



**University Endowment Lands
MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
Tuesday, August 16, 2016**

A meeting of the UEL Advisory Design Panel was held on **Tuesday, August 16, 2016 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:

David Eaton, Architect - Chair
Jason King, Architect – Vice Chair
Nancy Paul, Landscape Architect - Secretary
Edward Smith - Engineer

Area Neighbourhood Panellists Present:

Stuart Smith, Area A Panellist
Tamara Knott, Area C Panellist

Staff Present:

Jon Braman, Manager
Natalie Coburn, Planning Technician
Lori Foster, Corporate Administrative Officer

Regrets:

Saba Farmand, Landscape Architect
Alan Ngo, Engineer
Dave Forsyth, Area A Panellist
Maciek Kon, Area C Panellist

1.0 Call to Order

The meeting was called to order at 4:06 p.m.

2.0 Introduction of ADP Members and UEL Staff

Chair Eaton noted everyone had name cards identifying themselves.

3.0 Adoption of the Agenda

By general consent, the agenda as presented was adopted.

4.0 Adoption of the Minutes

Moved, Seconded, Carried

That the Advisory Design Panel meeting minutes of July 12, 2016, as presented, be adopted.

**5.0 Development Permit Application #11/15
4925 Queensland Road – Area C**

A memorandum dated August 2, 2016 from Natalie Coburn, Planning Technician, was attached to the agenda package.

5.1 Overview by Planning Technician

Natalie Coburn, Planning Technician advised that Application #11/15 is for a development permit to construct a two storey single family dwelling with an attached garage at 4925 Queensland Road in Area C. Two variances are required to the *Land Use, Building and Community Administration Bylaw* due to the irregular shaped lot.

5.2 Presentation by Applicant

Kelvin Humenny, designer for the Applicant, presented the drawings he inherited (he was not the original designer) and the materials board.

5.3 Questions from Panel to Applicant

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

- Facia color;
- Speaking with or contacting neighbours by the Applicant was not conducted;
- Verbal comments leading to interpretation issues, written comments do not;
- Intention of the variances for the rear and side yards;
- Original house does not meet the setbacks;
- Keeping large trees, one to be removed for the patio, property presents as having a small mature forest;
- Replacement or protection of trees not a UEL bylaw;
- Fencing – proposed or existing;
- Siding – owner to defer to the designer;
- Wall that appears out of place on deck/patio;
- Heating, solar and energy costs – conversion ability not required in the bylaw;
- Model does not give a sense of the finishes therefore limiting comments from the ADP.

It was noted there were no serious concerns with the design, variances for the garage or projection of the triangle deck.

Tamara Knott, Area C Panelist, commented that she spoke with neighbours and found no issues other than the lot was special because of its irregular shape. The house is acceptable according to her research.

There was discussion about the order of agenda items.

By general consent, noting that there were no members of the public present, the ADP addressed item 7.1 next.

RECOMMENDATION:

Moved, Seconded and Carried.

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 Development Permit Application #11/15 for 4925 Queensland Road, provided that the color palette, color scheme and exterior finishes remain similar to the materials board presented at today's meeting.

Tamara Knott left the meeting at 4:40 p.m.

The Applicant left the meeting at 4:40 p.m.

**6.0 Development Permit Application #12/15
5550 Chancellor Blvd – Area A**

Manager Braman spoke to the application noting the Applicant was not present.

There was discussion on the following items:

- The Stop Work Order;
- Materials board not required for renovation type applications;
- Complaint letter received stating materials do not match;
- Rudimentary and mislabelled technical drawings, incomplete application package;
- New build on the cabana and clarification of its intended use;
- Bylaw does not allow for a secondary dwelling;
- Material pallet should match existing house, cedar material should match throughout;
- Lack of thought in layout and design of renovation;
- Inform applicant of the consequences of using an accessory building as a secondary suite.

6.1 Overview by Planning Technician

A memorandum dated July 26, 2016 from Natalie Coburn, Planning Technician, was attached to the agenda package.

6.2 Presentation by Applicant

The Applicant was not present.

6.3 Questions from Panel to Applicant

None.

7.0 Meeting Closed to the Public

By general consent, the meeting was closed.

- 7.1 Panel Deliberations and Resolution
Development Permit Application #11/15
4925 Queensland Rd - Area C

See item 5.3.

- 7.2 Panel Deliberations and Resolution
Development Permit Application #12/15
5550 Chancellor Blvd - Area A

RECOMMENDATION:

Moved, Seconded and Carried.

That, having considered the design as presented, the objection letter received, and the University Endowment Lands bylaws, the Advisory Design Panel recommends that the Manager of the University Endowment Lands approve Development Permit Application #12/15, 5550 Chancellor Boulevard, (Area A) provided that the following concerns are addressed:


- The exterior materials and colours are to match among the existing and proposed buildings;
- The drawings are to be clearly labeled and technically correct;
- The proposed cabana must not to be used as a secondary dwelling unit; and
- The impermeable surface area is too high; the driveway pavers are not permeable.

8.0 Meeting Adjournment

By general consent, the meeting was adjourned at 5:50 p.m.



David Eaton, Chair
Advisory Design Panel



Nancy Paul, Secretary
Advisory Design Panel