



**University Endowment Lands  
Minutes from the  
ADVISORY DESIGN PANEL MEETING  
Tuesday, July 8, 2014**

A meeting of the University Endowment Lands (UEL) Advisory Design Panel (ADP) was held on **Tuesday, July 8, 2014 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:**

Hanako Amaya, Landscape Architect  
Allan Diamond, Architect, *Chair*  
John Keen, Architect, *Secretary*  
Donna Rodman, Landscape Architect, *Vice-Chair*  
Eric Stine, Architect

**Area Neighbourhood Panellists Present:**

Dave Forsyth, Area A  
Stuart Smith, Area A

**UEL Staff Present:**

Jonn Braman, Manager  
Natalie Coburn, Planning Technician  
Pat Kereiff, Office Administrator

**1.0 Call to Order**

Al Diamond, Chair, called the meeting to order at 4:05 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 July 8, 2014 be adopted as presented.

**4.0 Adoption of the Minutes of the Advisory Design Panel Meeting of June 10, 2014**

Moved, Seconded and Carried  
That minutes of the Advisory Design Panel meeting held June 10, 2014 be approved as presented.

**5.0 Development Permit Application #15/13  
1773 Knox Road – Area A**

Architect, Eric Stine, declared a conflict of interest with respect to discussions pertaining to Development Permit #15/13, 1773 Knox Road, and withdrew from participation in consideration of this development permit.

**5.1 Overview by Planning Technician**

Natalie Coburn, Planning Technician, advised that Application #15/13 was for a development permit to construct a two storey single family dwelling and detached garage at 1773 Knox Road. The dwelling will have a total floor area of 3,726.7 square feet above grade.

Details of the application are as outlined on the project data sheet, which is attached to these minutes as Appendix A. This application complies with all the technical requirements of the *Land Use, Building and Community Administration Bylaw* (“the Bylaw”).

One letter of objection, expressing concern regarding privacy from a window looking toward a neighbouring property, was received during the public review period.

## 5.2 Presentation by Applicant

Loy Leland, of Loy Leyland Architect Inc., was in attendance at the meeting.

Loy advised that translucent art glass would be installed in the lower 2/3 of the window on the north-west side of the proposed house, facing the home of the neighbour who submitted the letter of objection. Clear glass would be used in the upper 1/3 of this window. Loy also pointed out that there is quite a distance between the house of the applicant and that of the objector.

## 5.3 Questions from Panel to Applicant

Q. Will there be fencing around the pool?

A. The UEL Bylaw dictates the required height and length of a fence around the pool, based on the security of the yard.

Q. Are there plans to change the impermeability?

A. Not at the moment. There is not a requirement under the UEL bylaw. Concrete unit pavers are planned for the driveway.

Q. How deep is the pond?

A. To allowable maximum.

Q. Will larger trees be planted, to create more diverse canopy and more privacy?

A. Removal of a spruce, cherry and cedar tree is anticipated.

## 6.0 Development Permit Application #1/14 1792 Western Parkway – Area A

Architect, Eric Stine, and Area A Neighbourhood Panellist, Stuart Smith, declared a conflict of interest with respect to discussions pertaining to Development Permit #1/14, 1792 Western Parkway, and withdrew from participation in consideration of this development permit.

UEL Manager, Jonn Braman, advised that both Area A Neighbourhood panellists had signed the petition pertaining to heritage homes in the UEL. This petition was submitted attached to a letter of objection for 1792 Western Parkway. One of the Architects, Eric Stine, has stated a conflict of interest and withdrawn from discussion pertaining to 1792 Western Parkway. This then leaves six panellists in total. If the Area A Neighbourhood Panellists also withdraw from discussion, there will no longer be a quorum for the meeting.

ADP members discussed the situation and stated that this ADP meeting was not the appropriate venue for deliberation over heritage homes in the UEL. Review of the development permits before the ADP must be based on the OCP and Bylaw as they currently exist.

### **Recommendation:**

Moved, Seconded and Carried

That the Advisory Design Panel meeting of July 8, 2014 proceed, recognizing that status of heritage homes in the UEL was not recognized in the OCP and Land Use, Building and Community Administration bylaw as they currently exist, and further

That, Area A Neighbourhood Panellists, who had signed the petition pertaining to heritage homes in the University Endowment Lands (UEL), will participate in discussions pertaining to Area A development permits on the basis that discussion of heritage homes not form part of the review process.

### **6.1 Overview by Planning Technician**

Natalie Coburn, Planning Technician, advised that Application #1/14 was for a development permit to construct a two storey single family dwelling with an attached garage and a 4 car detached garage at 1792 Western Parkway. The dwelling will have a total floor area of 4,195.4 square feet above grade.

