



**University Endowment Lands
Minutes from the
ADVISORY DESIGN PANEL MEETING
Tuesday, June 10, 2014**

A meeting of the University Endowment Lands (UEL) Advisory Design Panel (ADP) was held on **Tuesday, June 10, 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
John Keen, Architect
Donna Rodman, Landscape Architect
Eric Stine, Architect

Area Neighbourhood Panellists Present:

Jaymie Ho, Area B
Michael Karton, Area B
Dave Forsyth, Area A (as an Observer)
Stuart Smith, Area A (as an Observer)

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 4:06 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 June 10, 2014 be adopted as presented.

4.0 Adoption of the Minutes of the Advisory Design Panel Meeting of April 8, 2014

Moved, Seconded and Carried

That minutes of the Advisory Design Panel meeting held April 8, 2014 be approved as presented.

5.0 Development Permit Application #4/13

5915 Newton Wynd - Area B

5.1 Overview by Planning Technician

Natalie Coburn, Planning Technician, advised that Application #4/13 was for a development permit to construct a two storey single family dwelling with an attached garage at 5915 Newton Wynd. The dwelling will have a total floor area of 6,897 square feet above grade.

Natalie reviewed the project data sheet for development permit #4/13. Four variances to the *Land Use, Building and Community Administration Bylaw* ("the Bylaw") are requested. Requested variances to the bylaw are to vary the:

- front yard setback from minimum of 80 feet to 60.02 feet
- left side yard setback from minimum of 60 feet to 40.96 feet
- accessory building ridge height from maximum of 15 feet to 16.28 feet
- accessory building mid-point height from maximum of 12 feet to 13.29 feet
- building depth from maximum of 75 feet to 105 feet

The project data sheet is attached to these minutes as Appendix A.

Thirty-four letters of objection were received during the public review period. Concerns expressed were: loss of privacy and views, building height and massing and number and extent of variances. Natalie directed ADP members to the application drawings for their review.

6.2 Presentation by Applicant

Jim Bussey, Yi-Ting Hui and Claudia Koerner, of Formwerks Architectural, were in attendance at the meeting.

Jim Bussey presented two drawings showing: the footprint of the existing house; the footprint for the newly proposed house; the property lines; and, the building envelope. Jim stated that the existing house does not fall within the setbacks as stated in the Bylaw. Formwerks has attempted to stay as close to the current footprint as possible. Seepage into setbacks is much less on the second floor, than the lower floor.

The proposal is for a two floor home which comes in below the maximum floor space ratio as determined in the Bylaw. The house proposed was designed to maximize views.

The sharp grade of the site falls away from Newton Wynd. The slope of the roof can be seen from Newton Wynd. The sloped ceiling in the original house plan was not included. The house façade reflects the geometry of the site.

Claudia Koerner, explained that the playful southern ambiance landscaping theme was inspired by the coastal open experience. The windmill palm trees wrap around the driveway, accentuating the vertical element. The sweeping hedge, rather than linear, adds interest to the Newton Wynd elevation.

A generous entertaining/pool area is located close to the house on the northeast side with greenery further out to the property line. Trees have been kept small to mid-size in an attempt to not block view corridors. Hedges that wrap around the property will be kept. Neighbouring housing is on the west and north sides of 5915 Newton Wynd.

6.3 Questions from ADP Members

Q What is the reasoning behind the curved shape of the house?

A The curve was to provide more front and back yard and open up more landscape.

Q Why was the palm tree selected as part of the plant palate? Surrounding homes have primarily indigenous species.

A Windmill palms were selected for their shape and as an artistic approach to the house and property. Although not a native tree, the palm does well in our climate.

