



**University Endowment Lands
Minutes from the
ADVISORY DESIGN PANEL MEETING
Tuesday, July 7, 2009**

Minutes from the Regular Meeting of the UEL Advisory Design Panel (ADP) held at **4:00 pm, Tuesday, July 7, 2009** in the UEL meeting room, located in the UEL Works Yard at 5495 Chancellor Boulevard, Vancouver, BC.

Professional Members Present:

Nancy Stern, Architect, (*Chair*)
Bruce Carscadden, Architect
Jonathan Losee, Landscape Architect
Ronald Myers, Landscape Architect

Neighbourhood Panellists Present:

Doug Carnahan, Engineer, Area C
Rhodri Windsor-Liscombe, Area C
Benoni Seghers, Area D (Present as an Observer)
Stuart Smith, Area A (Present as an Observer)

ADP Panellists Absent:

Shelley Craig, Architect
Luca Filipozzi, Area D
Dave Forsyth, Area A
David Grigg, Engineer
Randall Kovacs, Engineer
Pauline Nocente, Area B
Margaret Stuart, Area B

Guests:

Michael Rosen, Michael Rosen & Associates
Al Tanzer, Chair, BC Society of Landscape Architects, ADP Subcommittee

UEL Staff Present:

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

Nancy Stern, Chair, called the meeting to order at 4:07 p.m.

1.0 Introduction

Nancy Stern, Chair, welcomed those present to the meeting. She reminded those in attendance to sign the attendance sheet and reviewed the Process for Public Participation as attached to these minutes.

Members of the ADP were introduced.

2.0 Development Permit Application # 2/09 1851 Adelaide Road, Vancouver BC – AREA C (Neighbourhood Panellists Doug Carnahan and Rhodri Windsor-Liscombe were seated at the Panel Table)

Loy Leyland, MAIBC, Loy Leyland Architect Inc., reviewed the proposed development permit and provided comment in response to the letters of objection received. Mr. Leyland's comments included: letters of support received by Frank and Jinny Moy; location of the front door and porch are on Adelaide Road, explanation of variance request for covered entry porch in exterior side yard, side and rear setbacks; the garage; the deck; landscaping; and the lower roof deck on the south side of the building.

Mr. Leyland advised that, following receipt of neighbourhood comments, some aspects of the Development Permit were revisited. Massing has been moved from the second storey to the main floor and the roof form has been simplified. The ridge is slightly higher than on the one that was approved, but is farther to the West and doesn't affect the shadowing of the neighbour. This proposed plan was developed to have a minimal impact on neighbours.

Frank Moy, the property owner, provided the ADP with a brief synopsis of the twenty-two letters of support received. He stated that some have expressed concern regarding the public review process which elicits comment from objectors, however, not those in support of a project. Mr. Moy advised that the revised plan reflects his attempts to accommodate the neighbours.

Bruce Carscadden, Architect, ADP Panellist, requested clarification of the variance to alter Section 61(3) of the Land Use, Building and Community Administration Bylaw to permit a covered entry porch to extend into the required exterior side yard by 3.83 feet. It was noted that the two porch posts and the overhang are within the variance.

Margaret Eckenfelder, UEL Manager, advised that the current *UEL Land Use, Building and Community Administration Bylaw* was currently under review, including Section 53 pertaining to statements of objection received by the UEL Manager.

Nancy Stern, requested that members of the public wishing to speak in favour or opposition to the proposal do so.

Dan Mykecey, College Highroad

Stated that he is not opposed to a two storey residence and does not have a problem with the general design of the proposed residence. His concerns were the height of the proposed residence and the 3.83 foot setback for an open deck off the front of the house. Mr. Mykecey suggested that it may be possible to reduce the building height without eliminating the 2nd floor. Mr. Mykecey stated that his objection was regarding the design of the home and that he did not have personal objections with the property owners.

