



**University Endowment Lands
Minutes from the
ADVISORY DESIGN PANEL MEETING
Tuesday, October 5, 2010**

Minutes from the UEL Advisory Design Panel meeting held Tuesday, October 5, 2010 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
Shelley Craig, Architect
David Grigg, Engineer (4:13 pm)
Jonathan Losee, Landscape Architect (*Acting Chair*)
Damon Oriente, Landscape Architect
Nancy Stern, Architect

Neighbourhood Panellists Present:

Dave Forsyth, Area A (*As an Observer*)
Margaret Stuart, Area B (*As an Observer*)

ADP Panellists Absent:

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

UEL Staff Present:

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

1.0 Call to Order

Jonathan Losee, Acting Chair, called the meeting to order at 4:05 pm.

2.0 Introduction

ADP panel members and UEL staff were introduced. Jonathan Losee welcomed those present to the meeting.

3.0 Development Permit Variance Application # 8/10

4941 Queensland Road, Vancouver, BC
Jonathan briefly reviewed the application and variance.

3.1 Overview by Planning Technician

Dallas Arcangel, Planning Technician, briefly reviewed the application stating that the application was for construction of a two storey addition and new deck on the rear of the house. The application includes a request for a variance to alter Section 65(3) of the UEL Land Use, Building and Community Administration Bylaw in order to exclude 553 sq ft of the existing basement from the allowable above grade floor area.

Dallas explained that this is a rear addition of 553 sq ft on 2 storeys, with the deck being enlarged. All required setbacks are met. The variance is from Section 65.3(e) of the Bylaw which states that basements, cellars, and other spaces below floor surfaces must be located less than 4 feet above average grade. The requested variance is to increase the basement to 5.18 ft above grade. From the front street, the house appears as a rancher. Dallas advised that the height of the proposed ridge of the addition is 2 ft lower than the existing ridge. The addition will not require a change to parking for this residence and the site perimeter is well treed. The impact of the addition will be relatively minor for the neighbours. Eleven letters of support were received during the public review period. No letters of objection were received.

3.2 Presentation by Applicant (10 minutes)

Nigel Hacker of Intarisa Design Ltd. and the applicants, Victor and Missy Rollins, were in attendance.

Nigel Hacker advised that the addition does not go beyond the existing building envelope. The sundeck is not entirely covered and there is no new roof over the deck. The patio is located at the lowest level. There is no problem with continuing to use the current driveway and all of the existing foliage and trees will remain.

As the basement is counted in the floor space, the floor area of the existing house is also over. Construction of the addition as presented with the requested variance, while leaving the existing house as is, is the best solution.

3.3 Questions from Panel to Applicant (10 minutes)

Q. Regarding the variance, there is no floor space issue except that the existing house is under height and already over for a basement?

A. The existing lower floor does not meet the definition of a basement. The variance is due to the technicality of the definition of a basement.

Q. Is the existing house and the addition below the allowable limit for site coverage?

A. Yes.

4.0 Panel Deliberations and Resolutions

Development Permit Variance Application # 8/10

4941 Queensland Road, Vancouver, BC

(Variance to exclude 553 sq ft of the existing basement from the allowable above grade floor area)

The Panel reviewed and discussed information provided by the applicant and UEL staff. Discussion included: the house design; view of house from the front and rear; pictures of

the front and rear of the existing house; floor space ratio; definition of a basement; and the UEL Land Use, Zoning and Community Administration Bylaw with respect to basements, cellars, and other spaces below floor surfaces.

Recommendation:

Moved, seconded and Carried.

The Advisory Design Panel recommends that the Manager of the University Endowment Lands approve the requested variance to alter Section 65(3) of the UEL Land Use, Building and Community Administration bylaw to exclude 553 sq ft of the existing basement from the allowable above grade floor area for construction of an addition at 4941 Queensland Road.

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 September 7, 2010 be approved as presented.

6.0 The meeting adjourned at 4:19 pm.



Jonathan Losee, Acting Chair
Advisory Design Panel



Damon Oriente, Recording Secretary
Advisory Design Panel