

## **University Endowment Lands Advisory Design Panel**

Meeting notes from the Regular Meeting of the UEL Advisory Design Panel (ADP) held at **4:00pm on Tuesday, May 6, 2008**, Firehall #10, Lower Floor Lecture Room, 2992 Westbrook Mall, Vancouver, British Columbia.

### **Professional Members Present:**

Nancy Stern, Architect (Chair)  
Shelley Craig, Architect  
Bruce Carscadden, Architect  
Jonathan Losee, Landscape Architect  
Ronald Myers, Landscape Architect  
David Grigg, Engineer

### **Neighbourhood Panelists Present:**

David Tobias (Area A)  
Chris White (Area C)

### **UEL Staff Present:**

Greg Yeomans  
Steve Butt  
John Dobbs  
Trina Rundgren (Recording Clerk)

## **1. Introduction of ADP members and UEL staff**

## **2. Adoption of Agenda**

- 2.1. May 6, 2008 Regular Meeting Agenda. Greg Yeomans introduced the two items on the agenda, their regulatory context, and the associated UEL development permit process.

## **3. Delegations**

### **3.1. Agenda Item #1 – Application for Development Permit Amendment / Variance to Development Permit #4/07-1792 Wesbrook Crescent, Vancouver, BC**

Robert Miranda, representing the owner of 1792 Wesbrook Crescent, summarized the renovations being done at said address, and stated that the garden room in question was demolished by the contractor for safety reasons and would be rebuilt to the original configuration. He noted that there were no objections submitted during the neighbourhood review, and he noted his concerns with the UEL development permit process and the requirement for this item to be considered by the ADP.

The Panel raised questions and discussed the following issues:

- Confirmation that the garden room would be rebuilt as it was, and not redesigned in any way.
- Landscaping of the property would be restored to its original state, and some improvements were suggested.
- Greg Yeomans reviewed the bylaw provisions which required the proposed variance to be considered by the ADP.

### **3.2. Agenda Item #2 – Development Permit Application #1/08-1851 Adelaide Road, Vancouver, BC**

A submission from Frank & Jinny Moy, owners of 1851 Adelaide Road, was circulated to the Panel. Loy Leyland, representing the owners of 1851 Adelaide Road, noted that the project conforms to all regulatory requirements in the UEL Bylaws. He also addressed the objections regarding the height of the building, the footprint, privacy concerns and shadowing.

Three area residents who submitted written objection were present. In summary, they raised the following concerns:

- Neighbourhood character is being compromised with the addition of a 2 story home in a predominantly single story/bungalow style area.
- The proposed roofline is inconsistent with predominant patterns in the area.
- The size/footprint of the home is increased by the addition of an inner courtyard in the rear of the home, creating excessive massing.
- The style/design does not conform to the character of the neighbourhood.
- The Official Community Plan (OCP) was intended to help protect the character of the neighbourhood. The UEL should have design guidelines for Little Australia.
- Owners should forego allowable density and height to achieve neighbourhood compatibility.

The following points/questions were raised during the ensuing discussion:

- It was confirmed that the adjacent neighbour did not submit an objection.
- The pitch of the roof is common in other areas, but not in this neighbourhood.
- The proposal includes high quality materials.
- The owner wanted a traditional design.
- It was noted that the OCP provides broad direction for the development of the community, as opposed to detailed regulations or a definition of neighbourhood “character.” A review of the existing Bylaws is expected to be initiated in 2008.

## PUBLIC FORUM ADJOURNED: 5:20pm

### 4. Panel Deliberations

#### 4.1. Agenda Item #1 – Application for Development Permit Amendment / Variance to Development Permit #4/07-1792 Wesbrook Crescent, Vancouver, BC

##### RESOLUTION:

*The Advisory Design Panel recommends that the Manager of the UEL approve the application to amend Development Permit #4/07 and the associated Variance to Section 65. 3(e) of the UEL Land Use, Building and Community Administration Bylaw.*

#### 4.2. Agenda Item #2 – Development Permit Application #1/08-1851 Adelaide Road, Vancouver, BC

In summary, the Panel discussion addressed the following:

- The proposed design does not appear to respond to established neighbourhood character.
- The UEL Bylaws provide little guidance on design or neighbourhood character, and what provisions they do include are somewhat ambiguous.
- The proposed courtyard is probably a benefit to the neighbour.
- The roof configuration is not consistent with the predominant pattern of the neighbourhood.
- This is a two-story zone, although the public response may have been more positive if the massing was reduced on the second floor.
- Building style is not an issue.
- Should the Panel raise concerns if the proposal complies with existing regulations? The proposal meets the technical requirements of the Bylaw.

The Panel suggested that the UEL develop clear design guidelines for the area.

The following recommendation was proposed:

*“The Advisory Design Panel recommends that the Manager of the UEL not approve Development Permit #1/08 on the grounds that the proposed design does not adequately respond to neighbourhood character. The Panel recommends that the applicant consider revisions to the design that would:*

- *Simplify the building massing;*
- *Reduce the visual impact of the second story; and*

- *Consider a more horizontal treatment of the roof.*

*The Panel has no objections to the inclusion of a second story in the development, and the Panel supports the inclusion of the proposed courtyard.”*

The Panel approved the recommendation on the understanding that the Chair would refine the wording and circulate it to Panel members for confirmation.