



University Endowment Lands
Minutes from the
ADVISORY DESIGN PANEL MEETING
Tuesday, January 8, 2013

Minutes from the University Endowment Lands (UEL) Advisory Design Panel (ADP) meeting held Tuesday, January 8, 2013 at 4:00 pm in the UEL Public Works meeting room, located in the UEL Public Works Yard at 5495 Chancellor Boulevard, Vancouver, BC.

Professional Members Present:

John Keen, Architect
Roberto Pacheco, Architect (*By telephone*)
Damon Oriente, Landscape Architect
Donna Rodman, Landscape Architect

Area Neighbourhood Panellists Present:

Jagdish Naraina, Area D

Other Neighbourhood Panellists Present:

Michael Karton (*As an observer*)
Stuart Smith (*As an observer, Arrived at 4:57 pm*)

UEL Staff Present:

Marie Engelbert, Manager
Dallas Arcangel, Planning Technician
Pat Kereiff, Office Administrator

Also Present:

Kubilay Demirel, Pizza Garden
Allison Holden-Pope, Architect
Ozge G. Baydar, Pizza Garden

Prior to the meeting, Marie Engelbert, UEL Manager, briefly reviewed the role of the ADP including: function of the ADP; development permits; conditional uses; and, wider land use planning and bylaw amendments.

1.0 Call to Order

Damon Oriente, Chair, called the meeting to order at 4:35 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 January 8, 2013 be adopted as amended to defer elections of Advisory Design Panel Chair, Vice-Chair and Secretary for the period of February 1, 2013 to January 31, 2014 to the next meeting of the Advisory Design Panel.

4.0 Adoption of the Minutes

Moved, Seconded and Carried

THAT the minutes of the Advisory Design Panel meetings held April 3, 2012, May 1, 2012 and December 4, 2012 be approved as presented.

5.0 Development Permit Application # 14/12

Pizza Garden, 5778 University Boulevard (Pharmacy Mall), Vancouver, BC

ADP Panel Members John Keen, Damon Oriente, Jagdish Naraina, Roberto Pacheco and Donna Rodman reviewed Development Permit (DP) #14/12.

5.1 Overview by Planning Technician

Dallas Arcangel, Planning Technician, advised that Application # 14/12 was for a 900 square foot, non-full service restaurant (Pizza Garden) on the ground floor of the Pharmacy Mall building which fronts University Boulevard. Existing parking will remain as is and occupancy load is 16 people plus staff. This unit is moving into approximately 1/2 of the existing Chinese restaurant and the other half is to be occupied by a new tenant. The new tenant will be the A&W which has just received their Development Permit for a non-full service restaurant.

This DP application has been forwarded to the Advisory Design Panel for 2 reasons:

- The application is for a Non-full service restaurant (fast food) which is a Conditional Use as specified in the UEL Zoning Bylaw. As a result, it is required to be forwarded to the ADP for review and feedback to the Manager.
- An objection was made by another Non-full service restaurant, Fresh Slice pizza, which is currently located in the University Marketplace.

5.2 Presentation by Applicant (10 minutes)

Allison Holden-Pope of One Seed Architecture & Interiors, Ozge Baydar of Pizza Garden and the owner, Kubilay Demirel, were in attendance at the meeting.

Ms. Holden-Pope advised that the design provided is conceptual at this time with work currently underway on a more grounded design. The applicant is awaiting the design panel decision prior to finalizing the design. The proposed design focus is west coast modern contemporary with use of natural materials. The proposed Pizza Garden would occupy a third of the current Chinese food restaurant frontage.

Ms. Holden-Pope stated that Pizza Garden is a Neapolitan restaurant chain. Food is made to order on site by trained chefs and cooking is in a stone oven, which will be a feature of the restaurant. The charm and character of the proposed Pizza Garden will suit the demographic of the area. Lighting will be an important part of the space. The restaurant footprint will be small with quality seating for 16 customers and the food is a quality product with authentic ingredients. The experience won't be about fast food.

