



**University Endowment Lands
MINUTES for the
ADVISORY DESIGN PANEL MEETING
Tuesday, February 9, 2016**

A meeting of the UEL Advisory Design Panel was held on **Tuesday, February 9th at 4:00pm** in the UEL Public Works meeting room, located in the UEL Public Works Yard at 5495 Chancellor Boulevard, Vancouver, BC.

Professional Members Present:

Michael Cheung, Architect
David Eaton, Architect
Saba Farmand, Landscape Architect
Jason King, Architect
Nancy Paul, Landscape Architect

Area Neighbourhood Panellists Present:

Dave Forsyth, Area A
Stuart Smith, Area A

UEL Staff Present

Jonn Braman, Manager
Natalie Coburn, Planning Technician
Misa Lee, Deputy Manager

1.0 Call to Order

Jonn Braman called the meeting to order at 4:06 pm.

2.0 Introduction of ADP Members and UEL Staff

ADP panel members and UEL staff were introduced.

3.0 Adoption of the Agenda

Moved, Seconded and Carried

That the agenda for the Advisory Design Panel meeting of February 9th, 2016 be adopted as presented.

4.0 Elections of Advisory Design Panel Chair, Vice-Chair and Secretary for the period of February 1, 2016 to January 31, 2017.

Pursuant to Section 4.1(b) of the UEL Official Community Plan, and Section 62 of the UEL Community Advisory Council Bylaw, the Advisory Design Panel Chair, Vice-Chair and Secretary shall be elected annually from among the Professional ADP Panellists.

4.1 Election of Advisory Design Panel Chair and Resolution

In the absence of a Chair, Mr. Braman called for a nomination of a Chair, Vice-Chair and Secretary. David Eaton volunteered and there were no objections.

Moved, Seconded and carried

That David Eaton be appointed to the office of the Chair for the term of February 1, 2016 to January 31, 2017.

4.2 Election of Advisory Design Panel Vice-Chair and Resolution

Jason King volunteered and there were no objections.

Moved, seconded and carried

That Jason King be appointed to the office of Vice-Chair for the term of February 1, 2016 to January 31, 2017.

4.3 Election of Advisory Design Panel Secretary and Resolution

Nancy Paul volunteered and there were no objections.

Moved, seconded and carried

That Nancy Paul be appointed to the office of Secretary for the term of February 1, 2016 to January 31, 2017.

5.0 Adoption of the Minutes

Moved, Seconded and Carried

That the minutes of the Advisory Design Panel Meeting held January 12th, 2016 be approved as presented.

6.0 Development Permit Application #10/15 5530 Chancellor Blvd – Area A

6.1 Overview by Planning Technician

Natalie Coburn, Planning Technician, advised that Application #10/15 was for a development permit to construct a two storey single family dwelling and attached underground garage at 5530 Chancellor Blvd.

The application meets the requirements set out in the Land Use, Building and Community Administration Bylaw and no variances have been requested. During the neighbourhood review period, one letter of objection was received in which the main concern was the stability and safety of the proposed retaining wall for the sunken driveway along their shared property lot line. The project data sheet outlining the requirements of the Bylaw is attached at Appendix I.

6.2 Presentation by Applicant

Martin Liew, GUD Architects Inc., Joe Hwang, Facade Architects Inc., Cameron Owen, Landscape Architect., Jack Lan, Grand Hill Development, Frank Natalili, Structural Engineer and Sonny Singha, Geotechnical Engineer were in attendance at the meeting.

Mr. Liew described the overall site plan highlighting the vehicle access on the west side.

Mr. Natalili spoke to the construction of the sunken driveway in greater detail. The retaining wall west of the driveway is a standard cantilevered design that complies with the BC Building Code. Mr. Singha further explained that the retaining wall will not encroach into the neighbour's property and that the wall will be constructed using pipe pile 10 to 12 feet below with flat bar for stability.

Mr. Owen spoke to the landscaping features including the use of Aqua Pave for the driveway and the hard and soft landscaping treatment along the west property lot line.

6.3 Questions from Panel to Applicant

In summary, the Panel Members and the Applicant discussed:

- the height of the driveway retaining wall. The wall extends above the existing grade to act as a guardrail. The panelists suggested lowering this to a foot above the existing grade.
- the landscaping treatment along the west property lot line. The panel was concerned that the proposed 6 foot hedge would not survive in the space provided. The applicant indicated that the roots would be pruned before installation.
- the permeability of the driveway material.
- the dimensions of the driveway and retaining wall in relation to the property lot line. The applicants were encouraged to adjust their drawings to show all dimensions and provide better context on the elevations.
- The amount and configuration of parking spaces.