Dan McDonald, College Highroad

Stated that process should not be under discussion, as the Official Community Plan already addresses neighbourhood character. Mr. McDonald referred to Deputy Minister Wall's comments during the appeal for this property in October 2008. Mr. McDonald commented that the current proposed residence is not significantly different from the plan proposed in 2008 and is out of character with the neighbourhood. Mr. McDonald also expressed displeasure with the Advisory Design Panel process for public participation and that those expressing objections were limited to two minutes for their presentation.

Sheila Carnahan, Queensland Road

Stated that the current proposal does not fit the neighbourhood character and the surrounding bungalow style homes.

Irene James, Queensland Road

Endorsed statements made by Dan Mykecey and Dan McDonald. Her concerns were to maintain the character and integrity of the neighbourhood. Mrs. James stated that her objections were not personal. Her comments were solely regarding concerns for the integrity of the neighbourhood.

There was a discussion regarding people in support of the development canvassing the neighbourhood regarding the proposal.

Maciek Kon, Queensland Road

Stated that he was in support of the proposed development. Mr. Kon noted that the Bylaw allows for two storey houses, there are 51 two storey houses in Area C, and the proposed house meets the bylaw regulations. He also stated that the neighbourhood is all of Area C, not a limited section thereof. Mr. Kon advised that the majority of the Area C residents support the project.

Sandy James, Queensland Road

Stated that, they were talking "Little Australia", which has a specific character and this is what we like about our neighbourhood.

Sita Von Windheim, College Highroad

Stated support of the project.

Nora Stevenson, College Highroad
Stated support of the project and that character of the neighbourhood is the entire area of Area C. The Area C Neighbourhood needs to keep changing and evolving, as neighbourhoods do.

Loy Leyland, MAIBC, Loy Leyland Architect Inc.
Noted that they have met the bylaws regulations and the proposed house stands on its own merits.

There was a brief discussion about members of the ADP remaining impartial when considering an application.

4.0 The meeting was closed to the public at 5:15 p.m.

5.0 Adoption of minutes from the meeting of June 2, 2009

Moved, seconded and Carried.

That the minutes of the Advisory Design Panel meeting held June 2, 2009 be adopted as presented.

6.0 Panel Deliberations and Resolutions

6.1 Development Permit Application # 2/09 1851 Adelaide Road, Vancouver BC – AREA C

Steve Butt, Superintendent of Public Works, advised that the UEL will now be posting the closing date for submissions to the UEL Manager during the neighbourhood review onto development permit signage. This responds to a concern expressed by some residents who missed the deadline for comments.

Rhodri Windsor-Liscombe, Area C Neighbourhood Panellist, expressed concern that the process for public input was not fully understood by members of the public and asked that his concern be recorded in the minutes. He also questioned the decision to bar reference to the previous application and its appeal through the Deputy Minister.

Margaret Eckenfelder advised that the Deputy Minister's appeal decision in October 1, 2008 does not apply to this application. This is a new application and, as Manager, Ms. Eckenfelder must look at the application in the context of its merits and recommendation of the ADP.

The Panel reviewed concerns expressed in the letters of objection and discussed: adherence to the *UEL Land Use, Building and Community Administration Bylaw*; the request for variance to permit a covered entry porch to extend into the required exterior side yard by 3.83 feet; and, neighbourhood character.

After giving due consideration to information provided by interested parties and 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:

Resolution:

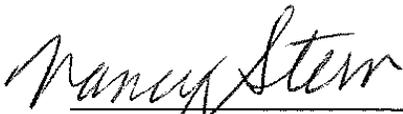
Moved, seconded and Carried.

Opposed: Doug Carnahan, Rhodri Windsor-Liscombe

The Advisory Design Panel recommends that:

- 1) a variance to alter Section 61(3) of the Land Use, Building and Community Administration Bylaw to permit a covered entry porch to extend into the required exterior side yard by 3.83 feet as proposed for Development Permit #2/09, 1851 Adelaide Road, Vancouver, BC be approved, and further,
- 2) Development Permit Application #2/09, 1851 Adelaide Road, Vancouver, B.C. allowing for construction of a two storey single family dwelling and an attached garage as proposed, be approved.

The Meeting adjourned at 6:09 p.m.



Nancy Stern, Chair
Advisory Design Panel