

Advisory Design Panel - Shaughnessy

NOTES

JANUARY 17, 2013

4:00PM

VANCOUVER CITY HALL

MEETING CALLED BY	Chair, Robert Miranda
NOTE TAKER	M.Cloghesy
TIMEKEEPER	Chair
ATTENDEES	Panel Members

Agenda topics

PANEL HOUSEKEEPING

TIM POTTER

DISCUSSION
<ul style="list-style-type: none"> • Discussion on terms of reference for members of panel • Robert Miranda is chair of panel again for 1 year. Linda is vice chair <p>Some general housekeeping:</p> <ul style="list-style-type: none"> • We see DP permit applications • Discussion of AIBC--procedures and conduct • Question regarding "style" comment • Conflict of interest may occur for members with projects or residents in the notification area. General, people with conflicts leave the room. • "Motion" vs "statement of review"- what are the outputs we are looking to achieve? • Use caution in your language. Be direct and clear. • Be careful of giving advice on technical issues or design advice • Height is a recurring issue • What areas are discretionary vs bylaw?

PROJECT UPDATES

TIM POTTER

DISCUSSION		
<ul style="list-style-type: none"> • 1415 angus, for sale. • 1695 angus, application will be in soon • Crescent, application in, 3 garages • 1389 Mathews, submitted • 1927 Hosmer, renovation. Application pending • 3660 E Boulevard, prior to response; we will be crafting conditions <p>Question of project 1998 Laurier - went to Board of Variance</p> <ul style="list-style-type: none"> • If project starts small, sometimes it doesn't go to panel and should have. Significant projects will come to panel. 		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

Adopt minutes from dec 6'12. Made by Jennifer. Seconded by Linda.

APPLICATION #

WONG NEAL RESIDENCE

TIM POTTER

DISCUSSION

- Feb 16'12 this project came as an inquiry
- This is the first time as application

Background given by planning dept

Application presentation given by Clinton

- House not on heritage registry
- House to be retained and modernized
- Don Luton, heritage consultant
- Colonial revival style, four square
- Discussion over new elements
- Presentation on landscape treatment
- "Olmstead walk"

Questions:

- Green roof on garage? *-no, metal box roof, parapet condition*
- Window treatment for lantern-drapery? *- fabric, not blinds*
- Xeroscaping? *-no, due to shade*
- Grey water reuse? *-no*

- Windows, and materials? *-all will be modernized*
- Lantern, like curtain wall? *-yes*
- No rain screen is required on renovation
- Explain grade difference
- Is a flat roof supported in guidelines? *Yes*

- Colors of exterior? *Timeless*
- Inspiration for lantern? *Patina metal*

- Neighbours trees to be removed as they are dead
- What is material on lantern roof? *Tar and gravel with metal edge*

- Do we really need the lantern on the street front? *-foreshadowing to piece at rear. It also brings light into the interior space*
- Why are windows not all wood? *- unique to lantern feature*
- Tiles, shingles-replace or completely rework? *Replace as needed with similar*

- Norman Fosters frameless glass building-have we considered that solution?

Tim's comments:

- This intervention tests the guidelines and ODP
- Landscape is restored
- Garage element is modern

- Not everyone supports the element on the front of the house

Comments from panel members:

- Support is varied on the lantern feature
- Comments from previous presentation have been addressed
- Not a lot of support for the new element at the building front
- Not really any need for it
- New lantern element actually adds to functionality of space
- Like the added light brought into dark homes
- Support over landscape plan and on site storm water
- Reuse of grey water hard to get approval with Coastal Health
- Intervention needs to go further. Eroded right now
- Concern over materiality- need to be more sculptural with intervention (a bit 80s storefront)
- Livability of lower level spaces being northern exposure, dark and wet
- More comments on whether the 'lantern' goes far enough

Off Application comment

Comment on pre preparing text to be spoken at meeting

CONCLUSIONS		
<ul style="list-style-type: none"> • Generally support for the project • Lack of support for front element • Staff to work with applicant 		
MOTION	IN FAVOUR	AGAINST
Rear components	8	2
Element in Front	5	6

End of meeting at 6:40

OBSERVERS	
RESOURCE PERSONS	
SPECIAL NOTES	