



**University Endowment Lands
MINUTES OF THE
ADVISORY DESIGN PANEL (ADP) MEETING
Tuesday, October 08, 2024**

A meeting of the UEL Advisory Design Panel was held on **October 08, 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:

Pera Hardy, Architect - Chair
Marc Winer, Engineer - Secretary

Shora Parvaresh, Architect
Keith Ross, Landscape Architect
Paul Sangha, Landscape Architect
Kevin Wurmlinger, Engineer

Area Neighbourhood Panelists Present:

Alice Wang, Area D
Claire Huxtable, Area D

Applicant and Consultant(s) Present:

Claire Lee, Leeson Engineering Inc. - Architectural Designer
Joseph Bros, Musqueam Capital Corp - Property Owner

Staff Present:

Heather Shay, Director of Development Services
Erik Ursel, Planning Officer
Hannah Walsh, Planning Technician
Tina Liu, Program Coordinator

1.0 Territorial Acknowledgement

A territorial acknowledgement was given at 4:04 pm by Tina Liu.

2.0 Call to Order

The meeting was called to order at 4:05 pm by Pera Hardy.

3.0 Introduction of ADP Members and UEL Staff

4.0 Adoption of the Agenda

It was moved by Pera Hardy, and seconded by Shora Parvaresh:

That the Agenda, as presented, be adopted. All in favour; none opposed.

CARRIED

5.0 Adoption of the Minutes

It was moved by Pera Hardy, and seconded by Paul Sangha:

That the minutes of the Advisory Design Panel meeting on July 23, 2024, as presented, be adopted. All in favour; none opposed.

CARRIED

6.0 Development Permit Application #5/24 5425 Shortcut Road, Vancouver, BC Lot B, Block F, DL 140, Plan EPP68418 - Area D

4:09 pm

A memorandum dated October 01, 2024, from Erik Ursel, Planning Officer, was attached to the agenda package.

6.1 Overview by Planning Officer

4:09 pm

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

6.2 Presentation by Applicant

4:14 pm

In summary, the applicant presented on the following:

- Conditional use for spa/personal services
- Minor ventilation for 2 rooms
- Minor plumbing works proposed
- Personal services provided: acupuncture, beauty and health, skin care, registered massage therapy
- Proposed spa capacity: 16 customers and staff

6.3 Questions from Panel to Applicant

4:17 pm

In summary the Panel and the Applicant discussed:

- Permitted outright uses as specified in the CD-2 zone
- Price point of services/customer demographic
- Privacy of windows

7.0 Meeting Closed to the Public (Except for Applicant and/or Applicant's Representatives)

The meeting be closed to the public, with only the Professional Members, Applicant, Area Neighbourhood Panelists, and UEL staff remaining; all members of the public otherwise departed at 4:20 pm.

8.0 Panel Deliberations and Resolution Development Permit Application #5/24 5425 Shortcut Road, Vancouver, BC Lot B, Block F, DL 140, Plan EPP68418 - Area D

4:20 pm

In summary the Panel discussed:

- Development permit process length

Having considered the conditional use as presented and the *Land Use, Building and Community Administration Bylaw*, the Advisory Design Panel recommends that the Manager of the

University Endowment Lands approve Development Permit Application #5/24 at 5425 Shortcut Road, noting the following:

Recommendation 1:

The Panel supports the proposed conditional use without any additional comments or recommendations.

It was moved by Pera Hardy, and seconded by Marc Winer
That the above recommendation(s) be adopted. All in favour; none opposed.

CARRIED

9.0 Adjournment

It was moved by Pera Hardy, and seconded by Shora Parvaresh:
That the meeting be adjourned; panelists left the meeting at 4:32 pm.

Thomas Schroeder, Chair*
Advisory Design Panel
on behalf of Pera Hardy, Chair
Advisory Design Panel

Marc Winer, Secretary
Advisory Design Panel

*of the January 14, 2025 ADP meeting where the meeting minutes of the October 08, 2024 ADP meeting were adopted