



**University Endowment Lands
Minutes from the
ADVISORY DESIGN PANEL MEETING
Tuesday, December 6, 2011**

Minutes from the University Endowment Lands (UEL) Advisory Design Panel (ADP) meeting held Tuesday, December 6, 2011 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:

Bruce Carscadden, Architect
Jonathan Losee, Landscape Architect
Nancy Stern, Architect

Area Neighbourhood Panellists Present:

Jaymie Ho, Area B
Michael Karton, Area B

Other Neighbourhood Panellists Present:

Dave Forsyth, Area A (*As an Observer*)

Professional Members Absent:

Shelley Craig, Architect
David Grigg, Engineer
Randall Kovacs, Engineer
Damon Oriente, Landscape Architect

UEL Staff Present:

Marie Engelbert, Manager
Steve Butt, Superintendent of Public Works
John Dobbs, Plan Checker
Pat Kereiff, Office Administrator

Also Present:

Jack Tan, Cresco Development
Stephen Dee, Isidore Landscapes
Joel Massey, RM Developments

1.0 Call to Order

Bruce Carscadden, Chair, called the meeting to order at 4:00 pm.

2.0 Introduction

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 December 6, 2011 be adopted as presented.

4.0 Development Permit Application # 14/11 5950 NW Marine Drive, Vancouver, BC

ADP Panel Members Bruce Carscadden, Jaymie Glasmann Ho, Michael Karton, Jonathan Losee and Nancy Stern reviewed Development Permit (DP) #14/11.

4.1 Overview by Plan Checker

John Dobbs, Plan Checker, advised that Application #14/11, to construct a 220 sq ft roof deck off the attic level at the north side of the existing structure, requires a variance to alter Section 60 of the *UEL Land Use, Building and Community Administration Bylaw* to permit the construction of a partial third storey. To provide access to the deck, 105 sq ft for stairs, stairwell and the landing will be constructed through the attic. This construction through the attic will still be under the allowable floor space ratio (FSR).

The roof deck is accessed from the attic level of a two story house. A partial third storey is created by the deck and the stairwell access. John verbally outlined information from the Project Data sheet.

4.2 Presentation by Applicant

Jack Tan, Cresco Development, thanked members of the ADP for the opportunity to present details of this DP application. Mr. Tan stated that the house was built in 1929. It is a well built home. The owner and the architect deemed the original design and construction good and opted to keep it. Work on the building to date has been within the bylaw regulations. A structural engineer is ensuring that the building will meet the current building code.

The roof deck has been added to provide the owner with maximum enjoyment of the building. The roof deck does not inhibit the neighbour's enjoyment of their property.

Mr. Tan reviewed a three dimensional rendering of the building and photos of the building prior to recent construction. The rendering provided is facing the north. The proposed deck is as shown on the front of the rendering.

Mr. Tan advised that the proposed deck is not visible from Newton Wynd. In respect of landscaping, some existing trees will be removed; however, the main sections of trees belong to neighbouring properties and cannot therefore be removed as part of the project.

4.3 Questions from Panel to Applicant

Q. What about the other section of the building that is being developed?

A. This is included in the main house, which is being developed under a separate building permit.

Q. Was there ever access to a third floor?

A. No, this was considered roof space. The 220 sq ft of deck is outside.

Q. What about the half circular window visible in the roof?

A. That was a skylight.

- Q. Will only the deck railing and new skylight be visible from the outside?
A. Yes. The skylight covers part of the deck and provides lighting down the stairwell.
- Q. Is there access from new stairwell to the attic?
A. No.
- Q. Will the proposed deck be higher than the existing roof?
A. The deck will be notched into the roof with no increase in the height.
- Q. Is the inside of third floor now non-living space?
A. Yes – there is no living space in the current attic
- Q. Will there be a window opening into the living space?
A. The window will bring light down the stairwell only..

ADP panellists reviewed the project drawings for reference pertaining to the windows.

- Q. How will water drain from the deck?
A. Water will drain down into the gutter.
A. There will be four deck drains into the gutters.
- Q. What about snow on the deck?
A. As above for water.
- Q. What was the previous atrium used for?
A. The previous atrium contained a hot tub, mechanical room, conservatory and changing rooms.

4.4 Meeting Closed to the Public

The meeting was closed to the Public, with the exception of the applicant's representatives, at 4:20 pm.

4.5 Panel Deliberations and Resolution

Development Permit Application # 14/11
5950 NW Marine Drive, Vancouver, BC

The Panel reviewed and discussed information provided by the applicant and UEL staff. Discussion included: that this is a modest modification to an existing house; the height of the building; that the proposed roof deck did not impact the view corridor; and, compliance with the UEL Land Use, Building and Community Administration Bylaw.

It was also noted that none of the objection/comment letters received during the neighbourhood notification period stated concern about the proposed roof deck, other than comments regarding the precedent of creating a (partial) third storey. The panel discussed whether approving the roof deck would set a precedent in the neighborhood for third stories and the opinion of the panel was that it would not due to its limited size and unique home non-conformance.

There was also discussion of the relevance of the wider renovation work underway in the main house to the development permit application, with the conclusion that, as this work complies with the requirements of the UEL Bylaw, it does not form part of the current application, and is not therefore relevant to the Panel's recommendation. Specific mention was made of the current measured height of the building, which is legal non-conforming, and can therefore be retained through the renovation.

On this point, Steve Butt, Superintendent of Public Works, reminded panellists that the Local Government Act (section 911) is clear that repair, extension or alteration to non-conforming use or siting can be undertaken to extent that when complete there is no further contravention. The current measured height of the building can therefore be maintained through the ongoing renovations, which do not require a Development Permit. The variance application presented is for a variance in height, as it pertains to the number of storeys.

Recommendation:

Moved, seconded and Carried.

The Advisory Design Panel unanimously recommends that the Manager of the University Endowment Lands (UEL) approve development permit application #14/11, for 5950 North West Marine Drive which includes a variance to alter the building height, as it pertains to the number of storeys, under Section 60 of the UEL Land Use, Building and Community Administration Bylaw to permit the construction of a partial third storey to create the proposed roof deck.

5.0 Adoption of the Minutes

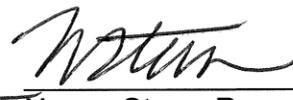
Moved, seconded and Carried.

That the minutes of the Advisory Design Panel meeting held September 6, 2011 be approved as presented.

6.0 The meeting adjourned at 4:35 pm.



Bruce Carscadden, Chair
Advisory Design Panel



Nancy Stern, Recording Secretary
Advisory Design Panel