



**University Endowment Lands
ADVISORY DESIGN PANEL MEETING
Tuesday, June 11, 2013**

A Meeting of the University Endowment Lands (UEL) Advisory Design Panel (ADP) was held on Tuesday, June 11, 2013, at 4:00 pm in the Public Works Lunchroom, located at 5495 Chancellor Boulevard, Vancouver, BC.

Professional Members Present:

Allan Diamond, Architect
John Keen, Architect
Damon Oriente, Landscape Architect, Chair
Roberto Pacheco, Architect
Donna Rodman, Landscape Architect

Area Neighbourhood Panellists Present:

Dave Forsyth, Area A (*As an Observer*)
Jaymie Ho, Area B
Michael Karton, Area B

UEL Staff Present:

Marie Engelbert, Manager
Pat Kereiff, Office Administrator

Also Present:

Mark Ritchie, Architecture Building Culture Inc.
Sam Orr, Architecture Building Culture Inc.
Julie Hicks, Architecture Building Culture Inc.
Laurie Duprey-Reed and Jeff Reed

1.0 Call to Order

Damon Oriente, Chair, called the meeting to order at 4:05 pm.

2.0 Introduction of ADP Members and UEL Staff

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 June 11, 2013 be adopted as presented.

4.0 Adoption of the Minutes

Moved, Seconded and Carried

That minutes of the Advisory Design Panel meeting held May 21, 2013 be approved as presented.

5.0 Development Permit Application # 1/13

5749 Chancellor Boulevard, Vancouver, BC

ADP Panel Members Allan Diamond, John Keen, Damon Oriente, Roberto Pacheco, Donna Rodman, Jaymie Ho and Michael Karton reviewed Development Permit (DP) #1/13.

5.1 Overview by Planning Technician

Dallas Arcangel, Planning Technician, advised that Application #1/13 was to construct a two storey single family dwelling and attached four car garage. The dwelling will have a total above grade floor area of 4,928 square feet.

Dallas advised that this is a typical two storey single family dwelling, split almost equally between main and upper floors. The basement floor is larger; however, is exempt from floor space ratio calculations. The proposed house meets floor and height calculations as well as setbacks. The accessory building is primarily buried. The centre roof deck is entered from the second floor. The house being demolished is an old Tudor.

One letter of objection was received and the content of objection is privacy.

Dallas distributed copies of Pages 1 and 2 of Appendix 2, Design Guidelines For University Hill, Single Detached Dwellings from the UEL Land Use, Building and Community Administration bylaw (the Bylaw) as well as a copy of a UEL unit map showing the location of 5749 Chancellor Boulevard and the location of the objector's property at 1562 Western Crescent. The rear yard of 5749 Chancellor Boulevard meets the side yard of 1562 Western Crescent.

5.2 Presentation by Applicant

Mark Ritchie, of Architecture Building Culture Inc. advised that most of the primary views from the home are to the north and the property drops away to the north. The majority of the space is open space, at grade or below, or just above grade.

The pool and pool deck is about two feet above the proposed grade.

Issues raised by the objector are around privacy. Mark provided information pertaining to the proposed and existing residences as well as the rear property boundary and the pool deck. A photo from the perspective of someone standing on the proposed roof deck, which is the most extreme view from the proposed home, was shown. (This photo was taken from the existing house.) The view from the existing roof deck was also provided.

The UEL Bylaw refers to maintaining views to the north and that hedges must be kept cut to maintain existing views. A calculation was done to determine how to maintain existing privacy and resulting hedge height. This analysis, undertaken on behalf of the applicant, determined that a 15' hedge height would be in compliance with the Bylaw and would be the best for both parties.

Julie Hicks, Landscape Architect, stated that the eastern cedar hedge will be replaced with a yew hedge. The western red cedars behind the hedge have not been topped and can grow to over 200'.

Mark reviewed the analysis and diagrams discussed by the home owner and the objector. The objector has requested that the hedges remain at the existing 22' height.

Julie noted that there is a 10' utility right of way across the back of the properties, 5' on either property.

5.3 Questions from Panel to Applicant

Q Will the upper sundeck will be used?

A. Yes. The upper sundeck is approximately 80' from edge of property owners home to their rear property line. This does not take into account the distance from property line to edge of objector's home.

Q. The yew hedge and western red cedars are on either side of the utility row?

A. Yes. The hedges are within the utility ROW.

Q. What can you see from the applicant's property? Has anything been done regarding the objector's view of the applicant's property?

A. Views have been analyzed from very highest point and we are reasonably confident that there is a two-way view block.

Q. What about maximum permeable surface?

A. The UEL Bylaw does not address maximum permeable surface. Existing permeable surface is 5,080 sf (approximately 25%) and the proposed is 8,420 sf (approximately 40%) of the site area.

Q. The 22' western red cedar hedge is not on the applicant's property? How can the applicant agree what height someone else's hedge could be? The height of the objector's hedge is in question?

A. The concern anticipates possible enforcement in relation to maintaining view impact.

Q. There isn't a non-conforming aspect?

A. Correct.

A. Maintaining views is a prevalent issue in this neighbourhood and each case is considered on individual merits. We encourage property owners to come to an agreement between themselves. The Bylaw provides for tree heights to be cut back to maintain views.

Q. How much higher will the western red cedar hedge continue to grow?

A. Red cedar can go up to 200' or more, up to a rate of 1' per year. There isn't an agreement to keep trees at the existing height and growth of trees will be a constantly changing problem.

Q. What existing landscaping will be maintained?

A. The only trees worth saving are the horse chestnut and the gingko in front yard. The existing cherry tree, the mass of over-matured cypress trees and the over-matured dogwood will be removed and the property reclaimed.

Q. Proposed hedge for the west side of the property?

A. A fairly mature Portuguese laurel will be planted as well as a grouping of Swedish trembling aspen. The neighbour to that side has a very mature garden. Tulip trees will be planted at the front.

Q. The objector was asked if his issue had been properly addressed.

A. The objector responded, yes, that the architect has done a good job.

Q. What type of window covering will be used?

A. Due to the limited views and setbacks, we are reasonably comfortable with glazing. We can have a continuous glazed facade without concerns about privacy.

Q. What is the likelihood of the right-of-way being used? Who is it for?

A. The right-of-way is for utilities such as hydro and Telus. UEL utilities are not in the right-of-way.

5.4 Panel Deliberations and Resolution

The Panel reviewed and discussed information provided by the applicant, the applicant's representative and UEL staff. Discussion included: massing of the proposed home; shade and southern exposure; views; hedge heights; the possibility of an agreement between the applicant and the objector regarding hedge height and hedge trimming; 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 # 1/13, 5749 Chancellor Boulevard, to permit construction of a two storey single family dwelling and attached four car garage with a total above grade floor area of 4,928 square feet.

6.0 The meeting adjourned at 4:55 pm



Damon Oriente, Chair,
Advisory Design Panel



Roberto Pacheco, Secretary,
Advisory Design Panel