Advisory Design Panel - Shaughnessy

NOTES

MEETING CALLED BY
Chair, Robert Miranda

NOTE TAKER
M.Cloghesy

TIMEKEEPER
Chair

ATTENDEES
Panel Members

Agenda topics

PANEL HOUSEKEEPING

DISCUSSION

- Discussion on terms of reference for members of panel
- Robert Miranda is chair of panel again for 1 year. Linda is vice chair

Some general housekeeping:

- 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

DISCUSSION

- 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

Question of project 1998 Laurier - went to Board of Variance

- If project starts small, sometimes it doesn't go to panel and should have. Significant projects will come to panel.

ACTION ITEMS

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**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
• 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