

**University Endowment Lands  
Minutes from the  
ADVISORY DESIGN PANEL MEETING  
Tuesday, February 2, 2010**

Minutes from the Regular Meeting of the University Endowment Lands (UEL) Advisory Design Panel (ADP) held at **4:00 pm, Tuesday, February 2, 2010** in the UEL meeting room, located in the UEL Works Yard at 5495 Chancellor Boulevard, Vancouver, BC

**Professional Members Present:**

Nancy Stern, Architect (*Chair*)  
Shelley Craig, Architect  
David Grigg, Engineer (at 4:11 pm)  
Randall Kovacs, Engineer  
Jonathan Losee, Landscape Architect  
Damon Oriente, Landscape Architect

**Neighbourhood Panellists Present:**

Dave Forsyth, Area A  
Pauline Nocente, Area B (at 4:11 pm)  
Benoni Seghers, Area D  
Stuart Smith, Area A (at 4:20 pm)  
Margaret Stuart, Area B

**ADP Panellists Absent:**

Bruce Carscadden, Architect  
Doug Carnahan, Area C  
Luca Filipozzi, Area D  
Rhodri Windsor-Liscombe, F.S.A; B.A. Hons, PhD., Area C

**UEL Staff Present:**

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

**1.0 Call to Order**

Nancy Stern, Chair, called the meeting to order at 4:05 pm.

**2.0 Introduction**

Nancy Stern welcomed those present to the meeting. ADP panellists and UEL staff were introduced.

**3.0 Development Permit Application # 7/09**

**6061 Chancellor Boulevard, Vancouver, BC  
Lot 2, Block 88, DL 140, Plan 6034 – AREA B**

### 3.1 Overview by Planning Technician

Dallas Arcangel, Planning Technician, explained that this application for 6061 Chancellor Boulevard, received on October 9, 2009, proposes construction of a two-storey addition and attached 3-car garage to the existing single family dwelling in Area B. She explained that the requested variance to increase the allowable building height from 25.0' to 25.81' was minor in scope and falls below the existing rooflines. No letters of objection or support have been received regarding this development permit. However, since a variance is requested, the application requires Advisory Design Panel review.

Dallas' presentation included: massing, which will occur on the rear of the house; a two storey, 1,239 square foot addition with a large deck on the back; and, a total above ground square footage of approximately 4,300 square feet, which is under the 4,500 square feet permitted.

### 3.2 Presentation by Applicant

The applicant was unable to attend the meeting.

### 3.3 Questions from Panel

As the applicant was not in attendance, questions were answered by Dallas Arcangel, Planning Technician.

- Q. Where will the homeowners drive and what will impact be on trees? The contractor may have to be careful not to damage the root zone when working around an existing tree on the neighbouring property.
- A. Other than the two cherry trees, which will be removed, there will be no impact on landscaping.
- Q. Request for clarification about the roof(s) and whether they are peaked or flat?
- A. Roofs are peaked. The height is on the back, which is the reason for the requested variance.
- Q. Is the applicant changing the existing grades?
- A. The average grade is calculated from the lesser of natural or finished grades around the house. Grades have been lowered a little (about 6 inches) for the patio yet remained as existing for the front and garage. The height is then twenty-five feet from the average grade calculation
- Q. What is the age of the existing house?
- A. Not sure. Discussion was held following review of photos of the existing house.  
(Note: UEL records indicate that building permit for the dwelling was issued in 1930.)

## 4.0 Development Permit Application # 6/09 1708 Western Parkway, Vancouver, BC Lot 6, Block 80, DL 140, Plan 5449 – AREA A

### 4.1 Overview by Planning Technician

Dallas Arcangel, Planning Technician, advised that the applicant had addressed the three items of concern raised at the ADP meeting of December 2, 2009:

- a) Variances: the slope of the angle on the two outside walls of the home has been changed and the variances eliminated.
- b) Building Materials: have been changed to introduce wooden panelling onto the two outside walls of the home.
- c) Landscaping: substantial landscaping has been added surrounding the home.

Dallas presented the revised landscape plan for review by panellists.

#### **4.2 Presentation by Applicant**

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

The applicant advised that:

- The gable ends are now a mix of wood and concrete. Panellings all have recesses all round. Gable ends on both sides are now 60% wood and wood treatment is all around the house.
- The slope of the angle on the two outside walls of the home has been brought within the building envelope. The variance no longer exists.
- More windows have been introduced on the north side.
- The reflecting pools have been pulled away from the sidewalk with a raised concrete wall will be installed at the front.
- Landscaping has been revisited to consider privacy of the immediate neighbours while maintaining open space for the family. Foliage now gives the house a softer feel with larger plant specimens in the front and introduction of two tall hedges. It is expected that cedars along the sides should grow to about half the building height (16 to 20 feet). Perennials have been extended around the back and rhododendrons will be planted in the front surrounding the reflecting pools.