Details of the application are as outlined on the project data sheet, which is attached to these minutes as Appendix B. This application complies with all the technical requirements of the *Land Use, Building and Community Administration Bylaw* ("the Bylaw").

Three letters of objection, one including a petition with 38 signatures, were received during the public review period. Concerns expressed were privacy and heritage value of the existing house.

### **6.2 Presentation by Applicant**

Loy Leland, of Loy Leyland Architect Inc., advised that a letter of assurance had been signed with respect to planting along the hedge. To address the privacy concern, it has been proposed to remove the north second floor balcony on the rear of the house. An arborist will be on site during excavation of the property.

Although the number of parking stalls in the proposed garage complies with the Bylaw, the applicant has agreed to remove one of the parking stalls from the detached garage.

### **6.3 Questions from Panel to Applicant**

- Q. What will be done to save existing larger trees (cedars, fruit trees)? Would like to see more native trees.
- A. The large trees on the south-west corner of the property will be kept. We are proposing to move the existing driveway which will reduce the impermeable area.
- Q. What measures will be taken to meet requirements regarding site grading to alleviate runoff to 1776 Western Parkway?
- A. Something is required in the back corner because of drainage.
- Q. Will the holly hedge along Campus Road be removed?
- A. This should not be a problem.

## **7.0 Development Permit Application #2/14 1778 Wesbrook Crescent – Area A**

### **7.1 Overview by Planning Technician**

Natalie Coburn, Planning Technician, advised that Application #2/14 was for a development permit to construct a two storey single family dwelling and detached garage at 1778 Wesbrook Crescent. The dwelling will have a total floor area of 4,194 square feet above grade.

Details of the application are as outlined on the project data sheet, which is attached to these minutes as Appendix C. This application complies with all the technical requirements of the *Land Use, Building and Community Administration Bylaw* (“the Bylaw”).

One letter of objection, expressing concern regarding heritage value of the existing house, was received during the public review period.

### **7.2 Presentation by Applicant**

Alan Qiu, designer for this project, was in attendance at the meeting.

Alan read aloud a letter from the existing tenants of 1778 Wesbrook Crescent, stating the poor condition of the house. Following research and submission of studies, the new owner has decided to build a new high quality house.

### **7.3 Questions from Panel to Applicant**

Q. How big is the current house?

A. This information was not available at the ADP meeting.

Q. There are no technical issues with the application?

A. Correct, there are no technical issues with the application.

Q. Impermeable surface is 9,386 square feet and there is quite a bit of paving at the back of the property.

A. The owner would like to use the back yard for entertaining.

Q. There isn't an outdoor kitchen, just a Bar-b-que?

A. Correct.

Q. What are the materials for the house exterior?

A. Limestone. (Sample board, showing limestone, was provided to ADP Panellists.)

Q. Was a landscape architect hired for this project?

A. Yes.

Q. What measures will be taken to contain the black bamboo?

A. A root barrier will be installed.

Q. What is the height of the side yard fence?

A. The maximum permitted, which is 6 feet.

Q. What material will be used for the fence?

A. Concrete and paint.

Q. Are there 7 risers from the yard to the gazebo and is the yard depressed naturally?

A. Yes.

Q. There does not seem to be a flow from the public entry to the property or with connections within the property?

A. Owner has stated a preference to utilize the Chinese philosophical system of Feng Shui.

## 8.0 Meeting Closed to the Public

The meeting was closed to the Public, with the exception of the applicant's representatives, at 5:30 pm.

## 8.1 Panel Deliberations and Resolution Development Permit Application #2/14 1778 Wesbrook Crescent, Vancouver, BC

The Panel reviewed and discussed information provided by the applicant's representative and UEL staff. Discussion included: size and design of the house; impervious surfaces; outdoor areas for entertaining; colour, materials and details proposed for exterior; fencing materials; views and privacy of surrounding neighbours; landscaping and use of black bamboo; connectivity from front yard gate and connectivity of areas within the property; letters of objection; and, compliance with the UEL *Land Use, Building and Community Administration Bylaw* and Design Guidelines.

