

University Endowment Lands Advisory Design Panel

Meeting notes from the Regular Meeting of the UEL Advisory Design Panel (ADP) held at **4:30pm on Tuesday, October 7, 2008** in the UEL meeting room, located in the UEL Works Yard at 5495 Chancellor Boulevard, Vancouver, BC

Professional Members Present:

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

Neighbourhood Panellists Present:

Dave Forsyth, Area A
David Tobias, Area A
Nora Stevenson, Area C
Chris White, Area C

UEL Staff Present:

Greg Yeomans (UEL Manager)
John Dobbs
Trina Rundgren

1. Introduction of ADP members and UEL staff

2. Adoption of Agenda

- 2.1. R. Kovacs briefly outlined the structure of the meeting, and the UEL Manager reviewed the agenda.

3. Delegations

Agenda Item #1 – Development Permit Application #3/08 5614 Wycliffe Road, Vancouver BC

The UEL Manager noted that he had been advised that the O'Connor's were out of the country and unable to attend the meeting.

This item was previously considered by the ADP on September 9th. The ADP recommended that it not be approved, and the UEL concurred. The Applicant subsequently decided to make revisions to the design, and the UEL referred the amendments to the ADP for comment.

J. Bussey (Applicant) outlined the proposed changes to the Development Permit Application in response to the ADP's recommendation and the comments heard at the last meeting. In summary, the garage has been reduced to two vehicle bays, it has been pulled back from the Wycliffe Road property line to a distance of between 12 feet and nearly 18 feet, and shifted to five feet from the rear property line. The Applicant suggested that the increased setback from Wycliffe responds to neighbourhood concerns about accessory building setbacks, and provides a comparable distance to the neighbouring Beech tree as per the previous proposal.

The Chair opened the floor for discussion.

An area resident (Levi) noted that M. O'Connor would have attended the meeting, but was not notified in time prior to her leaving the city. She felt the meeting should be deferred. She acknowledged the Applicant's response, but felt it was still an inadequate setback from Wycliffe.

Two other area residents suggested that neighbours should be notified farther in advance of ADP meetings than current practice. The UEL Manager confirmed the date on the notification letters sent in advance of this meeting.

**Agenda Item #2 – Development Permit Application #5/08
4715 West 7th Avenue, Vancouver BC**

The UEL Manager summarized this development proposal, noting that it had received 14 letters of objection which identified the massing of the proposed house, privacy and the front yard fence as key issues.

The Applicant (V. Wan) summarized the Application and noted that the portion of the proposed fence in the front yard has been deleted.

The Chair opened the floor for discussion.

A neighbourhood resident and objector suggested that this development was out of scale with the neighbourhood and would set a precedent for future developments on this street, especially since other properties were for sale. This view was generally shared by the residents in attendance.

A resident across the lane from the subject property felt her privacy would be compromised by the window orientation and height of the building, as well as the proposed tree removal in the rear yard. She was also concerned about the turning radius into the garage, given her retaining wall at the lane edge.

An adjacent resident to the east was concerned about privacy and overlook, as well as shadowing.

Several residents commented that the two storey house at the east end of the block was not in scale with the neighbourhood, but had lower impacts because it was at the end of the street. Other residents were of the view that no development should happen on this street that would detract from the existing streetscape and pattern of development.

A general discussion ensued about the size and height of homes on 7th relative to those on 6th, where the lots and houses are larger. Panel members asked the Applicant if the healthy Dogwood tree in the front could be retained. The Applicant said that was possible.

Residents expressed concern about the quality of exterior finishes of the proposed house and the loss of landscaping, especially the trees and rear hedge.

Through an interpreter, the owner expressed frustration with the process, and indicated that he was willing to consider changes if that facilitated approval.

Several residents noted that the property still had a "For Sale" sign posted. The UEL Manager noted that there is no UEL regulation which forbids a property being for sale while a development permit application was in process.

