



**University Endowment Lands
Meeting Notes from the
ADVISORY DESIGN PANEL MEETING
Tuesday, April 7th, 2009**

Meeting notes from the Regular Meeting of the UEL Advisory Design Panel (ADP) held at **4:00pm on Tuesday, April 7, 2009** in the UEL meeting room, located in the UEL Works Yard at 5495 Chancellor Boulevard, Vancouver, BC

Professional Members Present:

Nancy Stern, Architect (Chair)
Jonathan Losee, Landscape Architect
Ronald Myers, Landscape Architect
David Grigg, Engineer
Randal Kovacs, Engineer

Neighbourhood Panellists Present:

Pauline Nocente, Area B
Margaret Stuart, Area B
Dave Forsyth, Area A
Stuart Smith, Area A

UEL Staff Present:

Margaret Eckenfelder, UEL Manager
John Dobbs

1. Introduction of ADP members and UEL staff

2. Adoption of Agenda

2.1. The Chair briefly outlined the structure of the meeting, and the UEL Manager reviewed the agenda. The Manager noted that no objections to either application had been received, nor were any objectors present at the meeting.

3. Delegations

**Agenda Item #1 – Amendment/Variance to Development Permit #6/06
1295 Acadia Road, Vancouver BC**

Loy Leland (applicant) presented to the panel an outline of the variances requested. Landscape architect Paul Sangha described how the variances would fit into the overall landscape plan.

The Chair opened the floor for discussion.

The Panel requested more information about the rationale for wanting a higher gate and was advised that it related to the applicant's concerns about privacy. The Panel was also advised that the proposed gate would allow gardening and other staff to access the lawn directly without having to traverse the entire property. Panel members suggested there were other ways to address privacy concerns (e.g. with plantings on the other side of the gate). Concern was also expressed regarding setting a precedent for higher gates in front yards.

The Panel also requested more information about the rationale for raising the height of the proposed arbour to 11.5 feet. They were advised that 8 feet would bring the arbour to the top of the doors but would interfere with windows above the door. They were also advised that the higher arbour would not be visible to neighbours and was designed to transition from the house to the gardens below.

Some panel members were concerned about the impact of having 3 arbours in the front yard of the house. A panel member wondered about impact on sight lines of neighbouring houses.

PUBLIC FORUM ADJOURNED: 5:00 p.m.

Since the applicant for Agenda Item #2 did not appear, the panel discussed Agenda Item #1 and then moved on to Agenda Item #2.

**Agenda Item #2 – Development Permit #6/08
2188 Acadia Road, Vancouver BC**

In the absence of the applicant, staff briefly outlined the proposal and the variances being sought. Upon reviewing the irregular shape of the lot and the placement of the existing garage, the Panel was comfortable with a variance to allow the garage to be located in the front yard. However, the Panel questioned whether it was really necessary to build an extra 169 sq.ft. into the required side yard to achieve their objective of having a 2-car garage. Some concern was expressed about adding more non-conformity to an already non-conforming structure.

4. Resolutions

**4.1: Agenda Item #1 – Amendment/Variance to Development Permit #7/08
4775 Chancellor Boulevard, Vancouver BC**

See attached form

**4.2: Agenda Item #2 – Development Permit Application #6/08
5633 Chancellor Boulevard, Vancouver BC**

See attached form

Meeting was adjourned at 7:00pm

Advisory Design Panel Resolutions

Meeting Date: April 7, 2009

Professional Members Present

- Nancy Stern – Chair Arch Shelley Craig Arch
 Bruce Carscadden Arch Ronald Myers L.Arch
 David Grigg Engineer Jonathon Losee L.Arch
 Randal Kovacs Engineer

Neighbourhood Panellists Present

- Dave Forsyth – A Stuart Smith - A
 Margaret Stuart – B Pauline Nocente – B
 Doug Carnahan – C Windsor-Liscombe – C
 Luca Filipozzi - D Benoni Seghers – D

After giving due consideration to information provided by interested parties regarding the potential impacts of the proposed development to other properties, in terms of size, style, architectural compatibility, view, sunlight penetration, privacy or property value and the intent of the Bylaw and applicable design guidelines for University Hill single detached dwellings the Advisory Design Panel makes the following recommendations:

Agenda Item #1 DP# 6/06 Address: 1295 Acadia Road, Vancouver, B.C.

“The Advisory Design Panel recommends that the Manager of the University Endowment Lands;

- Deny the variance to section 33(2) to permit the height of a pedestrian gate to be increased from 4 feet to 6 feet;
- Defer further consideration of the variance to section 32(8) to permit the height of an arbour to be increased from 8 feet to 11.5 feet until the applicant has made sufficient progress in landscaping the property to provide a mock up of the proposed 11.5 foot arbour that will give a true impression of what the completed arbour will look like in its fully landscaped context, including the impact on sight lines from adjacent properties. The applicant will provide the Manager with a progress report on the landscape development no later than 6 months following the date of this resolution, indicating when the site might be ready for the mock up of the proposed arbour.

Agenda Item #2 DP# 12/08 Address: 2188 Acadia Road, Vancouver, B.C.

“The Advisory Design Panel recommends that the Manager of the University Endowment Lands;

- Approve the variance to section 64(2) to permit the garage to be located in the front yard;
- Deny the variance to section 64(5) to permit the total allowable area of accessory buildings in the required side yard to be increased from 300 sq.ft. to 469 sq.ft.