



**University Endowment Lands
MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
Tuesday, November 14, 2017**

A meeting of the UEL Advisory Design Panel was held on **Tuesday, November 14th, 2017 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 (at the intersection with Acadia Road).

Professional Members Present:

Jason King, Architect – Acting Chair
Lu Xu, Landscape Architect
Paul Y. Zhang, Architect

Area Neighbourhood Panellists Present:

Tamara Knott, Area C Panelist
Maciek Kon, Area C Panelist

Staff Present:

Jonn Braman, Manager
Donna Corcoran, Deputy Manager
Susan Lightfoot, Planning Technician

Regrets:

David Eaton, Architect
Nancy Paul, Landscape Architect
Alan Ngo, Professional Engineer

1.0 Call to Order

The meeting was called to order at 5:45pm.

2.0 Introduction of ADP Members and UEL Staff

Acting Chair King introduced ADP and UEL staff.

3.0 Adoption of the Agenda (motion by Jason King, seconded by Tamara Knott)

It was Moved and Seconded:

That the Agenda, as presented, be adopted.

CARRIED

4.0 Adoption of the Minutes (motion by Jason King, seconded by Tamara Knott)

It was Moved and Seconded:

That the Advisory Design Panel meeting minutes of July 11, 2017 as presented, be adopted.

CARRIED

**5.0 Development Permit Application #7/17
4916 Chancellor Boulevard, Area C**

A memorandum dated November 14, 2017 from Susan Lightfoot, Planning Technician, was attached to the agenda package.

5.1 Overview by Planning Technician

Susan Lightfoot, Planning Technician, advised that Application #7/17 is for a development permit to construct an addition to the existing single family dwelling with attached garage at 4916 Chancellor Blvd in Area C. The site is a corner lot at Chancellor Blvd and Queensland Rd. Two variances are being proposed to the *Land Use, Building and Community Administration Bylaw*:

Variance #1: Reduce the required interior side yard setback from 7.0 ft. to the existing width of 6.83 ft. (Bylaw Section 62(1)).

Variance #2: Increase the percentage width of the rear yard that may be occupied by accessory buildings from 50% to 69.3% (Bylaw Section 64(4)).

Questions: No questions for Planning Technician.

5.2 Presentation by Applicant

D'arcy Jones and Craig Bissell, the designers for the Applicant, presented their proposal and rationale for the requested variances.

D'arcy Jones indicted the irregular lot shape and existing building envelope presented hardship particularly in that their goal is to maintain the character of the home. The current home was not lining up with the proposed two car garage. The height and footprint of the garage were adjusted to achieve alignment. The house is quite a bit lower than most houses in the neighbourhood.

The Architect also noted that the original landscaping design by Cornelia Oberlander has been painstakingly preserved which also adds to the hardship of the irregular shaped lot.

The original garage is proposed to be a two car garage and the new renovation / addition will bring back the personality of the original house with the delicate roof edges and angles. Most of the added floor space is below grade and does not count in the FSR calculation. It includes media room, storage and mechanical spaces. This design brings light into the basement and sets the pool back from the side yard. A 'pop' up dormer is set back and provides light to kids' rooms.

In short, they expressed that they have made a difficult design situation much better.

5.3 Questions, comments from Panel to Applicant

The following questions and comments were discussed by the Applicant, Staff and the ADP:

Q: What is the slope of existing roof line?

A: The existing slope has been maintained in the proposal.

Q: Is the proposed permeable area very similar to the existing situation?

A: Yes (note: technical review shows 34.3% existing, 34.7% proposed).

Q: Is there any landslide potential with a new sub-basement?

A: There will be Professional Engineers (geotechnical and structural) involved in the BP process.

Q: Will the house have to be lifted?

A: Yes, have to be lifted to undertake construction and then will be lowered to exactly the same footprint and height elevation as proposed on the DP drawings.

Jonn Braman reminded the Panel that they are here to address two variances requested only.

Comment: Honouring the original house design is appreciated by the neighbours.

6.0 Meeting Closed to the Public (Except for Applicant and/or Applicant's Representatives)

The members of the public left the meeting at 4:58pm.

6.1 Panel Deliberations and Resolution

Development Permit Application #7/17 - 4916 Chancellor Blvd

RECOMMENDATION (motion by Jason King, seconded by Maciek Kon):

It was Moved and Seconded:

That, having considered the design as presented and the *Land Use, Building and Community Administration Bylaw*, the Advisory Design Panel recommends that the Manager of the University Endowment Lands approve the variances and Development Permit Application #7/17 at 4916 Chancellor Blvd.

CARRIED
5 in favor

7.0 Meeting Adjournment

By general consent, the meeting was adjourned at 5:00 p.m.

**David Eaton, Acting Chair
Advisory Design Panel**

**Nancy Paul, Secretary
Advisory Design Panel**