 per rental unit and 1.0 per condo unit per current UEL *Land Use, Building and Community Administration Bylaw*
    - Rental parking reduced given unused parking at leləm Village and 2023 transportation review study conducted by applicant's traffic engineer
    - Provision of two car share vehicles via MODO
  - For Recommendation 5
    - Alignment with energy step code in use at time of building permit application; leləm masterplan includes connection to waste heat recovery loop
    - Development represents social financing for Musqueam Indian Band
- Overview of proposed rezoning
  - Increase in floor space ratio and minimum indoor amenity of 1.4 m<sup>2</sup> per unit for parcels H and I
  - Increase in building heights
  - Minimum 5% per lot 3-bedroom provision
  - Reallocation of condo density from parcels H and I to parcels E, F, and G

- Reductions in rental parking and site visitor parking ratios

### 6.3 Questions from Panel to Applicant

4:40 pm

In summary the Panel and the Applicant discussed:

- Density increases and change in allocation; floor space ratio and unit size minimums
- Indigenous reconciliation and social financing for Musqueam Indian Band
- Private amenity space on parcels H and I: games room, guest suites (2 max.), gym, party room, penthouse-level space for views, social dining space
- Quantification of community amenities
  - 62 units of affordable per housing income limits; 111 units of market rental
  - community centre at 15K square feet; daycare at 12K square feet (110 children capacity); park dedication at 3 acres; right of ways and easements at 5 acres; public art budgeted at ~\$2M
  - alternative transportation: bus stop for 99 B-line bus, car sharing, bike repair stations, multipathing
  - district energy: wastewater energy recover/energy loop
  - upgrades to Acadia, Crooked Branch, and Shortcut Roads
- Quiet areas designated and noise enforcement
- Transit funding via fees/taxes versus via revenue from increased density
- Transportation and parking: car sharing, parking studies at Ieləḥm Village and Cedar Walk

### 7.0 Meeting Closed to the Public

*(Except for Applicant and/or Applicant's Representatives)*

5:25 pm

The meeting was closed to the public, with only the Professional Members, Applicant, Area Neighbourhood Panelists, and UEL staff remaining. No members of the public were present at this point.

### 8.0 Panel Deliberations and Resolution

**Change of Land Use District Application #1/23**

**Block F District Lot 140 Group 1 Bylaw Amendment Referral**

**Parcels E, F, G, H, & I, Block F - Area D**

5:25 pm

In summary the Panel discussed:

- Affordable, non-market housing
- BC Housing Design Guidelines
- Density versus additional amenities
- Funding for transit and transit planning
- Public realm improvements and landscape scheme
- Unit size minimums versus affordability and livability

Having considered the draft bylaw amendments as presented and the *Land Use, Building and Community Administration Bylaw*, the Advisory Design Panel recommends that the Minister of Municipal Affairs consider the following for Change of Land Use District Application #1/23 at Parcels E, F, G, H, & I, Block F - Area D:

Recommendation 1:

The panel recognizes the importance of avoiding a race-to-the-bottom in unit size. Minimum unit size determination should reference relevant jurisdictions.

It was moved by Thomas Schroeder, and seconded by Shora Parvaresh:

That the above recommendation be adopted. 5 in favour; 2 opposed.

**CARRIED**

Recommendation 2:

The panel recognizes that the applicant has made an effort to address incrementally needed community amenities but highlights that there continue to be needs for affordable housing and daycare spaces.

It was moved by Thomas Schroeder, and seconded by Claire Huxtable:

That the above recommendation be adopted. 7 in favour; none opposed.

**CARRIED**

Recommendation 3:

The panel notes the importance of family-oriented units, particularly 3-bedroom units, and recommends the Minister consider a percentage of 3-bedroom units on all parcels, that are in line with similar jurisdictions.

It was moved by Thomas Schroeder, and seconded by Claire Huxtable:

That the above recommendation be adopted. 6 in favour; 1 opposed.

**CARRIED**

Recommendation 4:

That the Minister confirm that parking studies ensure that the needs of renters, visitors, and condo owners, are adequately served by the proposal.

It was moved by Thomas Schroeder, and seconded by Shora Parvaresh:

That the above recommendation be adopted. 7 in favour; none opposed.

**CARRIED**

## **9.0 Bylaw Amendment Referral Period**

6:22 pm

In summary the Panel discussed:

- Shortening of the referral period for public comment from 30 to 20 calendar days
- Acknowledgement of the concerns of the community around Change of Land Use District Application #1/23

Comment:

The panel notes community objections to the shortening of the standard referral period.

## **10.0 Adjournment**

It was moved by Thomas Schroeder and seconded by Keith Ross that the meeting be adjourned; panelists left the meeting at 6:33 pm.

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**Thomas Schroeder, Chair**  
**Advisory Design Panel**

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**Marc Winer, Secretary**  
**Advisory Design Panel**