

**University Endowment Lands  
Minutes from the  
ADVISORY DESIGN PANEL MEETING  
Tuesday, May 3, 2011**

Minutes from the University Endowment Lands (UEL) Advisory Design Panel meeting held Tuesday, May 3, 2011 at 4:00 p.m. in the UEL Public Works meeting room, located in the UEL Public Works Yard at 5495 Chancellor Boulevard, Vancouver, BC.

**Professional Members Present:**

Bruce Carscadden, Architect, *Chair*  
Shelley Craig, Architect  
David Grigg, Engineer  
Nancy Stern, Architect, *Recording Secretary*

**Neighbourhood Panellists Present:**

Dave Forsyth, Area A  
Pauline Nocente, Area B (*at 4:35 pm*)  
Margaret Stuart, Area B  
Ben Seghers, Area D  
Stuart Smith, Area A (*at 4:34 pm*)

**ADP Panellists Absent:**

Doug Carnahan, Area C  
Luca Filipozzi, Area D  
Randall Kovacs, Engineer (*Stating a Conflict of Interest*)  
Jonathan Losee, Landscape Architect (*Stating a Conflict of Interest*)  
Damon Oriente, Landscape Architect, *Vice-Chair*

**UEL Staff Present:**

Margaret Eckenfelder, Manager  
Steve Butt, Deputy Manager  
Dallas Arcangel, Planning Technician  
Pat Kereiff, Office Administrator

**1.0 Call to Order**

Bruce Carscadden, Chair, called the meeting to order at 4:07 pm.

**2.0 Introduction**

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 May 3, 2011 be adopted as presented.

**4.0 Development Permit Application # 14/10**

**University Hill K-8 School, 2896 Acadia Road, Vancouver, BC**

**4.1 Overview by Planning Technician**

Dallas Arcangel, Planning Technician, reviewed the application for construction of a Kindergarten to Grade 8 School with outdoor sports fields. The building will have a total above grade floor area of

8,912 sq m (95,928 sq ft) to accommodate approximately 900 students. Three letters of objection were received during the public review period.

Dallas explained that the proposed new school will replace the existing University Hill secondary school located at 2896 Acadia Road. (A new secondary school will be constructed on West 16th Avenue.)

The development permit proposes replacement of the existing 5,127m<sup>2</sup> University Hill secondary school with a new Kindergarten to Grade 8 (K-8) School in an Institutional zone. The proposed elementary school has a nominal capacity of 920 students (470 grade K-6 students, 450 grade 6-8 students and 84 staff). The site area is 47,854 m<sup>2</sup> (515,096 square feet or 11.83 acres). Allowable site coverage for this property is 14,356.20m<sup>2</sup> (30%) and the proposed site coverage is 6,356 m<sup>2</sup> (13.3%). The proposed school is a two storey building with a total floor space of 8,912m<sup>2</sup> (95,928 square feet) and a building height of 12.56m (41.21'). Fifty-six parking spaces, including 2 accessible spaces will be provided as well as 5 loading zones. The gymnasium from the existing secondary school will be incorporated into the new elementary school.

All proposed setbacks exceed requirements as indicated below:

	Required	Proposed
Front Setback (off Acadia Road)	12.2m (40')	40.4m (132.6')
Left Side Setback	6.1m (20')	8.86m (29.1')
Right Side Setback	4.6m (15')	50.84m (166.8')
Rear Setback	9.15m (30)	200m + (+656')

The proposal meets all of the UEL zoning regulations and no variances have been requested. Three letters of objection were received during the public review period. Pursuant to Section 53(6) of the UEL Land Use, Building and Community Administration Bylaw, this application has been referred to the Advisory Design Panel for consideration.

#### 4.2 Presentation by Applicant (10 minutes)

David Lee and Mark Mathiasen of Graham Hoffart Mathiasen Architects, Kelly Isford-Saxon and Maureen Cowan of the Vancouver School Board and Kristina Zalite of Jonathan Losee Ltd. were in attendance.

David Lee advised that students attending the existing secondary school will be moving to the UBC National Research Centre area. David indicated the catchment area for the proposed school. Please refer to the map attached to these minutes as Appendix A. There is a gentle slope of approximately 2.0 to 2.4 metres from the north-west corner to the south-east corner of the property. The existing secondary school gym will be in the centre of the proposed development.

David stated that the site plan creates a welcoming and open relationship with the community. There is a jogging path and training circuit around the school as well as the forest of Pacific Spirit Park. The site is organized to maximize southern exposure and use of natural light. The current storm water volume and run-off will be maintained. It is proposed that site disturbance will be minimal and the natural habitat of Pacific Spirit Park will be preserved. Minimum parking requirements have been met to encouraged pedestrian traffic to the school.

A traffic pull-out off Acadia Road will facilitate pick-up and drop-off at the site. There is a second vehicle access off Ortona Road. The access off Ortona provides safe vehicular access to the school without the need to cross Acadia Road.

