

FIRST SHAUGHNESSY ADVISORY DESIGN PANEL MINUTES

DATE: October 9, 2014

TIME: 4:00 pm

PLACE: Town Hall South Corridor Meeting Room, City Hall

PRESENT: MEMBERS OF THE FIRST SHAUGHNESSY DESIGN PANEL:

Hanako Amaya	BCSLA
Linda Collins	Chair, Resident
Erika Gardner	Resident
Lori Hodgkinson	Resident
Robert Johnson	AIBC
Peter Kappel	Resident, SHPOA
Benjamin Ling	AIBC
Mollie Massie	Vancouver Heritage
David Nelson	Resident
Frank Shorrock	Resident, SHPOA
Kerri-Lee Watson	Resident

CITY STAFF:

Colin King	Development Planner
Georgina Lyons	Development Planner

REGRETS:	George Affleck	City Councillor
	Dallas Brodie	Vice-Chair, Resident, SHPOA
	Donna Chomichuk	BCSLA
	Lisa MacIntosh	REBGV
	Alastair Munro	Resident, SHPOA

RECORDING

SECRETARY: Lidia Mcleod

ITEMS REVIEWED AT THIS MEETING

1. 1738 Angus Drive (Enquiry - first)

BUSINESS MEETING

Chair Collins called the meeting to order at 4:00 pm and noted the presence of a quorum.

Business:

- December 11, 2014 meeting attendance was confirmed.
- Heritage Action Plan Committee - Lori Hodgkinson was unanimously elected as the Panel representative for the HAP Committee.
- The new Vancouver Building By Law for January of next year will allow greater flexibility to ensure retention is in line with DE aims. This is one of the key areas staff are looking for the Heritage Action Plan to address:

Ideally we would come out of that process with some method of assessing the degree of retention (whether qualitative or quantitative) that we can be sure will carry through to BU stage, taking advantage of discretionary measures around rain screening and envelope repair that will be encoded there. In the current situation it is an evolving process. More and more lately, in the interim period before the HAP completes, we're working with heritage staff to get a conservation plan through the process that identifies and limits where external material needs to be lost and replication is acceptable.

Project Updates:

1527 Angus Drive:	DB in process for interior upgrades and exterior repairs
1198 Balfour Ave:	DE Application received - Oct. 30 to Panel
1999 Cedar Crescent:	DE Application expected
1250 Wolfe Ave:	Technical issues with submitted application
3738 Pine Crescent:	Technical issues with submitted application
1645 West King Edward:	FSADP non-support to be dealt with through DE
1998 Cedar Crescent:	Board Of Variance October 15th
3538 Cypress St:	BP opened Oct. 2011. Stop-work order Oct. 2012 since cleared. Referred to District Inspector
3989 Angus Drive:	DE issued July 2014. BU August 2014 Sealed retention drawings for DE clearance informed the BU. Assume that the envelope repairs are necessary for VBBL. Building Inspection will be staged as usual through the construction process so if there are variances from the BU we will be informed of any enforcement actions
1799 W King Ed:	Additional information on removals from arborist requested as PTR and cleared. A tree removal permit was issued this month for 31 site trees and 15 shared with Park Board consent. 38 new trees are to be planted as part of the new development. 5 site trees, 1 shared tree and 6 city trees were retained and protected
3490 Cedar Crescent:	Heritage Staff & District Inspector notified. No planning activity on file. Work possibly related to Waters and Sewage Branch
3660 East Blvd:	Discussed at last meeting

Review of minutes:

N/A

The Panel considered one Enquiry for presentation

- | | | |
|----|--------------|---|
| 1. | Address: | 1738 Angus Drive |
| | Description: | Addition to Heritage Inventory House |
| | Review: | Enquiry - first |
| | Architect: | Shawn Blackwell, Blackwell Architecture |
| | Delegation: | Loy Leyland, Julie Hicks Viewpoint Landscape Architecture |
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EVALUATION: SUPPORT (11 in favor, 0 against)

Planning Comments:

This is a proposal for an addition to a First Shaughnessy Heritage Inventory house. The house was built in 1923 and restored and renovated in 1998. The proposal is to add an elevator so the existing resident can age-in-place in the house. The addition, located on the west side of the house, does not encroach into the required front or side yard and is well within the allowable FSR.

Questions to Panel:

1. Staff are seeking commentary on suitability of the location of the addition to a Heritage Inventory house.
2. Staff are seeking commentary on the architectural and material expression of the addition, specifically on how it relates to the Heritage Inventory house.

Applicant's Introductory Comments:

This proposal is for an elevator to be added to the exterior of a house on the Heritage Register.

Panel Commentary:

There were comments the roof of the elevator as seen from the exterior of the house could use more design, particularly in the form of a peaked or hip roof to better match the existing roof line.

There were further comments that a window could be added to the elevator shaft near the roof to keep the design more in line with the exterior house design.

Chair Summary:

The Panel was very supportive of this addition to a Heritage Register house that allows people to age gracefully in their homes with the use of an elevator. A hip or peak roof would be a welcome addition to this design as it would fit better with the roof design of the house.

Adjournment:

There being no further business the meeting was adjourned at 6:40 pm.