



**University Endowment Lands
Minutes from the
ADVISORY DESIGN PANEL MEETING
Tuesday, December 8, 2009**

Minutes from the Regular Meeting of the UEL Advisory Design Panel (ADP) held at **4:00 pm, Tuesday, December 8, 2009** in the UEL meeting room, located in the UEL Works Yard at 5495 Chancellor Boulevard, Vancouver, BC

Professional Members Present:

Randall Kovacs, Engineer (*Acting Chair*)
Bruce Carscadden, Architect
Shelley Craig, Architect (at 4:21 pm)
David Grigg, Engineer
Jonathan Losee, Landscape Architect
Damon Oriente, Landscape Architect
Nancy Stern, Architect

Neighbourhood Panellists Present:

Doug Carnahan, Area C
Dave Forsyth, Area A
Benoni Seghers, Area D
Stuart Smith, Area A
Margaret Stuart, Area B

ADP Panellists Absent:

Luca Filipozzi, Area D
Pauline Nocente, Area B
Rhodri Windsor-Liscombe, Area C

UEL Staff Present:

Margaret Eckenfelder, Manager
Dallas Arcangel, Planning Technician
Pat Kereiff, Office Administrator

Guests:

Michelle Fenton, Chair, AIBC Advisory Design Panel Committee

1.0 Call to Order

Randall Kovacs, Acting Chair, called the meeting to order at 4:04 pm.

2.0 Introduction

Randall Kovacs, welcomed those present to the meeting. ADP panellists, UEL staff and guests were introduced.

Randall Kovacs reviewed the agenda for the meeting stating that the meeting was scheduled to end at 6:00 pm and that time periods allotted for each item should be adhered to. The agenda includes twenty minutes for public comment and this will be open only to those who have submitted written comments during the neighbourhood notification period.

Outstanding minutes from the July and October meetings will be considered if time permits. Otherwise the minutes will be considered for approval at the next meeting of the ADP.

Randall welcomed Damon Oriente, Landscape Architect, who was recently appointed to the panel. Damon replaces Ron Myers.

3.0 Overview by Planning Technician

Dallas Arcangel, Planning Technician, reviewed the proposed project for 1708 Western Parkway. Her presentation included: site coverage; square footage of roughly 3,700 square feet over two floors; a garage of approximately 500 square feet; the proposed house is under the allowable building height; variances are for 10-1/2" into the front setback and 27-1/2" into the rear setback; right (south) and left (north) sides of the house meet the minimum allowable setbacks; reflecting pools; terraced landscape down to driveway; Jacuzzi; and, bar-b-que; Dallas noted that the house model does not show all of the landscaping. House materials are concrete with glass glazing in the front and rear. A skylight is located in the centre portion of the house. The front yard has some concrete treatment and the wood fence contains some concrete panels.

Dallas explained that the requested variances into the front and rear setbacks are for the top portion of the building only. The majority of the building falls within the setbacks. The roof assembly is not a typical eave and is more of a contemporary design, resulting in the variance.

4.0 Presentation by Applicant

Presentation for the applicant was made by Chris Doray and Pablo Rojas of Iconstrux Architecture Ltd.

The PowerPoint presentation depicted neighbouring homes to the north and south. There are three components to the assemblage of the house including the breezeway through the middle. The house has green heat and ventilation.

Shelley Craig arrived at the meeting at 4:21 pm.

Chris commented on the strong presence of Tudor architecture in the surrounding area and showed other modern concrete and glass structures in the University Endowment Lands. The house patterning applies what is old and familiar into a new aesthetic with transparency on the front and back. Chris further commented on fencing and the driveway. They have read, and seriously considered, all public comment received during the public notification period.

5.0 Questions from Panel to Applicant

Q. Are the gable walls concrete cast in place?

A. Yes. Striations are made by blasting of concrete created by shadows and light falling on the aggregate.

Q. How do you propose to resist the natural forces of nature?

A. The characteristics of concrete.

Q. How will the house release heat in the summer months?

A. Through natural convection. There are returns in the glazing which can be opened for cross ventilation.

Q. How are you dealing with water from the roof?

A. Storm management is built into the walls.

Q. Do you expect the landscaping to look as depicted in the slide?

A. Yes.

Q. The second slide does not show the reflecting ponds or plantings in front of concrete wall?

A. Have worked within the limitations of our tools and done our best to express the largest green items in the front. The water (reflecting ponds) is not shown in perspective.

Q. Two slides don't show any bearing of what the final landscaping will be?

A. We are planning to put in a hedge. The hedge may pull back around the house numbers.

Q. What have you done to mitigate light pollution onto the neighbours on the east (referring to slide of the front of the house at night)? Will the back of the house look the same?

A. There will be blinds coming down for privacy. Slide illustrating the front of house at night was to show the reflecting pools, lighting and walls at night. As blinds will be used, this slide does not depict what will normally occur.

In the drawings, we could not show high vegetation in the back of the house because of the easement. To take care of privacy issues, we will plant as high as we can and invite the neighbours to plant on their property also. Our clients want privacy as well.

Q. The slide shows the reflecting pond coming out to the sidewalk?

A. The reflecting pond is 4" deep. We have metal grating just below water level and this grating is secured to walls. If someone steps into water, they are stepping onto grating.