During construction, access to the site will be off University Boulevard, with a fence separating truck traffic and pedestrians. A traffic safety plan, approved by the Ministry of Transportation and Infrastructure, is required as part of construction safety management on the site.

David stated that the proposed school will be a two storey structure housing Kindergarten to Grade 8 students. A conscientious effort has been made to de-institutionalize the school by creating communities throughout the school. The school is a very large building and the intent was to lessen the overpowering sense of the structure. This has been done by engaging the community and the public through spaces and architectural elements including; covered balconies, sliding glass doors, a terraced area to the main entrance, a dominant roof form, a greenhouse on the south-east corner of the building, sun shades and canopies and a symbolic front door. Primary materials selected are tactile and (being durable, friendly and bright) very appropriate for the school, Parklex has been used to identify major sections of the school such as the library, administration and the music room. It is a provincial government directive to maximize the use of wood and exposed wood has been incorporated into the design with the use of glulam columns and beams and wood decking.

Stuart Smith arrived at the meeting at 4:34 pm.

Pauline Nocente arrived at the meeting at 4:35 pm.

Kristina Zalite advised that the landscaping has been designed for use of the students, with the lower plateau for the older students and the higher plateau for the younger students. Trees have been situated to allow a grand view to the entrance from Acadia Road while the view from Ortona Road has been kept as an urban streetscape with boulevard trees. A fence along Acadia Road directs students to the pedestrian walkway.

Surface water on the site has been slowed down and utilized. A stream walk will be created by directing water from the roof to resurface onto a hard surface then into a storm pipe where it will resurface again into a natural swale. The natural drop of the topography has been used to move the water. The school building has a rooftop garden, weather stations and a green house. Asphalt surfaces will be painted to facilitate games and opportunities for learning and the front gathering area will feature a sun dial. The site slope provides for a natural amphitheatre.

#### **4.3 Questions from Panel to Applicant**

- Q. There is potential for heat to be given off in the winter time because of the open roof areas. How does this compare with the existing building and Leeds standards?
- A. We are targeting Gold Leeds Certification (Leadership in Energy and Environmental Design) and are projecting 50% less than the energy code. The building is fairly articulated with light brought in through the lanterns. The roof overhang, window glazing and sun shades help manage direct sunlight. Windows on the south side of the building are potential heat sources. A positive net benefit should be realized over the course of the year.
- Q. This is a fairly powerful form. What is the architectural intent?
- A. The gymnasium from the old school will be the only existing structure used in the proposed school. Site planning is dictated in relation to existing gym.
- Q. The structure appears post 1950 or 1960. What makes the school what it is – similar to a village but not a village, with a central entrance and many entrances?
- A. Basically, the building will be comprised of three major portions: Kindergarten to Grade 5 on the west wing; common spaces and after school use in the middle; and, Grades 6 and 7 in the east wing. Resemblance to a 1950's / 1960's structure is not intentional. This is a large building which has been broken down into small learning communities.

- Q. Was the gymnasium the only part of the existing school worth retaining?
- A. The provincial government mandates that the existing building be assessed to determine what should be maintained. The gymnasium portion met that criterion.
- Q. I appreciate the village type aspect and the landscaping is fabulous. I am concerned that there may be some confusion as to where the main door or the afterhours approach to the building is? On a rainy day, everyone will be going to the nearest door and there may be a lot of traffic into the centre of the building where it's not really required.
- A. Kids are main users of the school and they will be entering where they need to go in the morning. Kids will go to the place where they spend their time. The main entrance is a very diffused entry which we want to encourage. We don't want 920 students entering through the front entrance at the same time. There is an opportunity from coming in the entrance from Ortona Road. During inclement weather, there is a large covered space and other covered spaces for learning communities. We've made a conscious effort to have the kids walk through a nice space. Traffic is mostly pedestrian with some drop off by vehicles
- Q. How is the main entrance viewed from the street and the neighbourhood? Where is the sense of real entry for the public?
- Q. The school appears to be a school for older kids and it would be a beautiful high school. Younger kids may find it imposing. The proposed building lacks playfulness and appears more residential than a school.
- Q. The density of people/students is a concern. The current secondary school houses about 500 people and the proposed school will house approximately 900 people. About half of the existing sports fields and play areas have been removed. How does ratio of proposed play area compare to existing school?
- A. There will be one good quality sports field for the older students with a smaller field for the younger students. Play areas will also include a basketball court and three playground areas.
- A. There is an existing playfield. We are constructing on a portion of this playfield but are opening another playfield area. The school site covers about 11 acres and around 8 acres are being used for active play. Eight acres meets ministry standards and is appropriate for a school of this size.
- Q. What analysis has been made on the traffic study?
- A. Traffic study was done while the existing secondary school was in session. Background traffic counts were extrapolated to forecast probable traffic patterns for the proposed school. There will be a higher proportion of kids coming to the proposed school site. It is estimated that 102 vehicles will arrive at the same time to drop off kids. Focus of Vancouver School Board (VSB) was to maximize opportunities around the site for student drop off.
- Q. Worried about hidden areas. Isn't this really a three storey building?
- A. A conscious decision was made to string the building out on the site. We felt that it was important to provide a connection between the inside of the building to outside. There really is a desire to have engagement with the community and bring the eyes of the community onto the site. This is a two storey school. There are always two storeys in any one location - never three storeys on top of each other.
- Q. Where is the trail going? It doesn't exist at this point.
- A. We want to engage the kids in the forest and are constructing a trail as part of the existing trail system around the school. This will not be an invasive part of the trail and is not Pacific Spirit Park property. Existing Pacific Spirit Park trails running by the school are on VSB land. VSB would like to keep the interface with the park fairly porous and prefers not to fence around the school.
- A. This school is not based on the concept of one hallway with classrooms along the way. We are approaching the education delivery model in a new and different way. The new approach is 21st century learning which is an extension of the Montessori way of learning. Team teaching begins in Grade 1. Every grade has a common learning area, a seminar room, an area for special education and a small group place of work. These common areas can be used by different groups at the same time or the whole area could be opened up and all 120 kids could occupy the space along with a number of teachers. Doors can't be closed off to create a kingdom. The kids will have

