

**FIRST SHAUGHNESSY ADVISORY DESIGN PANEL MINUTES**

**DATE:** January 22, 2015

**TIME:** 4:00 pm

**PLACE:** Town Hall Meeting Room, Vancouver City Hall

**PRESENT:** MEMBERS OF THE FIRST SHAUGHNESSY DESIGN PANEL:

Hanako Amaya	BCSLA
Dallas Brodie	Vice-Chair, Resident, SHPOA
Donna Chomichuk	BCSLA
Linda Collins	Chair, Resident
Erika Gardner	Resident
Lori Hodgkinson	Resident
Peter Kappel	Resident, SHPOA
Richard Keate	Vancouver Heritage
Benjamin Ling	AIBC
Lisa MacIntosh	REBGV
Alastair Munro	Resident, SHPOA
David Nelson	Resident
Frank Shorrock	Resident, SHPOA
Kerri-Lee Watson	Resident

**CITY STAFF:**

Colin King	Development Planner
Georgina Lyons	Development Planner

**LIAISONS:**

George Affleck	City Councillor
Melissa de Genova	City Councillor

**REGRETS:** Robert Johnson AIBC  
Mollie Massie Vancouver Heritage

**RECORDING  
SECRETARY:** Lidia Mcleod

**ITEMS REVIEWED AT THIS MEETING**

1. 3780 East Boulevard (Application first)
2. 1999 Cedar Crescent (Application first)

**BUSINESS MEETING**

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

Business:

HAPL update:

It was noted the Official Development Plan contains a list at the back with the addresses of 595 properties on the Heritage List in First Shaughnessy. On this list are 389 houses which are pre-1940, of these 53 have been demolished so far.

Some further points of discussion were:

- Heritage Registry and First Shaughnessy Pre-Date inventory combination
- FSR options
- Landscaping

Project Updates:

1888 Matthews Avenue	FSADP Feb. 12 - Retention
	Tree Removal Approved April 2014
1263 Balfour Avenue	FSADP Feb. 12 - Retention
1068 Laurier Avenue	FSADP March 5 - New House
1998 Cedar Crescent	FSADP Feb. 12 - New House
2083 West 20th Avenue	2011 DE Reactivated June 2014

Review of minutes:

October 09, 2014      Passed  
 October 30, 2014      Passed  
 November 22, 2014      Passed  
 December 11, 2014      Passed with Amendment

**The Panel considered two Applications for presentation**

1.      Address:                      **3780 East Boulevard**  
       Description:                New house on Post-Date Site  
       Review:                      Application - first  
       Architect:                  Mo Manni, Elite Design  
       Delegation:                Mo Manni, Erin Sage, Andre Koekemoer

**EVALUATION: SUPPORT (0 in favor, 12 against)**

**Planning Comments:**

A new House with detached garage and rear lane access proposed on a steeply sloped post-date

site. Excluded double height volumes are limited to entry; basement is significantly crawl space. A significant external deck at upper level is proposed to the rear. Tree removal proposed in the accessory building location, within the building envelope of the new house, and in the south-west corner of the front yard: supported by received arborist report. Staff concerns are around the material expression and massing of the house as it relates to the intent of the ODP & Guidelines.

**Questions to Panel:**

1. Does the form of development proposed successfully engage with the FS ODP & Guidelines as they relate to:
  - Roof massing
  - Tripartite expressions
  - External material quality and expression
  - Articulation of built form
2. Given the need to deal with the steep slope between street level and front door, is the panel satisfied that streetscape perimeter landscaping and entry sequence reflect the aims of the ODP & Guidelines?

**Applicant's Introductory Comments:**

The proposed house has attempted to satisfy all the ODP requirements in terms of tripartite expression and the inclusion of a strong base. The massing is primarily driven by the shape of the lot and the setbacks, with the bulk of the house situated in the front. This allows the house to relate to the size and shape of both neighbouring houses.

**Landscape:**

Around the side of the house there are garden beds and lawns with four-season interests, as is also typical of Shaughnessy. Two old trees are being removed in the front, per arborist instructions, and are being replaced with a single red maple. Three new columnar trees are being added to the south side of the property.

**Panel Commentary:**

The model did not represent the property accurately as trees were added to make the model look better. These same trees were not planned for addition to the site. The Panel does not appreciate a model that does not accurately reflect the proposal.

There were comments that the house looks like a huge rectangular box on the property. The roof pitch is too shallow and not supported by the guidelines. The FS Guidelines call for the roof to be a major visible element of the house. It was commented that the chimney design is weak and needs to be more in line with the FS Guidelines.

The height of the house is seen as neighbourhood-unfriendly as it is too high. The height of the house should be measured in the same formula the City measures height at other lots in FS rather than at other spots chosen by the Applicant which give the house additional height. This is not the location for more height as it ruins the livability for surrounding neighbours. The Design Guidelines call for a house to fit into rather than dominate the neighbourhood.

Massing is an issue, it was noted the double height space above the front door looks like a false room and does not work. Additionally the mechanical room is 20+' wide bulking up the massing. The crawlspace and the basement also seems overly large and appears to be bulking up the house. It was further discussed that the overall volume of the house is all wrong and it does not have primary and secondary volumes.

The deck at the back is not successful. The deck is too large and overpowering for the lot. The deck is not friendly to the neighbours and dominates the surrounding area.

Of particular concern to the panel was the lack of authentic materials proposed. The house should use real stone and other authentic materials instead of lesser quality imitations. The materials suggested appear cheap and artificial, particularly the window frames and stone base which proposed as a thin tile veneer appears weak. The FS Design Guidelines call for a strong base as part of the tripartite expression. The FS Design Guidelines call for authentic and honest use of materials and a solid grounding.

