



**University Endowment Lands**  
**Minutes from the**  
**ADVISORY DESIGN PANEL MEETING**  
**Tuesday, June 2, 2009**

Minutes from the Regular Meeting of the UEL Advisory Design Panel (ADP) held at **4:00 pm, Tuesday, June 2, 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  
David Grigg, Engineer  
Jonathan Losee, Landscape Architect  
Ronald Myers, Landscape Architect

**Neighbourhood Panellists Present:**

Doug Carnahan, Area C  
Luca Filipozzi, Area D  
Pauline Nocente, Area B  
Rhodri Windsor-Liscombe, Area C  
Benoni Seghers, Area D

**ADP Panellists Absent:**

Dave Forsyth, Area A  
Stuart Smith, Area A  
Nancy Stern, Architect  
Margaret Stuart, Area B (Present as an Objector)

**UEL Staff Present:**

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

Randall Kovacs, Acting Chair, called the meeting to order at 4:10 p.m.

**1.0 Introduction of ADP Members and UEL Staff**

**2.0 Adoption of the Agenda**

Moved, seconded and carried.

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

### **3.0 Development Permit Application #3/09**

#### **2138 Western Parkway, Vancouver BC – AREA D (Rasoe Indian Restaurant) (Neighbourhood Panellists Luca Filipozzi and Benoni Seghers were seated at the Panel Table)**

Randall Kovacs, Acting Chair, provided an overview of the proposal stating that the application was received on March 30, 2009 and proposes Conditional Use for the operation of a 440 sq ft “non-full service restaurant” in the CD-1 District on the ground floor of the University Marketplace in Area D. No letters of objection were received for this during the thirty (30) day public review period. Pursuant to Section 10 (12) (b) of the UEL Land Use, Building and Community Administration Bylaw, this Application must now be referred to the Advisory Design Panel for consideration.

The applicant, Paireen Hassanally, briefly explained the proposal and distributed information pertaining to the Rasoe Indian Kitchen to members of the panel.

Randall Kovacs, requested that members of the public wishing to speak in favour or opposition to the proposal to do so. No comments from the public were given.

### **4.0 Development Permit Application #1/09**

#### **4765 Chancellor Boulevard, Vancouver BC – AREA C (Neighbourhood Panellists Doug Carnahan and Rhodri Windsor-Liscombe were seated at the Panel Table)**

Randall Kovacs, provided an overview of the proposal stating that the application was received on January 21, 2009 and proposes the construction of a new two storey residence and attached garage in Area C. This application received two (2) letters of objection during the thirty (30) day public review period. Pursuant to Section 53(6) of the UEL Land Use, Building and Community Administration Bylaw, this Application must now be referred to the Advisory Design Panel for consideration.

John Dobbs, UEL Plan Checker, provided a brief overview of the project.

Julie Tan, of Cass Parell Custom Home Design, was present at the meeting.

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

Mrs. Gerri York, 4768 West 7th Avenue, stated that she was the neighbour residing immediately behind subject property and her objections to the proposal were as outlined in her letter dated May 18, 2009. Objections included removal of trees, lack of privacy and possible flooding.

The letter of objection dated May 16, 2009 from Reid Johnson, 4775 Chancellor Boulevard, was read aloud by the Acting Chair. Objections included removal of trees and lack of privacy.

Julie Tan, of Cass Parell Custom Home Design, provided Panellists with copies of a revised landscape plan.

Doug Carnahan, Area C Neighbourhood Panellist, advised that he had viewed the subject property and provided comments regarding the trees in question.

**5.0 Amendment to Development Permit #10/06  
6012 Newton Wynd, Vancouver, BC – AREA B  
(Neighbourhood Panellist Pauline Nocente was seated at the Panel Table)**

Randall Kovacs, Acting Chair, provided an overview of the proposal stating that the application was received on April 28, 2009. The amendment is, as stated in the Architect's letter dated April 28, 2009, for revisions to the approved landscape plan. This application received two (2) letters of objection during the ten (10) day public review period. Pursuant to Section 53(6) of the UEL Land Use, Building and Community Administration Bylaw, this Application must now be referred to the Advisory Design Panel for consideration.

Mr. Tony Robins, of AA Robins Architect, reviewed the proposed minor amendment and provided comment in response to the letters of objection received. Mr. Robins comments addressed: procedural problems; design amendments; privacy; facts pertaining to the development; meetings with neighbours; bamboo; security; view and sunlight.

Mr. Robins displayed photographs for clarification during discussion pertaining to the current amendment for revisions to the approved landscape plan.

John Dobbs, provided information pertaining to the planting of the cedar hedge along the wall on Newton Wynd.

