



**University Endowment Lands
MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
Tuesday, April 13, 2021**

A meeting of the UEL Advisory Design Panel was held on **Tuesday, April 13, 2021 at 4:00 p.m.** and was hosted virtually via Microsoft Teams from the UEL Administration Office at 5495 Chancellor Boulevard, Vancouver, BC.

Professional Members Present:

Sanaz Mani, Architect – Vice Chair
Sherri Han, Architect
Paul Sangha, Landscape Architect
Kitty Leung, Engineer

Area Neighbourhood Panellists Present:

Ilan Vertinsky, Area B Panelist

Area Neighbourhood Panellist Observing:

Claire Huxtable, Area D Panelist

Staff Present:

Jonn Braman, Manager
Kamelli Mark, Deputy Manager Dev. Services on behalf of Bryan Wong, Planning Technician
Deepti Rawat, Municipal Clerk

Applicant and Consultants Present:

Quanzu Yang
Jonathan Ehling

1.0 Call to Order

The meeting was called to order at 4:02 pm by Sanaz Mani.

2.0 Introduction of ADP Members and UEL Staff

3.0 Adoption of the Agenda (motion by Paul Sangha, seconded by Sherri Han)

It was Moved and Seconded:

That the Agenda, as presented, be adopted.

CARRIED

4.0 Elections of the Advisory Design Panel Chair and Vice-Chair

Professional members put forward their names for the positions. As only one member offered in each role, the positions were filled by acclamation.

4.1 Sanaz Mani elected as Chair.

4.2 Kitty Leung elected as Vice-Chair.

4.4 Resolution confirming the above positions (motion by Sherri Han, seconded by Paul Sangha)

It was Moved and Seconded:

That the resolution confirming the elections of the Chair and Vice-Chair as presented, be affirmed.

4.0 Adoption of the Minutes (motion by Paul Sangha, seconded by Sherri Han)

It was Moved and Seconded:

That the Advisory Design Panel meeting minutes of January 12, 2021 as presented, be adopted.

CARRIED

**5.0 Development Permit Application #8/20
5537 Chancellor Boulevard – Area B**

A memorandum dated March 24, 2021 from Bryan Wong, Planning Technician was attached to the agenda package.

5.1 Overview by Deputy Manager, Development Services

A development permit application was received on May 22, 2020 from Jonathan Ehling to construct a new two-storey single family dwelling and detached garage at 5537 Chancellor Boulevard.

The proposed development underwent a technical review and complies with the SF-2 district requirements of the *Land Use, Building and Community Administration Bylaw* (the “Bylaw”).

Four (4) letters of objection were received during the public review period, and two (2) letters of objection withdrawal were received thereafter. Pursuant to Section 53(6) of the UEL Land Use, Building and Community Administration Bylaw, the applicant has requested that the Manager refer the application to the Advisory Design Panel for a recommendation.

5.2 Presentation by Applicant

Jonathan Ehling introduced the project and went over the letters of objections. Jonathan explained how the concerns expressed in two of the four letters were successfully resolved that resulted in withdrawal of two objections. Jonathan further added that the other two objectors were uninterested in having a discussion.

5.3 Questions, comments from Panel to Applicant

In summary, the Panel and the applicant discussed:

- Property setback, privacy;
- Windows, trees along property line;
- Driveway’s impermeable surface, rear deck;
- Removal of trees, reasons for not retaining trees, arborist report;
- Driveway material; and
- Garage location, access, landscaping.

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

The member of the public was the ADP neighbourhood representative for Area D, hence meeting continued.

**7.0 Panel Deliberations and Resolution
Development Permit Application #8/20
5537 Chancellor Boulevard – Area B**

The panel reviewed and discussed information provided by the applicant and the bylaw information provided by UEL staff. In summary discussions included:

- Possibility to reconfigure garage location and access;
- Reduction in the impermeable surface on the project;
- Entrance gate's location;
- Introduction of a paving pattern on the driveway to breakdown and lower hard surface scale ; and
- Planting between garage and the house and on west side of main level deck.

RECOMMENDATION

It was Moved (Ilan Vertinsky) and Seconded (Sherri Han):

That, having considered the design 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 #8/20 at 5537 Chancellor Boulevard subject to the applicant considering:

- Exploration of ways to reconfigure location of the garage and it's access in order to reduce the amount of paved area in the back yard;
- Reduction in the amount of impermeable surface on the project;
- Exploration of possibilities to move the entrance gate to the west side, away from the east property line;
- Submission of an arborist report for the trees being removed;
- Breaking down the hard surface scale of the driveway by introduction of a paving pattern;
- Consideration of additional layered planting between the garage and the house to provide layering between the garage roof and view from the deck;
- Consideration of introducing a connectivity between the deck and the rear lawn area; and
- Consideration of addition of planters on west side of the deck to add softness to the edge.

CARRIED

8.0 Meeting Adjournment

The meeting was adjourned by general agreement, and panelists left the meeting at 5:15 p.m.

Sanaz Mani

**Sanaz Mani, Vice Chair
Advisory Design Panel**

**Marc Winer, Secretary
Advisory Design Panel**