- Q Artistic value is understood; however, surrounding properties tend to have a west coast plant palate. What about the environmental / ecological perspective? Over 48% of the site has impermeable surfacing.
- Q Please explain the hardship related to the relaxations requested.
- A The site is a triangulate lot located on two main roads. The existing setbacks(?) are typically for large yards and disproportionate to other lots in the UEL. The existing building envelope is small and was put in place a long time ago. The existing setbacks create an onerous situation for construction of a two storey house.
- Q Thirty-four letters of objection represent a diverse group of neighbours. Most comments pertain to the lack of street context, the second floor, loss of privacy, loss of view, hardship to neighbours if house is built, incompatibility with existing homes, neighbourhood character, creation of ill will in the neighbourhood and variances requested. How have you tried to address neighbours' complaints and loss of view?
- A Have heard concerns expressed by the neighbours and my goal is to work with the community to achieve a good result. The original house design has been reduced significantly including; a sloped to flat roof, condensed size of the house footprint and introduction of the curved shape to create a more interesting street scape.
Client also has an interest in this property. We are faced with constraints of this property in that setbacks designate 2/3 of the site as yard.
- Q Have you looked at changing the size of the house? What size of the house would fit with the building envelope?
- A The area of the allowable building envelopes is 3,193 sq ft. The maximum FSR is 6,938.5 sq ft and, at 6,896.65 sq ft, the application is under what is allowed.
- Q Three variances are no longer sought?
- A There were 7 non-compliances with the bylaw, three of which would be approved defacto within the 4 variances requested. If you add them all up you get 7 variances but, 3 are captured within the 4 variances presented.
- Q The proposed house is quite different from the existing house and quite different from anything the neighbours would anticipate seeing on that site. New owners would lose some of their view if the proposed house was brought down lower into the property but, it would not compromise the view of those around them.
What takes precedent in the bylaw, view preservation or development permit process? View preservation is number one to existing residents.
- A The requirement to obtain a development permit must be met. The proposed house is one foot higher than the existing house. The existing house is 6,100 sq feet, excluding the garage.
- Q If an applicant wished to add vertically to the existing house, would a variance still be required? Would such an addition still block the view?
- A Yes. Garage isn't included in building depth.
- Q 25' height is measured from?
- A A hypothetical grade based on the cumulative perimeter. This is roughly halfway between high and low point.
- Q How high is building height from Newton Wynd?
- A 22' from Newton Wynd.
- Q If a second storey were added to the existing house, would it be completely within the building envelope?
- A A development permit would still be required as it would be 1' higher than the building envelope. If the same triangular shape was used, FSR would be 6,800. Building a two storey house within the triangle would result in a house 500 sq ft less than the proposed house.
Building a house within the perimeter of the existing house would result in a different set of questions.

- Q Can the house be brought down to lessen impact on neighbours? Houses on that side of the road are, generally, brought down into the yard and not much of the house is seen when walking by.
- A The roof has already been flattened to preserve views. As an 8' hedge is proposed, the proposed house should not be visible from the roadway.
- Q In essence we have 3 stories. Is the basement counted as a third storey?
- A Due to the slope of the lot, it was possible to have a walkout basement. The basement is not calculated in the square footage of the house, nor is it counted as a third storey.
- Q Have any areas been filled?
- A Everything is pretty much according to current grades.
- Q Will existing landscaping be removed?
- A The blue spruce, magnolia and small fruit tree will be coming down.
- Q Second storey affects the neighbours. Photos from neighbour's property are needed to be sure their concerns are met.
- A We are keeping a distance to satisfy massing and overview issues.
- Q What can be done if the proposed house complies with the height as designated in the bylaw?
- Q To comply with height, larger houses in the area appear to be pushed into the ground.
- A No tangible benefit from the bylaw point of view. Articulation would help.
- Q Cutting back bedroom #2 at the east end of the house would reduce the overall depth of the third floor. Upstairs windows are modest in size which may address objections pertaining to overlook.
- A Apparent length of the house is diminished by the angles of the house.
- Q Would changing outside materials satisfy concerns about immensity and imposing feel of the house?
- A Some concerns have been addressed by breaking up the massing. Will give consideration to the materials.
- Q Have concerns of the public been adequately addressed?
- A Panellists have read letter submitted and Neighbourhood ADP members have expressed views.

The ADP Chair offered to entertain a few succinct questions from members of the public, summarized as follows:

- Q Request for clarification of bylaw pertaining to permitted height.
- A In accordance with the bylaw, a proposed house can be an additional 3 feet measured horizontally from each applicable point on the exterior walls, porches, sun decks, and stairways of the existing house and accessory buildings, and an additional 1 foot measured vertically from each applicable point on the roof, porch, sun deck and stairway. All based on the average grade.
- Q Does the location of the pool meet the required setback?
- A Swimming pool is technically in the front and side yard and the front yard variance allows for this. Location is more or less where the existing pool is located. Neighbours cannot see the pool.
- Q Do residents of the impacted area have a right to make a final word to the UEL office?
- A In accordance with the bylaw, the development permit process allows the community 30 days to provide comment. That process allows community input. The UEL has a duty of fairness to render a decision to the applicant. The UEL Manager will make a decision following recommendations from the ADP. The applicant the objectors are notified of the decision. Appeals to the Minister can be made within a 10 period following the Manager's notification.

5.4 Meeting Closed to the Public

The meeting was closed to the Public, with the exception of the applicant's representatives, at 6:03 pm.

