



**University Endowment Lands  
Minutes from the  
ADVISORY DESIGN PANEL MEETING  
Tuesday, April 8, 2014**

A meeting of the University Endowment Lands (UEL) Advisory Design Panel (ADP) was held on **Tuesday, April 8, 2014 at 4:00 p.m.** in the UEL Public Works meeting room, located in the UEL Public Works Yard at 5495 Chancellor Boulevard, Vancouver, BC.

**Professional Members Present:**

Hanako Amaya, Landscape Architect  
Allan Diamond, Architect  
John Keen, Architect  
Donna Rodman, Landscape Architect (at 4:12 pm)  
Eric Stine, Architect

**Area Neighbourhood Panellists Present:**

Dave Forsyth, Area A  
Stuart Smith, Area A  
Michael Karton, Area B (as an Observer)

**UEL Staff Present:**

Jonn Braman, Manager  
Natalie Coburn, Planning Technician  
Pat Kereiff, Office Administrator

**1.0 Call to Order**

John Keen, Acting Chair, called the meeting to order at 4:09 pm.

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

ADP panel members and UEL staff were introduced.

**3.0 Adoption of the Agenda**

Moved, Seconded and Carried

That the agenda for the Advisory Design Panel meeting of April 8, 2014 be adopted as presented.

**4.0 Elections of Advisory Design Panel Chair, Vice-Chair and Secretary for the period of February 1, 2014 to January 31, 2015.**

Pursuant to Section 4.1(b) of the UEL Official Community Plan, and Section 62 of the UEL Community Advisory Council Bylaw, the Advisory Design Panel Chair, Vice-Chair and Secretary shall be elected annually from among the Professional ADP Panellists.

Al Diamond was nominated as Chair, Donna Rodman was nominated as Vice-Chair; and, John Keen was nominated as Secretary for the term of February 1, 2014 to January 31, 2015. All nominations were accepted by the nominees.

Moved, seconded and Carried.

That Al Diamond be appointed to the office of Chair; Donna Rodman be appointed to the office of Vice-Chair; and John Keen be appointed to the office of Secretary of the University Endowment Lands Advisory Design Panel for the term of February 1, 2014 to January 31, 2015.

Seat of the Chair was taken by Al Diamond.

**5.0 Adoption of the Minutes of the Advisory Design Panel Meeting of October 15, 2013**

Moved, Seconded and Carried

That minutes of the Advisory Design Panel meeting held October 15, 2013 be approved as presented.

**6.0 Development Permit Application # 12/13  
1762 Acadia Road - Area A**

**6.1 Overview by Planning Technician**

Natalie Coburn, Planning Technician, advised that Application # 12/13 was for a development permit to construct a two storey single family dwelling and detached garage at 1762 Acadia Road. The dwelling will have a total floor area of 3,772 square feet above grade.

Natalie briefly outlined the project data sheet for development permit # 12/13. The proposed design complies with the SF-2 district requirements of the *Land Use, Building and Community Administration Bylaw* ("the Bylaw") and no variances are requested. The project data sheet is attached to these minutes as Appendix A.

Six letters of objection pertaining to the proposed development permit were received and now, in accordance with Section 53(6) and (7) of the Bylaw, the application is referred to the Advisory Design Panel. The Panel shall provide a recommendation to the Manager who will render a decision to approve or reject the application. Concerns expressed were: neighbouring grade elevations, landscaping, building materials and the style and character of the proposed house.

Natalie directed ADP members to the application drawings for their review.

**6.2 Presentation by Applicant**

Marque Thompson, of Design Marque, was in attendance at the meeting.

Marque noted that the proposed design drew from the past with aspects of European, French, and Dutch architecture. He noted that the front windows, front door and porte-cochere are all very similar to the existing home.

Marque stated that his clients wished to have a lot of light in the house. They have selected an exterior design which utilizes faux slate tiles, slap dashed stucco and stone veneer.

Marque wrote to those who submitted objections and he has spoken with some of the neighbours regarding the development permit and the objections. Marque noted that there are existing homes in the neighbourhood of a similar design and that hedging in the neighbourhood ranges from none to substantial.

**6.3 Questions from ADP Members**

Q What is the permeable area?

A Proposed permeable area is 6,675 sq ft (48%) and Site Coverage (buildings) is 3,482 sq ft (25%). A pool will be removed and more green space added.

Q Has this DP been to the ADP before?

A No.

Q What will happen alongside neighbours?

A Currently a hedge exists. A hedge of screening will be added along the fence. New trees will not be purchased where good landscaping trees exist. Trees that will be removed were pointed out to the panel.

A Existing garage will be replaced.

Q Which direction will the grading be in?

A Grading will be to drains, not spilling onto an adjoining lot. Grade and slope were reviewed with the panel.

Q Is this house for sale? (Based on a statement from a person doing yard maintenance.)

A House is currently under care of a property management company. New owners will be living elsewhere until new house is built.

Q Side balcony overlooks a neighbour?

A This balcony overlooks a gabled roof. No objections were received from this neighbour.

Q If hedge was planted jointly between two neighbours, can agreement be maintained if there is a new owner.

A This would be an agreement between two private owners. The UEL would not have jurisdiction.