### **RECOMMENDATION:**

*Moved, Seconded and Carried.*

*That, having considered the design as presented, the letter of objection, comments received during the course of this meeting, the UEL bylaws, and the fact that the application meets requirements of the UEL bylaw; the Advisory Design Panel recommends approval of Development Permit Application #2/14 for 1778 Wesbrook Crescent, Vancouver, BC as presented. The Panel further recommends that the applicant discuss with the Manager the following concerns:*

- *reduction in impermeable surface;*
- *removal of black bamboo and use of more native species and variety of plants;*
- *softening of view from bridle path to the home;*
- *a more neighbourly fence where fence is shared with neighbour; and,*
- *that the applicant revisit the landscape design site plan for better accessibility from the public realm and connectivity within the property.*

Architect, Eric Stine, declared a conflict of interest with respect to discussions pertaining to Development Permit #15/13, 1773 Knox Road, and Development Permit #1/14, 1792 Western Parkway, and left the meeting at 5:51 pm.

## 8.2 Panel Deliberations and Resolution Development Permit Application #15/13 1773 Knox Road, Vancouver, BC

The Panel reviewed and discussed information provided by the applicant's representative and UEL staff. Discussion included: security around the pool; general landscaping and planting of a buffer at the south of the pool; impervious surfaces; letters of objection; and, compliance with the UEL *Land Use, Building and Community Administration Bylaw* and Design Guidelines.

**RECOMMENDATION:**

*Moved, Seconded and Carried.*

*That, having considered the design as presented, the letter of objection, comments received during the course of this meeting, the UEL bylaws, and that the fact the application meets requirements of the UEL bylaw; the Advisory Design Panel recommends approval of Development Permit Application #15/13 for 1773 Knox Road, Vancouver, BC as presented. The Panel further recommends that the applicant discuss with the Manager the following concerns:*

- *reduction in impermeable surfaces, including alternative paving treatments;*
- *general landscaping, including planting at the rear of the residence and planting buffer at the south side of the pool; and,*
- *installation of security fencing for the pool.*

*ADP panellists commended the applicant on addressing the privacy concern expressed by the neighbour by adding translucent art glass windows on the north side.*

**8.3 Panel Deliberations and Resolution  
Development Permit Application #1/14  
1792 Western Parkway, Vancouver, BC**

The Panel reviewed and discussed information provided by the applicant's representative and UEL staff. Discussion included: general landscaping including introduction of more trees native to the area and removal of the existing holly hedge; drainage issues; impervious surfaces; letters of objection; and, compliance with the UEL *Land Use, Building and Community Administration Bylaw* and Design Guidelines.

**RECOMMENDATION:**

*Moved, Seconded and Carried.*

*That, having considered the design as presented, the letters of objection, comments received during the course of this meeting, the UEL bylaws, and the fact that the application meets requirements of the UEL bylaw; the Advisory Design Panel recommends approval of Development Permit Application #1/14 for 1792 Western Parkway, Vancouver, BC as presented. The Panel further recommends that the applicant discuss with the Manager the following concerns:*

- *introduction of more trees native to the area;*
- *removal of the existing holly hedge;*
- *mitigation of drainage issues such as an infiltration trench, rain garden or regrading of the area along the north; and,*
- *selection of materials to lessen impermeable surfacing.*

*ADP panellists commended the applicant for addressing concerns expressed by neighbours including: removal of the balcony at the rear of the house; removing one of the garage stalls; and addition of a hedge behind the garage.*

**9.0 Provision of Drawings to ADP Panellists**

ADP panellists discussed options of providing development permit drawings to panellists prior to the meeting.

**10.0 The meeting adjourned at 6:10 pm.**



Al Diamond, Chair  
Advisory Design Panel



John Keen, Secretary  
Advisory Design Panel

**Appendix "A"**  
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**SFD**  
**PROJECT DATA SHEET**

Address: 1773 Knox Road		DP# 15/13
Legal: Lot 25 Blk 77 DL 140 Plan 5449		BP#
Applicant: Loy Leyland	Site Area: 13,803 sq ft	Area: A
Project Description: new SFD with detached 2 car garage		

HOUSE	Required	Proposed
Setbacks: Front	min 40 feet	40'
Rear	min 70 feet	70.14'
Left Side	min 15 feet	15'
Right Side	min 15 feet	17.33'
	Permitted	Proposed
Floor Space Ratio (FSR)	max 3726.8 sq ft	3726.7 sq ft
Main Floor Area	-	1879.46 sq ft
Second Floor Area	-	1847.25 sq ft
Building Height	max 25'	24.98'
Elevations: Average Grade	-	279.8'
Ridge		308.55'
Mid-Point		304.78'
2 <sup>nd</sup> Floor		301.0'
Main Floor	-	282.0'
Site Coverage	max 25% (3450.75 sq ft)	24.6% (3400.21 sq ft)

