

**University Endowment Lands
Minutes from the
ADVISORY DESIGN PANEL MEETING
Tuesday, March 2, 2010**

Minutes from the Regular Meeting of the University Endowment Lands (UEL) Advisory Design Panel (ADP) held at **4:00 pm, Tuesday, March 2, 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
Shelley Craig, Architect
Jonathan Losee, Landscape Architect
Damon Oriente, Landscape Architect
Nancy Stern, Architect

Neighbourhood Panellists Present:

Ben Seghers, Area D (As a Panel Member)
Dave Forsyth, Area A (As an Observer)
Margaret Stuart, Area B (As an Observer) at 4:03 pm

ADP Panellists Absent:

Doug Carnahan, Area C
Luca Filipozzi, Area D
David Grigg, Engineer
Pauline Nocente, Area B
Stuart Smith, Area A
Rhodri Windsor-Liscombe, F.S.A; B.A. Hons, PhD., Area C

UEL Staff Present:

Margaret Eckenfelder, Manager
John Dobbs, Plan Checker
Pat Kereiff, Office Administrator

1.0 Call to Order

Randall Kovacs, Chair, called the meeting to order at 4:00 pm.

2.0 Introduction

Randall Kovacs welcomed those present to the meeting. ADP panellists and UEL staff were introduced.

3.0 Development Permit Application # 1/10

**Conditional Use for a Non-Full Service Restaurant – Fresh Slice Pizza
2166 Western Parkway (University Marketplace)
Parcel P, Blocks M&N, DL 140 LMP 46543**

3.1 Overview by Plan Checker

John Dobbs, Plan Checker, advised that this application was received by the UEL on January 4, 2010. The application proposes Conditional Use for the operation of a 650 sq ft “non-full service

restaurant” in CD-1 district on the ground floor of the University Marketplace in Area D. This location had been a day spa which is no longer in business.

It was noted that one letter/petition of objection had been received on February 12, 2010.

4.0 Presentation by Applicant

Deborah Colada and Frank Alexander spoke regarding the application. Fresh Slice is offering low fat pizza. They will operate with one cooking oven.

Mr. Alexander referred to the letter/petition of objection received on February 12, 2010. He noted that some of the objector’s businesses were located quite a distance from the proposed Fresh Slice Pizza location in the University Marketplace. Mr. Alexander also noted that the petition listed objectors from a variety of food establishments, including a pub. He stated that the latest Fresh Slice Pizza had opened on Fraser Street and no objections were received.

Ms. Colada and Mr. Alexander distributed information regarding Fresh Slice Pizza sales, market, locations and nutrition. Fresh Slice business is based on pedestrian traffic and, at this time, approximately 5% of sales are delivery service.

Mr. Andrew Kirkham of University Marketplace Development Corporation noted that they didn’t see this application causing competitive issues or flooding the market with pizza restaurants.

5.0 Questions from Panel to Applicant

Q. Is there any change to the building or are there any design issues?

A. This business is allowed under a conditional use. Some minor changes will be made on the inside of the building.

Q. Is anything unusual happening to the business sign?

A. The applicant will have to submit an application for a signage permit to ensure that they are in compliance with our bylaw.

Q. What type of exterior exhaust will be in place?

A. Exhaust will just be hot air. Venting already exists in the building and applicant can tie into this or exhaust at the front of the building.

6.0 The meeting was closed to the Public at 4:14 pm.

7.0 Panel Deliberations and Resolutions

7.1 Development Permit Application # 1/10

Conditional Use for a Non-Full Service Restaurant – Fresh Slice Pizza
2166 Western Parkway (University Marketplace)
Parcel P, Blocks M&N, DL 140 LMP 46543

The Panel reviewed and discussed information provided by the applicant and UEL staff. Discussion included: receipt of the petition regarding the application; submission of the sign permit; and, the UEL Land Use, Zoning and Community Administration Bylaw with respect to conditional use.

RECOMMENDATION:

The Advisory Design Panel recommends that the Manager of the University Endowment Lands approve Development Permit Application #1/10, 2166 Western Parkway, Vancouver, B.C. (Fresh Slice Pizza), allowing a Conditional Use for the operation of a 650 sq. ft. “non-full service restaurant” in the CD-1 District on the ground floor of the University Marketplace in Area D.

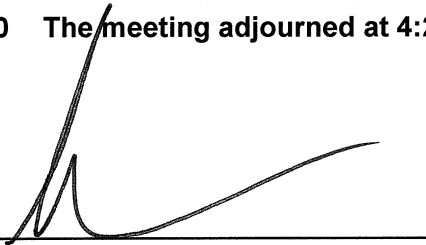
8.0 Approval of the Minutes

8.1 Advisory Design Panel Meeting of February 2, 2010

Moved, seconded and Carried.

That the minutes of the Advisory Design Panel meeting held February 2, 2010 be approved as amended by changing the word "appropriate" in Section 6.2, Recommendation, to "substantial".

9.0 The meeting adjourned at 4:26 pm.



Randall Kovacs, Chair
Advisory Design Panel



Damon Oriente, Recording Secretary
Advisory Design Panel