

**University Endowment Lands  
Minutes from the  
ADVISORY DESIGN PANEL MEETING  
Tuesday, September 7, 2010**

Minutes from the UEL Advisory Design Panel meeting held **Tuesday, September 7, 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:**

Randall Kovacs, Engineer (Chair)  
Bruce Carscadden, Architect  
Shelley Craig, Architect  
Jonathan Losee, Landscape Architect  
Damon Oriente, Landscape Architect  
Ben Seghers, Area D

**Neighbourhood Panellists Present:**

Dave Forsyth, Area A (As an Observer)

**ADP Panellists Absent:**

Doug Carnahan, Area C  
Shelley Craig, Architect  
Luca Filipozzi, Area D  
David Grigg, Engineer  
Pauline Nocente, Area B  
Stuart Smith, Area A  
Margaret Stuart, Area B  
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**

Randall Kovacs, Chair, called the meeting to order at 4:07 pm.

**2.0 Introduction**

ADP panel members were introduced. Randall Kovacs welcomed those present to the meeting.

**3.0 Development Permit Variance Application # 7/10**

5375 University Boulevard, University Chapel (Variance to Rear Yard Setback)

**3.1 Overview by Planning Technician**

Dallas Arcangel, Planning Technician, briefly reviewed the application stating that the zoning for the existing chapel is Institutional. The portable classroom will be placed at the rear of the chapel, next to the existing covered play area. The application meets all zoning regulations except the required rear setback. The request is for a variance to Section 120(1) of the UEL Land Use, Building and Community Administration bylaw to permit the rear yard setback to be reduced from 30'-0" to 16'-4". Access to the portable will be from the existing driveway, off University Boulevard.

Colours of the portable are muted gray and green. The distance between chapel and the portable is 48 feet. The height of portable is 12'-8" but, the maximum allowable height is the same as the church, which is 45'.

### 3.2 Presentation by Applicant

Lloyd Plishka, Architect, and Richard Thompson, a member of the school's board of directors, were in attendance.

Lloyd Plishka advised that this is a fairly modest proposal and that the University Chapel had applied for a development permit on this site two years ago.

The school is a private independent school which started eight years ago. School enrolment has grown steadily and now is approximately 40 students. The church would like the school to vacate the room they are currently using and move into the proposed portable classroom. In 2008, the school submitted a proposal to place two renovated mobile homes on the site and the application was not approved. Since that time, the school has been able to locate a portable classroom. The proposed location is out of site from University Boulevard and well screened by existing hedges and trees. Colours and materials complement those of the church. Cedar hedging will be installed.

The essence of the variance is to set the classroom further back to preserve the existing driveway to the church. There are no immediate neighbours so impact to neighbours is negligible.

### 3.3 Questions from Panel to Applicant

Q. Who owns property at the back?

A. Metro Vancouver (Pacific Spirit Park).

Q. Will the existing wood sheds be removed?

A. Yes, only the covered play structure will remain.

Q. How will the portable be heated?

A. Propane and electrical. The gas line will be from the existing church.

Q. Will this be permanent?

A. No, just until a permanent classroom is built. We would be willing to entertain a cut off point (say 10 years) and have a review of the portable classroom at that time.

Q. Will all 40 students fit in the portable?

A. No, the portable is in addition to classroom wing.

Q. Is there a sewer connection?

A. No.

Q. Is there a water connection?

A. No, we will be using the church building and there are enough facilities there.

Q. Is there an intention to improve the paved area?

A. We would like to improve the paved area in the future. We plan to build up the existing wheel chair access ramp.

Q. How do fire trucks get back there?

A. Through the parking lot in the rear area. There are entrances on all sides of the building and the requested variance is to maintain current entry.

Q. Would a 40' setback make the gap too narrow to maintain the current entry?

A. Yes, we would also have to cut into the landscaped area.

Q. Is the existing church sprinklered?

A. No.

Q. Is there a minimum 15 metre distance between the church and the classroom?

A. Yes.

Q. Will there be bollards at the west end of the parking lot?

A. We show safety cones on the rendering. Sheet A-2 shows removable treated bollards. We don't want normal vehicular traffic going in there which they don't now due to the plastic traffic cones.

**4.0 Meeting Closed to the Public at 4:26 pm  
(Except for Applicant and/or Applicant's Representatives)**

**5.0 Panel Deliberations and Resolutions  
Development Permit Variance Application # 7/10**

5375 University Boulevard, University Chapel (Variance to Rear Yard Setback)

The Panel reviewed and discussed information provided by the applicant and UEL staff. Discussion included: setback allowance; the existing wheelchair ramp; possible use of more paving; visibility of the portable from the street or from the trail at the back of the property; selected colours for the portable; site line; cedar hedges; those notified during the neighbourhood notification period; a 10 year covenant; and, the UEL Land Use, Zoning and Community Administration Bylaw with respect to rear yard setbacks.

**Recommendation:**

*The Advisory Design Panel recommends that the Manager of the University Endowment Lands:*

- a) *approve the requested variance to alter Section 120(1) of the UEL Land Use, Building and Community Administration bylaw to permit the rear yard setback to be reduced from 30'-0" to 16'-4" for erection of a portable classroom on the north east side of the University Chapel property at 5375 University Boulevard, and*
- b) *that erection of this portable classroom on the northeast side of the University Chapel property be reviewed in ten years time (September 2020) to determine a more permanent solution to the portable classroom.*

**6.0 Adoption of the Minutes of the Advisory Design Panel Meeting of July 6, 2010**

Moved, seconded and Carried.

That the minutes of the Advisory Design Panel meeting held July 6, 2010 be approved as presented.

7.0 Margaret Eckenfelder, University Endowment Lands Manager, provided a brief overview of the status of various projects.

**8.0 Meeting Adjournment at 4:40 pm.**



for:

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Randall Kovacs, Chair  
Advisory Design Panel



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Damon Oriente, Recording Secretary  
Advisory Design Panel