ACCESSORY BUILDINGS	Building #1 (garage)		Building #2	
	Permitted	Proposed	Permitted	Proposed
Setbacks: Side	min 5 feet	5'	min 5 feet	n/a
Rear	min 5 feet	6.3'	min feet	
Building Height: Ridge	max 15 feet	14'	max 15 feet	
Mid-Point	max 12 feet	11.9'	max 12 feet	
Floor Area in Side Yard	max 300 sf	n/a	max 300 sf	
Total Floor Area: max 1120 sf	Bldg #1: 537.75 sf + Bldg #2: 0 sf = Prop'd Total: 537.75 sf			

VARIANCES REQUESTED
none

Completed by: NC Date: Jun 30, 2014

**Appendix "B"**  
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**SFD**  
**PROJECT DATA SHEET**

<b>Address:</b> 1792 Western Parkway		<b>DP#</b> 1/14
<b>Legal:</b> Lot 11 Blk 80 DL 140 Plan 5449		<b>BP#</b>
<b>Applicant:</b> Loy Leyland	<b>Site Area:</b> 18,970 sq ft	<b>Area:</b> A
<b>Project Description:</b> new SFD with attached 2 car garage and detached 4 car garage		

HOUSE	Required	Proposed
Setbacks: Front	min 40 feet	40'
Rear	min 60 feet	62'
Left Side	min 15 feet	15'
Right Side	min 40' and 26.4' for extension	36'
	Permitted	Proposed
Floor Space Ratio (FSR)	max 4200 sq ft	4195.38 sq ft
Main Floor Area	-	2145.5 sq ft
Second Floor Area	-	2049.88 sq ft
Building Height	max 25'	25'
Elevations: Average Grade	-	298.63'
Ridge		327.01'
Mid-Point		323.63'
2 <sup>nd</sup> Floor		320.25'
Main Floor	-	301.0'
Site Coverage	max 25% (4742.5 sq ft)	24.2% (4597.0 sq ft)

ACCESSORY BUILDINGS	Building #1 (det 4 car)		Building #2 (att 2 car)	
	Permitted	Proposed	Permitted	Proposed
Setbacks: Side	min 5 feet	5.33'	min 5 feet	39'
Rear	min 5 feet	5.0'	min 5 feet	62'
Building Height: Ridge	max 15 feet	13.5'	max 15 feet	n/a
Mid-Point	max 12 feet	11.5'	max 12 feet	n/a
Floor Area in Side Yard	max 300 sf	n/a	max 300 sf	10.25 sf
Total Floor Area: max 1320 sf	Bldg #1: 840 sf + Bldg #2: 480 sf = Prop'd Total: 1320 sf			

VARIANCES REQUESTED
none

Completed by: NC Date: June 30, 2014

**Appendix "C"**  
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**SFD**  
**PROJECT DATA SHEET**

Address: 1778 Wesbrook Crescent		DP# 2/14
Legal: Lot 11 Blk 85 DL 140 Plan 5449		BP#
Applicant: Alan Qiu	Site Area: 16,003 sq ft	Area: A
Project Description: new SFD with detached 2 car garage		

HOUSE	Required	Proposed
Setbacks: Front	min 40 feet	44.8'
Rear	min 70 feet	86.5'
Left Side	min 15 feet	15'
Right Side	min 15 feet	15'
	Permitted	Proposed
Floor Space Ratio (FSR)	max 4200 sq ft	4194.42 sq ft
Main Floor Area	-	2057.97 sq ft
Second Floor Area	-	2124.61 sq ft
Building Height	max 25'	24.995'
Elevations: Average Grade	-	293.43'
Ridge		322.31'
Mid-Point		318.425'
2 <sup>nd</sup> Floor		314.54'
Main Floor	-	294.87'
Site Coverage	max 25% (4000.75 sq ft)	24.99% (3999.76 sq ft)

ACCESSORY BUILDINGS	Building #1 (garage)		Building #2 (arbor)	
	Permitted	Proposed	Permitted	Proposed
Setbacks: Side	min 5 feet	5.2'	min 5 feet	15'
Rear	min 5 feet	5.1'	min 5 feet	6.3'
Building Height: Ridge	max 15 feet	13.23'	max 15 feet	n/a
Mid-Point	max 12 feet	11.9'	max 12 feet	11.5'
Floor Area in Side Yard	max 300 sf	n/a	max 300 sf	n/a
Total Floor Area: max 1120 sf	Bldg #1: 506 sf + Bldg #2: 153.94 sf = Prop'd Total: 659.94 sf			

VARIANCES REQUESTED
none

Completed by: NC Date: June 30, 2014