5.5 Panel Deliberations and Resolution
Development Permit Application #4/13
5915 Newton Wynd - Area B

The Panel reviewed and discussed information provided by the applicant's representative and UEL staff. Discussion included: character and design of the house; impervious surfaces; limitations of the site and variances requested; colour and materials proposed for exterior; views and privacy of surrounding neighbours; landscaping and protection of existing trees during construction; letters of objection; and, compliance with the UEL *Land Use, Building and Community Administration Bylaw* and Design Guidelines.

RECOMMENDATION:

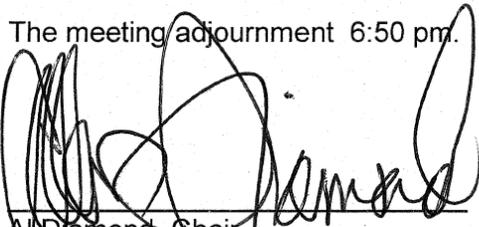
Moved, Seconded and Carried.

That, having considered the design as presented, letters of objection, comment received during the course of this meeting, and the UEL bylaws, the Advisory Design Panel provides the following recommendations to the Manager of the University Endowment Lands in consideration of Development Permit Application #4/13, 5915 Newton Wynd:

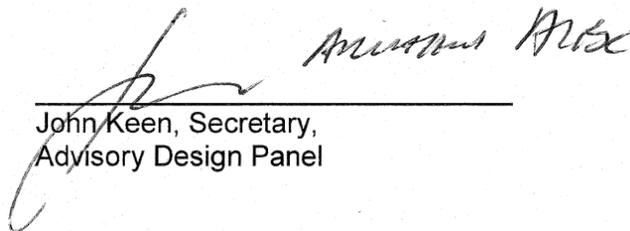
- *lower the overall height of the building: by approximately one foot;*
- *reduce height of the mansard roof approximately one foot (in addition to lowering the building);*
- *reduce second floor massing on the upper east end of the house;*
- *replace the palm trees with trees more in keeping with local ecology;*
- *reduce the amount of impermeable surface and redress materials of those surfaces;*
- *examine the option of retaining other larger existing trees on the site;*
- *retain or replace the existing trees on the northwest side to protect privacy of property at 5916 Northwest Marine Drive (located to the lower NW of 5915 Newton Wynd);*
- *undertake a study of privacy impact to 5916 Northwest Marine Drive;*
- *erect a revised mock-up to display the modifications in height and massing; and*
- *refer the revised plan, incorporating these changes, back to the Advisory Design Panel.*

And that, the Advisory Design Panel, requests that the revised plans be presented again.

6.0 The meeting adjournment 6:50 pm.



AJ Diamond, Chair,
Advisory Design Panel



John Keen, Secretary,
Advisory Design Panel

Appendix "A"
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University
 Endowment
 Lands

SFD
PROJECT DATA SHEET

Address: 5915 Newton Wynd		DP# 4/13
Legal: Lot 7 Blk 87 DL 140 Plan 6034		BP#
Applicant: Formwerks	Site Area: 27,754 sq ft	Area: B
Project Description: new 2 storey SFD with attached 2 car garage		

HOUSE		Required	Proposed
Setbacks:	Front	min 80 feet	60.02' Vary
	Rear	min 20 feet	20.00'
	Left Side	min 60 feet	40.96' Vary
	Right Side	min 20 feet	20.06'
		Permitted	Proposed
Floor Space Ratio (FSR)		max 6,938.5 sq ft (25%)	6896.65 sq ft (24.8%)
Main Floor Area		-	3953.00 sq ft
Second Floor Area		-	2943.65 sq ft
Building Height		max 25'	25'
Elevations:	Average Grade	-	224.20'
	Ridge		251.20'
	Mid-Point		249.10'
	8' above 2 nd Fl		247.00'
	Main Floor	-	227.50'
Site Coverage		max 25% (6,938.5 sq ft)	23.6% (6539.7 sq ft)

ACCESSORY BUILDINGS	Building #1 (Garage)		Building #2		
	Permitted	Proposed	Permitted	Proposed	
Setbacks:	Side	min 5 feet	20'	min 5 feet	n/a
	Rear	min 5 feet	9'	min feet	n/a
Building Height:	Ridge	max 15 feet	16.28' Vary	max 15 feet	n/a
	Mid-Point	max 12 feet	13.29' Vary	max 12 feet	n/a
Floor Area in Side Yard		max 300 sf	194 sf	max 300 sf	n/a
Total Floor Area: max 500 sf		Bldg #1: 488.3 sf + Bldg #2: 0 sf = Prop'd Total: 488.3 sf			

VARIANCES REQUESTED	
1. Front setback from 80' to 60'	3. Garage heights from 15' to 16.28', from 12' to 13.29'
2. Exterior side setback from 60' to 40'	4. Maximum building depth from 75' to 105'

Completed by: NC Date: May 27, 2014