



**University Endowment Lands
MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
Tuesday, May 09, 2023**

A meeting of the UEL Advisory Design Panel was held on **Tuesday, May 09, 2023, 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:

Shora Parvaresh, Architect – Chair
Thomas Schroeder, Architect – Vice Chair
Pera Hardy, Architect
Keith Ross, Landscape Architect
Marc Winer, Engineer – Secretary
Kitty Leung, Engineer

Area Neighbourhood Panelists Present:

Claire Huxtable, Area D
Katerina Wong, Area A

Applicant and Consultant(s) Present:

Development Permit Application #6/21
Jiang Zhu, Imperial Architecture, Architect
Eason Li, Landscape Architect
Derek Zhao, Property Owner
Jamie Jiang, Property Owner's Representative

Objector(s):

Ted Yong & Gina Yong

Staff Present:

William Emo, UEL Manager
Kamelli Mark, Deputy Manager
Erik Ursel, Planning Technician
Mark Leung, Corporate Administrative Clerk

1.0 Call to Order

The meeting was called to order at 4:03 pm by Shora Parvaresh and Seconded by Thomas Schroeder.

2.0 Introduction of ADP Members and UEL Staff

3.0 Adoption of the Agenda

It was Moved by Shora Parvaresh, and Seconded by Pera Hardy:
That the Agenda, as presented, be adopted.

CARRIED

4.0 Adoption of the Minutes

It was Moved and Seconded, by Shora Parvaresh and Pera Hardy:

That the Advisory Design Panel meeting minutes of the Advisory Design Panel Meeting of March 14, 2023, as presented, be adopted.

CARRIED

5.0 Development Permit Application #6/21

5988 Newton Wynd – Area B

4:11 pm

A memorandum dated April 04, 2023, from Erik Ursel, Planning Technician, was attached to the agenda package.

5.1 Overview by Planning Technician

4:12 pm

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

5.2 Presentation by Applicant

4:19 pm

In summary, the applicant presented on the following:

- Sloped site; defined setbacks and height;
- Windows oriented to front and back yards;
- Contemporary style, flat roof, glazing for natural light;
- Driveway along side yard and fence for side yard related to privacy;
- Privacy and view concerns; and
- Native plants for privacy and ecological support.

5.3 Questions from Panel to Applicant

4:31 pm

In summary the Panel and the Applicant discussed:

- Privacy concerns with regard to the roof deck of the garage;
- Preservation of views required in the *Land Use, Building and Community Administration Bylaw*;
- Roof height given gable design; and,
- Whether hedge removal in the front yard would affect the consistency of streetscape.

6.0 Meeting Closed to the Public

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

It was Moved by Shora Parvaresh, and Seconded by Thomas Schroeder:

That 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 4:53 pm.

7.0 Panel Deliberations and Resolution Development Permit Application #6/21

5988 Newton Wynd – Area B

4:55 pm

In summary the Panel discussed:

- Security of the site;
- Retention of the hedge in the front yard for consistency with the existing streetscape;
- Preservation of views;
- Consistency with other 2-storey houses in the area; and

- Compliance with technical Bylaw requirements

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 #6/21 at 5988 Newton Wynd, noting the following:

Recommendation 1:

That retention of the current front hedge could preserve the continuity and coherence of the street's overall hedge composition. If necessary, the Panel suggests trimming the hedge down to maintain a neat and uniform appearance.

Recommendation 2:

The views impacted by the application appear to be from secondary rooms at a neighbouring property. The Panel recognizes that the Applicant has made considerable efforts to protect the view short of making it a one (1) storey building. The Panel notes guidelines from the Bylaw related to protecting views, especially to the North.

All in favour, none opposed.

CARRIED

8.0 Short Recess

5:45 pm

9.0 Meeting Reopened to the Public (And for next Applicant and/or next Applicant's Representatives)

Recess shortened due to there being no remaining members of the public in attendance and no further applications on the Agenda.

10.0 Introduction of Draft ADP Terms of Reference

5:50 pm

The Manager presented a draft version of the ADP Terms of Reference, noting the updates were in alignment with the recently adopted OCP amendments.

It was moved by Shora Parvaresh and Seconded by Thomas Schroeder that:

The question be postponed until the next Advisory Design Panel meeting in June for further discussion.

All in favour, none opposed.

CARRIED

11.0 Adjournment

It was Moved by Shora Parvaresh, and Seconded by Thomas Schroeder:

That the meeting be adjourned, and panelists left the meeting at 6:01 pm.



Shora Parvaresh, Chair
Advisory Design Panel



Marc Winer, Secretary
Advisory Design Panel