Q Replacing the existing pool area with impervious surface is not a very sustainable solution.

A Existing driveway is tarmac. Perhaps, a combination of faux-grass and concrete could work. Will incorporate into our design and construction strategy.

Q Room off the garage on main level?

A Planned as a play area for the children.

Q What are the plans for the rear property line, abutting the park? Right of way may be for fire protection in case of forest fires.

A An existing 7-8' hedge runs almost up to the garage. The 5' easement to the rear behind the garage and adjacent to Pacific Spirit Park will be treated as a riparian area and planted out with native BC species, for low maintenance and to reduce risk from wildfire.

Q Does the bylaw address impervious surfaces?

A No. This was considered during the last bylaw review. The UEL requests this information at the time of submission of the application.

Q Basement in the garage?

A Due to building costs and lack of storage areas, basements in garages are commonly used for storage.

Q Does the UEL manager have authority to change proposed architecture if the application meets by Bylaw?

A Application has been brought before the ADP because of the letters of objection only.

#### **6.4 Meeting Closed to the Public**

The meeting was closed to the Public, with the exception of the applicant's representatives, at 5:05 pm.

#### **6.5 Panel Deliberations and Resolution Development Permit Application # 12/13**

**1762 Acadia Road, Vancouver, BC - Area A**

The Panel reviewed and discussed information provided by the applicant's representative and UEL staff. Discussion included: street appeal; character and design of the house; impervious surfaces; landscaping and protection of existing trees during construction; letters of objection; and, compliance with the UEL *Land Use, Building and Community Administration Bylaw* and Design Guidelines.

**RECOMMENDATION:**

*Moved, Seconded and Carried.*

*The Advisory Design Panel recommends that the Manager of the University Endowment Lands approve Development Permit Application #12/13, 1762 Acadia Road, to permit construction of a two storey single family dwelling and accessory building. This recommendation to approve is subject to caveats that the Manager review:*

- *the driveway hard surface areas and treatment,*
- *protection of existing trees during construction,*
- *landscape treatment along the easement at the rear of the property to reduce wildfire risk with adjacent Pacific Spirit Park, and*
- *a neighbourly shared solution for preservation of the existing hedge on the north side of the property.*

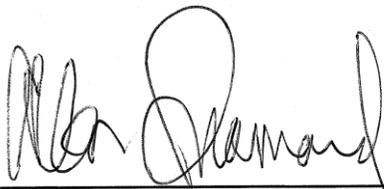
**7.0 General Discussion**

**A general discussion ensued regarding submission of context drawings with a development permit application. Neighbourhood panellists can easily view the site and speak to the neighbours. This is not the case for the professional panelists who would prefer to view drawings electronically.**

Jonn Braman advised that the UEL has received the Block F rezoning application and is currently conducting the technical review. Staff has also begun discussions with the Community Advisory Council (CAC). UEL administration would like to bring the concept to the ADP for their comments regarding some aspects of the application.

Block F development is a phased project, covering 10 hectares, submitted as one application.

**8.0 The meeting adjourned at 5:37 pm**



Al Diamond, Chair,  
Advisory Design Panel



John Keen, Secretary,  
Advisory Design Panel

Appendix "A"  
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University  
Endowment  
Lands

**SFD  
PROJECT DATA SHEET**

<b>Address:</b> 1762 Acadia Road		<b>DP#</b> 12/13
<b>Legal:</b> Lot 3 Blk 66 DL 140 Plan 5449		<b>BP#</b>
<b>Applicant:</b> Design Marque	<b>Site Area:</b> 13,999 sq ft	<b>Area:</b> A
<b>Project Description:</b> new 2 storey SFD with detached 2 car garage		

HOUSE	Required	Proposed
Setbacks: Front	min 40 feet	40' 6"
Rear	min 70 feet	70'
Left Side	min 15 feet	18'
Right Side	min 15 feet	15' 3"
	Permitted	Proposed
Floor Space Ratio (FSR)	max 3780 sq ft	3771.75 sq ft
Main Floor Area	-	2281.25 sq ft
Second Floor Area	-	1490.50 sq ft
Building Height	max 25 feet	23.7 feet
Elevations: Average Grade	-	262.68'
Ridge		289.67'
Mid-Point		286.42'
8' from 2 <sup>nd</sup> Fl		283.17'
Main Floor	-	263.50'
Site Coverage	max 25% (3499.75 sq ft)	24.9% (3482.25 sq ft)

ACCESSORY BUILDINGS	Building #1 (Garage)		Building #2 (Porte Cochere)	
	Permitted	Proposed	Permitted	Proposed
Setbacks: Side	min 5 feet	7'	min 5 feet	5'
Rear	min 5 feet	5'	n/a	-
Building Height: Ridge	max 15 feet	14.26'	n/a	-
Mid-Point	max 12 feet	11.42'	max 12 feet	12'
Floor Area in Side Yard	n/a	-	max 300 sf	120 sq ft
Total Floor Area: max 1120 sq ft	Bldg #1: 751.5 sq ft + Bldg #2: 153 sq ft = Prop'd Total: 904.5 sf			

VARIANCES REQUESTED
none

Completed by: NC Date: March 21, 2014