Ms. Holden-Pope stated that the content of the letter of objection was appreciated; however, the letter did not discuss the current application or provide feedback regarding the proposal. Currently, a restaurant is in this space. The new owners must assess if a Pizza Garden in this location would be viable with the ability to contribute to the community.

5.3 Questions from Panel to Applicant

- Q. Is the 2012 BC Building Code now in force? Does it contain provision for a different washroom count?
- A. The new BC Building Code will apply when we receive plans for the building permit.
- A. The BP application will have to comply with the new BC Building Code.
- Q. Is the application in compliance with the UEL Land Use, Zoning and Community Administration Bylaw?
- Q. The application is in compliance and, as it is for a non-full service restaurant, it requires review and recommendation by the ADP.
- Q. Requested clarification of non-full service and full service restaurants?
- A. The distinction between non-full service and full service restaurants is the availability of seating, the percentage of business derived from takeout and preparation of a product using fresh ingredients. Full service is defined as having a maximum of 15% of its business being derived from take-out orders.
- Q. Is it 15 minute parking in front of this business?
- A. Parking is unusual as it belongs to the property owner, not the UEL. Access to the Pizza Garden and available parking would be the same as Blenz next door and the current restaurant.
- A. Metered parking is available around the University Village.
- Q. What about the amount of debris left in the neighbourhood? This has troubled neighbourhood ADP panellists in the past and the problem has been considered during review of previous applications.
- A. Garbage in the park area is not a total non-issue; however, there are no significant complaints at this time.
- A. Garbage bins will be placed in front and inside the store. Recycling will also be available. Packaging will be recyclable and very presentable.
- A. A single slice of pizza will be served on a small recyclable plate. Waste will be recyclable, including pizza boxes.
- Q. What is the number of seats available in the restaurant?
- Q. A maximum of 16 seats will be available. The majority of the sales will be takeout.
- Q. Issue of the washrooms?
- A. Will comply with 2012 BC Building Code.
- Q. Where will the cashier be located?
- A. The cashier will be closer to the front area where the seating is.
- Q. Will there be an alcohol licence?
- A. No.
- Q. Will there be promotions such as the FreshSlice discount Tuesday?
- A. No.
- Q. Concern regarding trash cans located outside the restaurant. If trash bins are inside the restaurant, they are more under the control of the restaurant.
- A. Services will mostly be delivery. Bins for recycling will be located inside the restaurant.
- Q. Pizza Garden is taking about 1/3 of the existing Chinese food restaurant. What will become of the remaining space where Chinese food restaurant is now?
- A. The remaining space will be occupied by the A & W restaurant.
- A. Dallas noted the next steps and that they will need to comply with the Sign Permit requirements.
- Q. This development permit application is before the ADP at this time for a review of use only?
- A. Yes, and for the objection.
- Q. Do we have final design for the A&W?
- A. Yes, their sign permit has just been granted.

5.4 Meeting Closed to the Public

The meeting was closed to the Public, with the exception of the applicant and the applicant's representatives, at 5:09 pm.

5.5 Panel Deliberations and Resolution

Development Permit Application # 14/12

Pizza Garden, 5778 University Boulevard (Pharmacy Mall), Vancouver, BC

The Panel reviewed and discussed information provided by the applicant, the applicant's representative and UEL staff. Discussion included: intent of the UEL OCP; applicant's consideration of waste and recycling; differences between full service and non-full service restaurants; improvements to the property; 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 #14/12, 5778 University Boulevard, Vancouver, B.C. (Pizza Garden), allowing a Conditional Use for the operation of a 900 square foot "non-full service restaurant" in the CD-1 District in the University Pharmacy Mall building in Area D.

6.0 Meeting Adjournment 5:17 pm.



Damon Oriente, Chair,
Advisory Design Panel



John Keen, Recording Secretary,
Advisory Design Panel