Q. What difference will the neighbour to the south see with regard to the south wall?

A. We don't believe she will see much due to the vegetation. There is still existing vegetation on neighbour's property and we will be planting vegetation also.

Q. Have you looked at other ways of making this a roof overhang rather than a wall overhang?

Q. This house uses 74% of the allowable footprint and is lower than the existing house by a floor. We are actually behind the setback margin where the house hits the ground.

The lean was to achieve the architectural dynamics of the house and the apex is protruding into the setback. If the apexes were eaves, they would protrude even more. There is no definition of an eave in the bylaw and we are proposing something less intrusive.

Q. Why didn't you take advantage of view of the Northshore mountains? The view is more toward the rear yard.

A. We made the house more porous to get views of ocean and mountains. Our clients wanted a sense of privacy and we can't bring the entire panorama in.

Q. What will be in place for privacy in terms of the Jacuzzi?

A. At this stage, there is no opening from the neighbours to where the Jacuzzi can be viewed. Use of the Jacuzzi is to interact with the sky.

Q. What will the roof material be?

A. Engineering is taking place right now and roofing material has not been finalized. The pitch is so shallow that emphasis will be on the gutters. You will not see the material on the roof.

Q. Is there paving on the sides of the walkways?

A. There will be grass, gravel, railway ties and lawn.

Q. If there isn't a fence, what is your impression of how you like to see the front?

A. Predominantly, there will be two varieties of rhododendrons and ivy with colour through flowering plants and some scented trees (magnolia).

Q. Fencing will not go to the front yard?

A. The trees will be quite dense. We don't want to remove trees and believe that a nice hedge would be adequate. There's no fence from the neighbour on north side.

Q. Will there be window coverings?

A. Yes.

Q. What will occur at the side of the house, above the entry to the garage?

A. There will be a stainless steel guardrail with a hedge to the edge of the property.

Q. Where are you getting the water?

A. Will be part of the regular water system. There will be a mechanical system in the basement.

Q. Will the water level of the reflecting pools come to the same level as the sidewalk?

Q. Yes, we are hoping so. We don't want a hazard in the front of the house and this needs to be addressed.

6.0 Opportunity for Public Comment

6.1 Dr. Khanna, 5550 McMaster Road

Likes light and sky. These windows give the impression that someone is hiding and my personal view is that I do not like them. We have a lot of light in our home. I don't think the reflecting pool is safe and you have indicated that you would rectify this.

6.2 Ed O'Brien, 1707 Allison Road

Before there was a 30' high hedge (between our houses) and we had total privacy. We now have windows facing out (from this house) to our home. I'm giving up my privacy for this house and don't want my neighbour's freedom to interfere with my freedom. I would like a hedge to go in during construction to preserve my privacy. I don't like the shape of the house but, this is the owner's right.

7.0 Applicant Response to Public Comment

The maximum possibility of view from the windows is on the second floor. We've proposed that the kitchen wall, from counter and top cabinets have a window. Powder room and study focus on 2 foot x 2 foot windows. There is a horizontal mountain view from the showers. At this stage we don't propose to add more windows.

Our approach to privacy is to work together with our neighbour to the rear and both do some planting. We can control our side and our neighbours can control their side.

8.0 The meeting was closed to the public at 5:14 p.m.

Nancy Stern introduced Michelle Fenton, Chair, AIBC Advisory Design Panel Committee to members of the ADP.

9.0 Panel Deliberations and Resolutions

The Panel reviewed and discussed information provided by the applicant, UEL staff and comment from the public including letters of objection and support. Discussion included; concept of an eave, contemporary nature of the house, concrete walls, privacy, proximity of reflecting ponds to the sidewalk, safety of location of ponds, concrete wall at the front of the house, neighbourhood context, landscaping and plant choices.

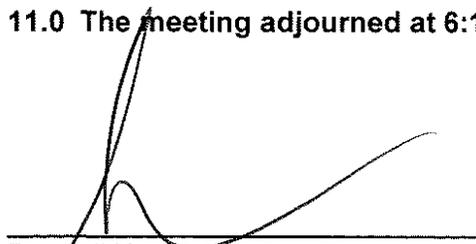
After giving due consideration to information provided by interested parties, the intent of the Bylaw and applicable design guidelines for University Hill single detached dwellings regarding the potential impact of the proposed development in terms of size, style, architectural compatibility, view, sunlight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

That the Manager of the University Endowment Lands not approve the two variances requested for Development Permit #6/09 to alter Section 61(1) of the Land Use, Building and Community Administration Bylaw to permit encroachment of the top of the building only into the required front yard setback to 39.13' (from required 40'-0") and to alter Section 63(1) of the Land Use, Building and Community Administration Bylaw to permit encroachment of the top of the required rear yard setback to 67.71' (from required 70'-0") and further,

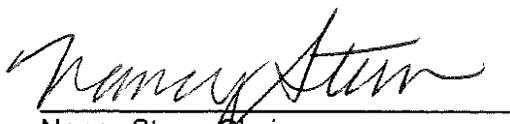
That the Manager ask the applicant to rethink his landscape plan on the basis of privacy and context issues.

10.0 Approval of Minutes

Minutes of the July 7, 2009 and October 6, 2009 ADP meetings are referred to the next meeting of the ADP for approval.

11.0 The meeting adjourned at 6:11 pm.

Randall Kovacs, Acting Chair
Advisory Design Panel



Nancy Stern, Chair
Advisory Design Panel