Ms. Margaret Stuart, 6021 Newton Wynd, reviewed the content of her letter of objection dated May 15, 2009. Objections stated included: procedural problems with the amendment; removal of trees; six foot extension to current concrete wall; and, meetings with neighbours. She stated that the concrete wall could be seen from her property and she was objecting to the streetscape aesthetic for the entire neighbourhood.

Steve Butt and John Dobbs advised that Sections 32(8), 33(1), 33(2) and 35 of the UEL Land Use, Building and Community Administration Bylaw, refer to height; however, this is limited to structures for support of plants and vines; walls or fences alongside and front lot-lines; fences or similar structures in the front yard; or, structures which may obstruct vision on corner lots. It was noted that trees are not structures and, outside of a development permit, there is no requirement for a permit for landscaping.

Tony Robins advised that the concrete wall is a retaining wall.

Mrs. Clara Ho Yee, 1585 Newton Crescent, stated that her objection was primarily concerning the bamboo plants. The hedge in front of the property was fine with her and her husband.

John Dobbs advised that the letter dated April 28, 2009 from Tony Robins requested a minor amendment to revise the placement of the north hedge to prevent sightlines onto and from the property. The north wall would now be enhanced by low blue yew hedges to increase the visual delight of the neighbourhood. Further, the contentious areas of the bamboo will be trimmed to allow for a view corridor from the neighbour's deck, over the garage, and to allow a mountain view from their front door.

In response to further questions, Tony Robins stated that:

- although the owners must move for a short period, and will be considering letting the house during this time, it is intended that this will eventually be the family home.
- skylights with boxes are 2'6" which is lower than required in the bylaw.

Steve Butt advised that, if the HoYees wished to follow-up with concerns pertaining to the bamboo at this property, they could ask the UEL if the bamboo is in accordance with what was in the original proposal. If the bamboo is not in accordance with the original proposal, the UEL could work to obtain substantial compliance. The UEL will not specify a type of bamboo, nor will the UEL become involved with or enforce third party agreements.

**6.0 The meeting was closed to the public at 5:22 p.m.**

**7.0 Adoption of the minutes from the meeting of May 5, 2009**

Moved by Luca Filipozzi, seconded by David Grigg, and Carried.

That the minutes of the Advisory Design Panel meeting held May 5, 2009 be adopted as presented.

**8.0 Panel Deliberations and Resolutions**

**8.1 Development Permit Application #3/09**

**2138 Western Parkway, Vancouver BC – AREA D (Rasoe Indian Restaurant)**

**Resolution:**

Moved by Luca Filipozzi, seconded by David Grigg, and Carried.

That the Advisory Design Panel recommend that the Manager of the University Endowment Lands approve Development Permit Application #3/09, 2138 Western Parkway, Vancouver, B.C. (Rasoe Indian Restaurant), allowing a Conditional Use for the operation of a 440 sq. ft. “non-full service restaurant” in the CD-1 District on the ground floor of the University Marketplace in Area D.

**8.2 Development Permit Application #1/09**

**4765 Chancellor Boulevard, Vancouver BC – AREA C**

The Panel reviewed concerns expressed in the letters of objection and discussed the survivability of the trees currently located on the subject property.

Luca Filipozzi left the meeting at 5:42 p.m.

Margaret Stuart left the meeting at 5:44 p.m.

**Resolution:**

Moved by Doug Carnahan, seconded by David Grigg, and Carried.

That the Advisory Design Panel recommend that the Manager of the University Endowment Lands approve Development Permit Application #1/09, subject to submission of a revised landscape plan to the Manager showing clearly the retention of the existing birches in the south-west corner of the lot as described in the revised landscape plan tabled at the ADP meeting on June 2, 2009.

Rhodri Windsor-Liscombe and Doug Carnahan left the meeting at 5:49 p.m.

**8.3 Amendment to Development Permit #10/06  
6012 Newton Wynd, Vancouver, BC – AREA B**

The Panel reviewed concerns expressed in the letters of objection and discussed the cedar hedge currently planted on the subject property as well as planting of greenery along the base of the concrete wall to soften the appearance of the wall.

**Resolution:**

Moved by David Grigg, seconded by Ron Myers, and Carried.

That the Advisory Design Panel recommend that the Manager of the University Endowment Lands approve the Amendment to Development Permit #10/06, allowing for revisions to the approved landscape plan described in the Architect's letter dated April 28, 2009, subject to the ancillary planting of appropriate greenery along the base of the north concrete wall to soften its appearance, as described by the Architect for the applicant at the ADP meeting on June 2, 2009.

The Meeting adjourned at 6:11 pm.

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Randall Kovacs, Acting-Chair  
Advisory Design Panel