

University Endowment Lands
Minutes from the
ADVISORY DESIGN PANEL MEETING
Tuesday, June 1, 2010

Minutes from the Regular Meeting of the University Endowment Lands (UEL) Advisory Design Panel (ADP) held at **4:00 pm, Tuesday, June 1, 2010** in the UEL meeting room, located in the UEL Works Yard at 5495 Chancellor Boulevard, Vancouver, BC

Professional Members Present:

Randall Kovacs, Engineer (Chair)
Bruce Carscadden, Architect
Damon Oriente, Landscape Architect
Nancy Stern, Architect

Neighbourhood Panellists Present:

Ben Seghers, Area D (As an Observer)
Dave Forsyth, Area A
Stuart Smith, Area A, at 4:15 pm

ADP Panellists Absent:

Doug Carnahan, Area C
Shelley Craig, Architect
Luca Filipozzi, Area D
David Grigg, Engineer
Jonathan Losee, Landscape Architect
Pauline Nocente, Area B
Margaret Stuart, Area B
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

Randall Kovacs, Chair, called the meeting to order at 4:10 pm.

2.0 Introduction

Randall Kovacs welcomed those present to the meeting. It was noted that the applicant, or a representative of the applicant, was not in attendance.

3.0 Development Permit Amendment / Variance Application # 11/08

5612 Chancellor Boulevard (Increase in Gate & Fence Height)

3.1 Overview by Planning Technician

Dallas Arcangel, Planning Technician, advised that this application was received by the UEL on April 19, 2010. The application proposes an amendment to the development

permit to construct a new driveway gate and fence in the front yard that exceeds the allowable height as follows:

- to permit the height of the front driveway gate posts to be increased from 4'-0" to 5'-9" and,
- to permit the height of a portion of the fence in the front yard along the west side property line to be increased from 4'-0' to 6'-0".

No letters of objection or support were received during the public review period. Dallas presented drawings outlining the gate and fence for review by ADP members.

3.2 Questions from the Panel

Q. What portion of the retaining wall arrangement along the west side would be seen?

A. Primarily 6'.

Q. Is there a requirement for a guard?

A. The Building Inspector would look at this.

Q. What do the neighbours see from their angle?

A. View from the neighbours' side of the fence varies, as per the plan, from 3' to 5'-6" because of the grade. Gate posts on the front fence are higher than 5'. Gate posts are 5', 5'-9" and 5'-5" as shown on the plans.

Q. Is there a safety issue?

A. If there is, the Building Inspector will address it.

Q. How do the neighbours feel about the fence?

A. The next door neighbours did not respond to the letter advising of the amendment / variance.

Q. Is the gate a single gate?

A. The gate is a 14' single swing gate. The fence is stone with concrete caps topped with spaced, black wrought iron decorative bars.

4.0 The meeting was closed to the public at 4:24 pm.

5.0 Panel Deliberations and Resolutions

5.1 Development Permit Amendment / Variance Application # 11/08

5612 Chancellor Boulevard (Increase in Gate & Fence Height)

The Panel reviewed and discussed information provided by the applicant and UEL staff. Discussion included: use of wrought iron fencing along front of the house; concrete/cedar fencing along the sides of the house; height of fencing; possible use of hedges in the future; potential for stepping the concrete wall height; open front yard concept in the UEL; security; 14' single swing gate; and, the UEL Land Use, Zoning and Community Administration Bylaw with respect to permitted height of fencing / gates.

RECOMMENDATION:

The Advisory Design Panel recommends that the Manager of the University Endowment Lands deny the requests for variances for Development Permit Application #11/08, 5612 Chancellor Boulevard, to increase the height of the front driveway gate posts from 4'-0" to 5'-9" and to increase the height of a portion of fence in the front yard along the west side property line from 4'-0' to 6'-0".

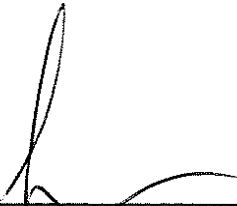
6.0 Approval of the Minutes

6.1 Advisory Design Panel Meeting of March 2, 2010

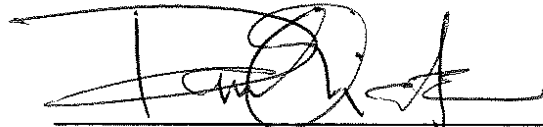
Moved, seconded and Carried.

That the minutes of the Advisory Design Panel meeting held March 2, 2010 be approved as presented.

9.0 The meeting adjourned at 4:40 pm.



Randall Kovacs, Chair
Advisory Design Panel



Damon Oriente, Recording Secretary
Advisory Design Panel