#### **4.3 Questions from Panel to Applicant**

- Q. Is a mature size of 16' reasonable for the selected cedars to the east? These plants (selected cedars) do not tend to fill in and likely won't grow into a wall. They are more of a sphere shape.
- A. The suppliers have certified that these plants will be touching each other.
- Q. Are the strips in the concrete on the gable sides structural?
- A. The entire wall is a concrete wall and wood is panelling on top. There will be recesses to insert the wood panels.
- Q. How will panels weather?
- A. For the best result, we are looking at cedar. The wood will require maintenance and bacterial growth will be addressed.
- Q. What did you do to cut back variance?
- A. The walls now have a less dramatic slant as we pulled the four gable walls in.
- Q. The roof plane did not extend past the variance level previously?
- A. No, it was the walls only.
- Q. Where did you add the windows?
- A. Three new windows were introduced on one side of the house. These are by the study and the bedrooms.

#### **5.0 The meeting was closed to the public at 4:41 pm.**

#### **6.0 Panel Deliberations and Resolutions**

##### **6.1 Development Permit Application # 7/09**

6061 Chancellor Boulevard, Vancouver, BC  
Lot 2, Block 88, DL 140, Plan 6034 – AREA B

The Panel reviewed and discussed information provided by the applicant and UEL staff. Discussion included: floor space ratio of the home; the building envelope; the requested variance to permit of the building height from 25.0' to 25.81'; and, trees which may be impacted during construction.

**RECOMMENDATION:**

The Advisory Design Panel recommends that the Manager of the University Endowment Lands approve the variance and Development Permit #7/09 for 6061 Chancellor Boulevard, and

That, to address concerns for the continued health of trees along the eastern property line, the applicant should take substantial measures to protect them during construction.

**6.2 Development Permit Application # 6/09**

1708 Western Parkway, Vancouver, BC  
Lot 6, Block 80, DL 140, Plan 5449 – AREA A

The Panel reviewed information provided by the applicant and UEL staff. Discussion included: landscaping and plant materials; privacy of immediate neighbours; elimination of previously requested variance; and, the introduction of the wood panelling to the gable ends.

**RECOMMENDATION:**

The Advisory Design Panel recommends that the Manager of the University Endowment Lands approve Development Permit #6/09 for 1708 Western Parkway as presented with amendments on February 2, 2010, and

That the applicant be asked to reconsider the hedging material, especially along the rear and south lot lines, to ensure that the selection is suitable for the purpose of creating a privacy wall.

**7.0 Elections of Advisory Design Panel Chair, Vice-Chair and Recording Secretary**

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 Recording Secretary shall be elected annually from among the Professional ADP Panellists.

**7.1 Chair**

Moved, seconded and Carried.

That Randall Kovacs be nominated and appointed to the office of Chair of the University Endowment Lands Advisory Design Panel for the term of March 1, 2010 to February 28, 2011.

Abstained: Margaret Stuart, Pauline Nocente

Randall Kovacs accepted the nomination and appointment.

**7.2 Vice-Chair**

Moved, seconded and Carried.

That Jonathan Losee be nominated and appointed to the office of Vice-Chair of the University Endowment Lands Advisory Design Panel for the term of March 1, 2010 to February 28, 2011.

Abstained: Margaret Stuart, Pauline Nocente

Jonathan Losee accepted the nomination and appointment.

**7.3 Recording Secretary**

Moved, seconded and Carried.

That Damon Oriente be nominated and appointed to the office of Recording Secretary of the University Endowment Lands Advisory Design Panel for the term of March 1, 2010 to February 28, 2011.

Abstained: Margaret Stuart, Pauline Nocente

Damon Oriente accepted the nomination and appointment.

Members of the Advisory Design Panel thanked Nancy Stern for her service as Chair of the panel.

**8.0 Approval of the Minutes**

**8.1 Advisory Design Panel Meeting of July 7, 2009**

Moved, seconded and Carried.

That the minutes of the Advisory Design Panel meeting held July 7, 2009 be approved as presented.

**8.2 Advisory Design Panel Meeting of October 6, 2009**

Moved, seconded and Carried.

That the minutes of the Advisory Design Panel meeting held October 6, 2009 be approved as amended to attach the email dated December 7, 2009 from Margaret Stuart.

**8.3 Advisory Design Panel Meeting of December 8, 2009**

Moved, seconded and Carried.

That the minutes of the Advisory Design Panel meeting held December 8, 2009 be approved as presented.

**9.0 The meeting adjourned at 5:39 pm.**



Randall Kovacs, Chair  
Advisory Design Panel



Damon Oriente, Recording Secretary  
Advisory Design Panel