The front entrance needs a substantial amount of work as it does not conform to the FS Design Guidelines. It was commented that the front steps and entrance look like the entrance to an Aztec temple.

Based on the proposed drawings the panel feels there needs to be a full-sized stone retaining wall with planting in front, and that the hedge should be replaced with something more robust. Overall there needs to be a better relationship between the house and garden. The zigzag shape on the south side of the house suggests a struggle rather than cohesion. More planting is also needed on the north side yard. There were comments FS requires a real landscape plan as specified in the Guidelines with specific names provided of particular shrubs and trees.

**Chair Summary:**

It was generally agreed this project needs a lot of work and should be at the Inquiry level rather than Application level. This project does not meet the minimum FS design standards with regards to massing, materials, landscaping and overall design.

The Western edge of First Shaughnessy along East Boulevard is beginning to be developed and we want to ensure the quality of development reflects FS Design Guidelines. Of particular concern is that new houses along East Boulevard do not garner additional height beyond that allowed as that ruins the area for the surrounding neighbours and blocks the view of a pastoral First Shaughnessy from the Arbutus corridor.

The height of the house needs to be looked at again so as not to affect the surrounding houses. Such a huge back deck infringes upon neighbourhood privacy. Proposed materials are inauthentic and look artificial. The landscape plan needs to be more developed and depicted accurately on the model. Tripartite expression is not being reflected as heavy materials are not being used in the base, and the roof appears too small for the house. Overall there is a confusing style to the house, and it needs to go back to the drawing board. The project requires a complete do-over, revisions to the existing weak proposal are not enough.

The designer needs to carefully review the FS Design Guidelines with respect to this home's design and landscaping would benefit from looking at the old established homes and gardens in FS for direction.

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|----|--------------|---|
| 1. | Address:     | <b>1999 Cedar Crescent</b>              |
|    | Description: | Renovation & Addition to Pre-Date House |
|    | Review:      | Application - first                     |
|    | Architect:   | Jim Bussey - Formwerks                  |
|    | Delegation:  | Jim Bussey Claudia Hicks                |
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**EVALUATION: SUPPORT (10 in favor, 0 against)**

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**Planning Comments:**

Relocation of and addition to an existing 1912 Inventory House on a no-lane site at the intersection of Maple St. and Cedar Crescent. Proposed works include the removal of non-original additions to the Maple St. frontage and non-original port cochère to Cedar Crescent frontage. An existing garage accessed from Cedar Crescent is to be removed along with both existing crossings. A new crossing on Maple St. frontage allows access to new basement parking within footprint of new additions in the prevailing style of the pre-date dwelling. Excluded double height volumes are limited to the entry porch within the retained house. The new additions are differentiated from retained elements on the Maple St. frontage through a lower ridge line and substantially single storey expression.

**Questions to Panel:**

1. Staff are seeking commentary from the panel relating to the general relationship between new and existing development, with particular reference to the south elevation

**Applicant's Introductory Comments:**

Building in First Shaughnessy means retaining houses, which is what this proposal aims to achieve. While certain "disturbing" aspects are being removed, the overall goal was to create something consistent with the current themes in the house. The structure will be raised and moved a few feet to allow enough room to create a garden with ample presence. All additions are subordinate in size to the existing building while still keeping in style with the existing character. The parking comes off of Maple Street into a mostly unseen motor court around the back. The goal on the front was to provide a clear entry including a distinct porch, and to roughly divide the formal gardens on the corner with the informal style of the rear. Materials consist of traditional shingle and rough-dash stucco.

As a special note, this project is evidence that you can take a smaller house and add on to it while still capturing the original character. Housing designs can be driven by character as well as guidelines and bylaws.

**Landscape:**

This project requires both addition and renovation to the existing landscape. A long stone wall along Maple Street is being retained, along with existing hedges which wrap around the side of Cedar Crescent. The existing established cedar and laurel hedges are also being retained. Strong features are being adopted in the front yard to provide more definition. Less informal areas along the side of the house will allow the occupant to enjoy the sun throughout the day. In

terms of planting, a few diseased apple trees and a mountain ash are being taken out. More trees will be added to the sides to add a vertical element. A port cochère driveway at the front is being removed with a new driveway added to the back and will be barely visible from the street.

**Panel Commentary:**

This project was well liked as the panel thought that it was a good blend of an old house with new construction. It was noted this is a welcome renovation and retention of the original house.

There was a comment this is a fabulous project and is probably what the original architect would have built in the first place if he had a big enough budget.

The landscaping got positive reviews, it is refreshing to see a generous sized front yard. The garden reflects the circular shape of the lot and adds to the pastoral landscaping of the neighbourhood. The panel suggests adding a few taller trees to create more canopy. More rhododendrons or evergreens could add to the landscaping. The pots on the flat wall for the man-gate seem a bit weak, but adding posts could help resolve this.

The parking solution was well received partly because removing the circular driveway creates more yard space. The parking structure seems to conform to the Guidelines perfectly. Although the roof might be a bit unbalanced, overall the panel saw it as successful.

**Chair Summary:**

The Panel applauds the courage of the Applicant for taking on this renovation project which retains and improves upon an existing house. The new renovations reference the original Dutch Colonial house and the history of the original form. Retaining the large front yard and gardens maintains the pastoral landscape of the neighbourhood. This proposal meets exactly the intent of the FS Design Guidelines.

There were congratulations expressed to the Applicant for saving this old character house. This project is a welcome retention and renovation in the neighbourhood.

**Adjournment:**

There being no further business the meeting was adjourned at 6:25pm.