personal ownership of the space as a group. Lantern spaces become the front door for these learning communities. Furniture is now on wheels and used with partitions, colour, light and space. The proposed University Hill K-8 school is one of three test spaces for such a school. Kitchener and Douglas are the other two.

- Q. Is this an open program trying to fit into a linear building? A series of pods in a linear format?
- Q. Are you saying there isn't really a front door? That you want kids to take ownership of their zone?
- A. The idea is that the teachers and the students take general ownership. We believe this is an effective strategy to deal with 900 kids. Kindergarten to Grade 5 in one wing with Grades 6 to 8 in the other wing. The centre will house a large communal area in which we encourage community use and an environment for mentoring by older kids.
- Q. The University Endowment Lands (UEL) is a small community and University Hill Elementary is a beautiful school with room for expansion. Why is such a big school required?
- A. VSB planning has identified this need. Quite a number of the kids from the UEL and UBC are being bussed off site. Some of the kids attending this school will be from the UEL and UBC. High school kids will be going to the new school on UBC lands.
- Q. I agree with the concept and the pods. Will there be adequate security with all these entrances?
- A. There will be professional rooms, holding 4 to 5 teachers, in amongst the pods. The teachers are right in the common areas and will provide supervision and security. The entrance to the main common area is supervised by administration office. There will be visual access between all the spaces.
- A. VSB held open houses regarding the school project on September 16, 2009 and February 10, 2010.
- Q. Should we be discussing problematic issues of the layout of the school?
- Q. The school looks like a complex rather than an elementary school. Perhaps another colour, other than the charcoal, would be more inviting, fun and whimsical. Something needs to be done about the exterior of the building.
- Q. I'm glad to hear that there will not be a fence around the school. This project will last approximately 2 years. What plans are there for safety and security along the path above the playing field during the construction period?
- A. There will not be many kids coming along that pathway. The plan is to avoid heavy truck traffic by having trucks come through the east end of the site, from University Boulevard, with a fence dividing truck traffic and pedestrians. A traffic safety plan is required as part of construction safety management on the site.

#### **4.4 The meeting was closed to the Public, with the exception of the applicant's representatives.**

#### **4.5 Panel Deliberations and Resolution**

Development Permit Application # 14/10

University Hill K-8 School, 2896 Acadia Road, Vancouver, BC

The Panel reviewed and discussed information provided by the applicant and UEL staff. Discussion included: the Traffic Study and traffic patterns; bicycle access to the school; CPTED (Crime Prevention Through Environmental Design); phasing of construction while the high school is still occupying existing school site; colour and material selection; lifespan of proposed school; and, building maintenance.

**Recommendation:**

Moved, seconded and Carried.  
Abstained – Shelley Craig

*The Advisory Design Panel recommends that the Manager of the University Endowment Lands (UEL) approve development permit application #14/10 subject to the applicant addressing to the satisfaction of the UEL Manager the following matters raised by the Advisory Design Panel:*

1. *Consider and present an alternate for building materials and colour palette.*
2. *Show how the project accommodates bicycle access.*
3. *Incorporate the recommendations of the Traffic Study peer review of the UEL consultant - Urban Systems.*
4. *Show how the project will address and develop CPTED strategies.*

Pauline Nocente left the meeting at 6:15 pm.

**5.0 Adoption of the Minutes of the Advisory Design Panel Meeting of**

Moved, seconded and Carried.

That the minutes of the Advisory Design Panel meeting held March 1, 2011 be approved as presented.

**6.0 The meeting adjourned 6:21 pm.**



---

Bruce Carscadden, Chair  
Advisory Design Panel



---

Nancy Stern, Recording Secretary  
Advisory Design Panel

Appendix "A"

**Catchment A for Proposed University Hill K-8 School  
2896 Acadia Road, Vancouver, BC**

