

**First Shaughnessy Advisory Design Panel
Minutes**

Date February 17, 2022
Time 4:00 pm
Place WEBEX / Vancouver City Hall

			Present
Members	Frank Bailly	SHPOA	<input type="checkbox"/>
	Shawn Blackwell	AIBC	<input checked="" type="checkbox"/>
	Dwayne Cahill	Resident	<input checked="" type="checkbox"/>
	Nicole Clement	SHPOA	<input type="checkbox"/>
	Tom Everitt	REBGV	<input type="checkbox"/>
	Alexa Gonzales	BCSLA	<input checked="" type="checkbox"/>
	Maciej Golaszewski	BCSLA	<input checked="" type="checkbox"/>
	Vik Khanna	Resident	<input checked="" type="checkbox"/>
	Joel Massey	VHC	<input checked="" type="checkbox"/>
	Adrian McGeehan	AIBC	<input checked="" type="checkbox"/>
	Kathy Reichert	Resident	<input checked="" type="checkbox"/>
Richard Sirola	SHPOA	<input checked="" type="checkbox"/>	
James Evans	Alternate	<input type="checkbox"/>	
Liaisons	Colleen Hardwick	Councillor	<input type="checkbox"/>
	Brenda Clark	Staff	<input checked="" type="checkbox"/>
	Ryan Dinh	Staff	<input checked="" type="checkbox"/>
	May Sem	Staff	<input type="checkbox"/>
	Kathy Cermeno	Staff	<input checked="" type="checkbox"/>

Business

1. Welcome
2. Business Arising (Appointments)
3. Approval of Minutes – January 27, 2021 – Approved
4. Project Updates:
 - 1212 Laurier (update: March 10 meeting cancelled)

Reviewed items

Item 1	1363 The Crescent
EVALUATION	SUPPORT WITH RECOMMENDATIONS (7/0)
Description	Addition – protected property Proposal
Review	First
Applicant	Taylor Johnson, Architect (The Airey Group)
Delegation	TBD

Introduction This application proposes renovation of and addition to the Leggat Residence, a two and a half storey Heritage B dwelling in the Colonial Revival style. The house is visually prominent from the Crescent, with original elements including a circular portico, a projecting upper-storey with pediment and eave returns, gabled dormers, dentil coursing, Doric and fluted Ionic pilasters, columns, and prominent bow windows. To keep stonework and chimneys intact, the building is retained in its existing location. The addition is located in the rear yard and is not visible from the street.

Questions Please comment on the success of the architectural and landscape design proposals as they relate to First Shaughnessy guidelines, including:

- a) General commentary on impact on original buildings, including:
 - i. architectural compatibility of proposed and existing construction
 - ii. materiality and colour
- b) Landscape design
 - i. buffer to adjacent residential property to the east
 - ii. integration with existing building

Applicant's Introductory Comments The existing house incorporates Georgian design elements and will remain in its current location on the site. The addition is visible from the public realm but subordinate to the existing house. There is a solarium on the second floor to be removed. There are a number of operable windows on the front and eastern facades. The general aesthetics of the building will be maintained.

The addition has a substantial setback from the street, and is a blend of traditional and modern. There are large glazed openings to maximize natural light to the open spaces. The design is contemporary to and contrasts with the existing building.

A minor height relaxation is needed, as the existing house does not conform to current FSADP requirements. The roof of the existing building will be resurfaced, and the contemporary portion of the addition will have a flat roof.

LANDSCAPE

A soft, layered landscape approach is proposed. From the street, two posts define the entrance. There is a metal picket fence with layered planting. The house is partially visible to allow for some privacy. A gingko is proposed at the front. The parking is accessed from a drive aisle along the east.

Panel's Consensus
on
Key Aspects
Needing
Improvement

- The panel generally supported the architectural preservation of the historical house, by keeping it in its original position, taking out the solarium, and returning the upper balcony. Some panelists noted they would like to see the widow's walk reinstated as an important character element.
- The integration of the heritage house with the modern house is assisted by use of extensive stonework, but needs careful study;
- The massing of the addition works well with the heritage house;
- Parking underneath is supported as less of the site is impacted;
- Appreciation for the authentic materials;
- Some concern with use of coated aluminum which does not follow FSADP guidelines;
- Support for minor side yard and height relaxations; and,
- The landscape plan was generally supportable, although more detailing in presentation would assist in explaining the scheme.

Item 2 1399 Matthews

EVALUATION NON-SUPPPORT (4/3)

Description New Building-non protected property Proposal
Review First
Applicant Stefan Wiedemann, Architect
Delegation TBD

Introduction This is an application for a new two and a half-storey single family dwelling with a detached garage accessed from Matthews Avenue. The existing 1978 dwelling will be demolished. The proposal generally conforms to First Shaughnessy requirements and guidelines.

The house is designed to be compatible with the neighboring context, which features primarily Tudor buildings with some Craftsman homes, mainly with hip and gable roofs with subordinate shed dormers, sometimes with fenestration in the larger gables.

Items of discussion include tree retention and siting of the garage, and visual exposure of the east façade to the adjacent property.

Questions Please comment on the success of the architectural and landscape design proposals as they relate to First Shaughnessy guidelines, including:

- a) Robustness of architectural expression

- b) Landscape Design, including tree retention and siting of garage, and buffering to the east.

Applicant's
Introductory
Comments

The proposal is for a two and a half storey home, near a major arterial in an area with predominantly Tudor style homes. All FSR and setback requirements are met.

There is a raised entrance with planters, with double timber posts at the entrance, and a granite base around the building. A covered porch is proposed to the left of the entrance.

Exterior materials include triple laminated asphalt-shingle roof, wood railings, and some wrought iron. The second levels are separated from the main floor with a step banding board with a medium dash stucco.

Chimneys are expressed elements on the side.

The garage is located towards the back property line.

An arborist should be involved to ensure the structure does not impact the critical root zones.

LANDSCAPE

Lawn space is incorporated for children's play, along with planters in an organic pattern. The landscape will include the use of many native species. Coloured concrete, blue stone, and flagstone will be used for the pathways. Cedar hedging is proposed.

Panel's Consensus
on
Key Aspects
Needing
Improvement

- Architectural expression is supported as it successfully matches the streetscape;
- The Tudor Revival style and materiality (half-timbering and rough dash stucco) are successful;
- Materiality is also generally supported, however, a higher quality roof than asphalt should be considered due to its visual prominence;
- Enlarge front and side windows at the second floor balcony to match the rest of house;
- Consider lightening the expression of the right gable, and also the colour scheme;
- Address concern regarding critical root zones;
- Address potential overview from the main floor and upper decks into neighbouring properties;
- Consider reducing the footprint and shifting the location of the garage to increase back yard livability; and,
- Consider use of permeable pavers instead of concrete.