R. Kovacs and the UEL Manager summarized the next steps in the DP process.

PUBLIC FORUM ADJOURNED: 7:00pm

4. Panel Deliberations

4.1. Agenda Item #1 – Development Permit Application #3/08 5614 Wycliffe Road, Vancouver BC

The Panel discussed the changes made by the applicant with regards to the garage position relative to Wycliffe Road. It was noted that the Applicant had originally declined the suggestion to reduce the garage to a 2 car from a 3 car configuration, but in fact decided to make that change in response to the Panel's recommendations. The Panel concluded that the Applicant had adequately responded to the earlier recommendations, but should make further adjustments to the extent of soft landscaping in the auto court near the garage, and to incorporate additional trees/plantings between the garage and Wycliffe to better screen the building from views.

Resolution of the UEL Advisory Design Panel regarding Development Permit Application #3/08

After giving due consideration to the submissions of the Applicant and Objectors, and the discussion at the meeting, the Advisory Design Panel concludes that the Applicant has adequately responded to the Advisory Design

Panel's recommendation of September 9, 2008 regarding increasing the setback of the garage relative to the property line along Wycliffe Road.

The Panel notes that the revised application places the garage at the originally proposed five foot setback from the rear property line, but that the garage has been reduced to two vehicle bays and set back sufficient distance to help protect the health of the neighbouring Beech tree. The Panel notes further that the applicant has committed to providing significant planting between the garage and Wycliffe Road to maintain the residential character of the neighbourhood.

Accordingly, the Panel made the following recommendation to the Manager of the UEL:

“The Advisory Design Panel recommends that the Manager of the UEL approve Development Permit Application #3/08, subject to the following:

- The Applicant submitting to the UEL a hard and soft landscaping plan which specifies the planting proposal as agreed to by the Applicant and which would effectively screen the garage from direct views from Wycliffe; and
- The landscaping plan is to specify soft landscape treatments in the area running from the northeast corner of the garage to the corner of the new driveway at the property line, where it is currently shown as hard surface paving.”

Note: This resolution was not unanimous.

4.2. Agenda Item #2 – Development Permit Application #5/08 4715 West 7th Avenue, Vancouver BC

The Panel noted that this project complies with the basic UEL regulations, but showed little response to the street context. Too many trees were to be removed, there should be a more positive response to overlook and privacy concerns, and it would be desirable to use higher quality exterior materials in order to respect the established character of this street. The impacts of the second floor massing could be mitigated through greater use of horizontal detailing, an alternative and simpler roof configuration, and possibly moving some floor area to the first floor.

Resolution of the UEL Advisory Design Panel regarding Development Permit Application #5/08

After giving due consideration to the submissions of the Applicant and Objectors, and the discussion at the meeting, the Advisory Design Panel made the following recommendation to the Manager of the University Endowment Lands:

“The Advisory Design Panel recommends that the Manager of the UEL not approve Development Permit Application #5/08 on the grounds that the proposed design does not adequately respond to the single family dwelling character of West 7th Avenue in the UEL.

The Panel recommends that the applicant consider revisions to the design that would:

- Reduce the visual impact of the second storey massing;
- Consider greater use of horizontal architectural elements more in-keeping with the predominant characteristics of the neighbourhood;
- Submit a revised landscaping plan that:
 - Replaces significant trees to be removed with tree species that will mature to comparable sizes;
 - Retains the large dogwood in the front yard;
 - Incorporates significant plantings that would address privacy and overlook concerns from neighbours;
 - Confirms the extent of proposed fencing.
- Specify window treatments that respond to the privacy and overlook concerns of neighbours;
- Incorporate exterior materials more consistent with existing neighbourhood character.

The Panel agrees with the Applicant’s proposal to delete the fence from the front yard and that the remaining fence will extend from the front face of the house to the rear yard. The Panel encourages the Applicant to replace or install new fencing in such a way as to minimize impacts on neighbouring hedges and landscaping.”

Meeting was adjourned at 7:05pm