7.0 Development Permit Application #7/15 Regent College, 5800 University Blvd – Area D

7.1 Overview by Planning Technician

Natalie Coburn, Planning Technician, advised that Application #7/15 was for a development permit to construct a six storey addition south of the existing building at 5800 University Blvd. The addition comprises of 72 non-market rental student housing units, retail space, parking, additional classrooms and an auditorium.

The property was rezoned to a new district called Institutional and Public Use A in 2013. This district is similar to the previous institutional district but with the addition of student housing use and an increase in height to 70 feet and 6 storeys. The previous ADP had reviewed the bylaw amendments and preliminary design during the rezoning process.

This application meets the requirements set out in the Land Use, Building and Community Administration Bylaw and no variances have been asked for. No letters of objection were received during the neighbourhood review period. The project data sheet outlining the requirements of the Bylaw is attached at Appendix II.

7.2 Presentation by Applicant

Brad McTavish, Grout McTavish Architects Inc., Clive Grout, Grout McTavish Architects Inc., Marina Rommel, Connect Landscape Architecture Inc., and Jeff Greenman, Regent College were in attendance at the meeting.

Mr. McTavish began his presentation by speaking about the development history of Regent College. He highlighted the pedestrian access and flow of the site, the green roof tops, the proposed materials and their relation to the existing building, and the articulating facades of the addition.

7.3 Questions from Panel to Applicant

In summary, the Panel Members and the Applicant discussed:

- concerns about noise from mechanical equipment. The applicant stated the addition will utilize the aquifer in the existing building and any new mechanical equipment will be located in the underground parkade.
- concerns about traffic. A traffic study was conducted during the rezoning application and pedestrian patterns were also reviewed. The vehicular access was relocated to Western Parkway for safety concerns. Vehicle traffic will mainly be the college staff and residents.
- the design of the courtyard was commended. The only concern was with the amount of shadows. Shadow studies determined that the courtyard would get sunlight during the summer, especially around the summer solstice.
- the entrance to the southwest side. A panelist suggested the entrance appeared to be a dead end and lacked distinguishing features. It was noted that a café with outdoor seating may add more animation to the frontage.
- the building materials and the overall design. The use of wood was commended.

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

Meeting closed to the public at 5:20 pm

8.1 Panel Deliberations and Resolution Development Permit Application #10/15 5530 Chancellor Blvd - Area A

The panel reviewed and discussed information provided by the applicant and UEL staff. In summary, discussions included:

- the lack of dimensions on the drawings.
- the viability of the yew hedge between the retaining wall and the property lot line. The appropriate width is 18 inches for a typical root ball of a 6 foot hedge. The

alternative is for the hedges to be root pruned periodically very early at the nursery which can be very costly. The yew species grow slowly and should not damage the adjacent property owner's driveway.

- the height of the driveway retaining wall above the existing grade on the west side.
- the possibility of shortening the driveway by relocating the garage pedestrian door and pool equipment storage room.

RECOMMENDATION:

Moved, Seconded and Carried.

That, having considered the design as presented, letters of objection, and the UEL bylaws, the Advisory Design Panel recommends that the Manager of the University Endowment Lands approve Development Permit Application #10/15, 5530 Chancellor Boulevard with the following conditions:

- *The driveway retaining wall be moved at least 2 inches to the east in order to increase the planting width for the 6'-0" high yew hedge to at least 18 inches as measured from the property line;*
- *The height of the concrete retaining wall to be lowered to approximately 1 foot above grade with no stepping of the wall and with suitable steel or aluminum guard rail on top to provide a safety barrier for the adjacent property; and*
- *Consideration be given to reducing the overall length of the driveway by curving or angling the southwest corner and relocating the pedestrian door to the garage and the pool equipment storage room.*

**8.2 Panel Deliberations and Resolution
Development Permit Application #7/15
5800 University Blvd - Area D**

The panel reviewed and discussed information provided by the applicant and UEL staff. In summary, discussions included:

- the southern neighbour's support of the addition and concern for possible noise conflict.
- the entrance at the southwest corner on Wesbrook Mall. The panel discussed the subtleness of the entrance and if it should have more definition or greater emphasis.

Stuart Smith left the meeting at 5:40

David Eaton motioned to add greater emphasis to the southwest entrance.
Motion was not passed.

RECOMMENDATION:

Moved, Seconded and Carried.

That, having considered the design as presented and the UEL bylaws, the Advisory Design Panel recommends that the Manager of the University Endowment Lands approve Development Permit Application #7/15, 5800 University Boulevard.

9.0 Meeting Adjournment

The meeting was adjourned at 5:50pm.



David Eaton, Chair
Advisory Design Panel



Nancy Paul, Secretary
Advisory Design Panel