

**First Shaughnessy Advisory Design Panel
Draft Minutes**

Date March 21, 2024
Time 3:00 pm
Place WebEx (Virtual Meeting)
 Visit <https://vancouver.ca/your-government/first-shaughnessy-advisory-design-panel.aspx> for more details

			Present
Members	Kathy Reichert	Resident	<input checked="" type="checkbox"/>
	Simon Feng	Resident	<input type="checkbox"/>
	Robert MacKay-Dunn	Resident	<input checked="" type="checkbox"/>
	Nicole Clement	Resident	<input checked="" type="checkbox"/>
	Sarina Han	SHPOA	<input type="checkbox"/>
	Richard Sirola	SHPOA	<input checked="" type="checkbox"/>
	Tak Chan	AIBC	<input type="checkbox"/>
	Scott Mitchell	AIBC	<input checked="" type="checkbox"/>
	Phoenix Chan	BCSLA	<input checked="" type="checkbox"/>
	Kristin Defer	BCSLA	<input checked="" type="checkbox"/>
Liaisons	Brian Montague	Councilor	<input type="checkbox"/>
	Mahdi Tavanpour	Staff	<input checked="" type="checkbox"/>
	Kasra Karimizadeh	Staff	<input checked="" type="checkbox"/>
	Kathy Cermeno	Staff	<input checked="" type="checkbox"/>
	May Sem	Staff	<input type="checkbox"/>
		Recording	
		Recording	

ITEM(S) REVIEWED AT THIS MEETING

1. 1327 West King Edward Avenue
2. 1338 Matthews Avenue

1.Address: 1327 W King Edward Ave
Review: First
Description: New Single Detached House & Garage
Applicant: Stephan Wiedemann, Wiedemann Architectural Design
Staff: Mahdi Tavanpour

EVALUATION: Support (7/0)

Planner's Introduction:

Mahdi Tavanpour, Development Planner, began the presentation by noting this application development of a new Single Detached House with a detached accessory building (garage), providing three parking spaces, having vehicular access from the lane. The project generally adheres to the First Shaughnessy requirements and guidelines.

Mr. Tavanpour concluded with Staff questions for the Panel.

Advice from the Panel on this application is sought on the following:

1. Please comment on the success of the architectural and landscape design in relation to First Shaughnessy guidelines, including:
 - a.) design resolution of the architectural expression and detailing of the new Single Detached House and the proposed garage;
 - b.) the proposed landscape design treatment, including interface with adjacent properties and fencing.

Applicant's Introductory Comments:

Applicant Stephan Wiedemann, Architect for Wiedemann Architectural Design, noted the objectives and gave a general overview of the project followed by the landscape Architect presenting on the landscape design.

Applicant and staff took questions from Panel.

Panel's Consensus on Key Aspects Needing Improvement:

THAT the Panel Recommend **Support of** the project with the following recommendation;

- Design consideration to decrease the impermeable area.

Summary of Panel Commentary:

The house design is well executed and in keeping with the First Shaughnessy Guidelines. Panel noted there is a successful layering of materials.

There was some minor concern with the height of the project which may cause shadowing.

A panelist noted the window well to the east appears to be the entire length of the house, pay close attention in relationship to the east side of the house.

The panel noted concern with the number of impermeable surfaces, anything that can be changed to a permeable paver should be as this would really help the project. Additionally consider adding more greenery.

The panel noted to differentiate the pedestrian and pool area in the backyard from the auto area.

There was some concern with the landscape. There are not enough native plants. Inquire for an Arborist report this is important for the tree roots. The existing tree #7586 is too close to the property line and may compete with the Ash tree being planted underneath. Check to make sure none of the new Prunus plants are on the invasive plant list.

There was concern with the hedges and their survival, consider drip lines for the summer, especially with water restrictions. Soil containing a lot of peat will help the hedge to retain water. Consider Yew hedges instead of Cedar.

Applicant's Response: The applicant team thanked the panel for their comments

2.Address: 1338 Matthews Ave
Review: First
Description: Conservation Proposal
Architect: Stephan Wiedemann, Wiedemann Architectural Design
Staff: Mahdi Tavanpour

EVALUATION: Support with Recommendations (7/0)

Planner's Introduction:

Mahdi Tavanpour, Development Planner, began the presentation by noting this application proposes addition and renovation to the existing Single Detached House, and to develop an Infill Single Detached House to the existing garage. The project generally adheres to the First Shaughnessy requirements and guidelines.

Mr. Tavanpour concluded with Staff questions for the Panel.

Advice from the Panel on this application is sought on the following:

1. Please comment on the success of the architectural and landscape design in relation to the First Shaughnessy guidelines, including:
 - a.) design resolution of the architectural massing and detailing of the proposed additions and the infill;
 - b.) the proposed landscape design treatment, including interface with adjacent properties.

Applicant's Introductory Comments:

Applicant Stephan Wiedemann, Architect for Wiedemann Architectural Design, noted the objectives and gave a general overview of the project followed by the landscape Architect presenting on the landscape design.

Applicant and staff took questions from Panel.

Panel's Consensus on Key Aspects Needing Improvement:

THAT the Panel Recommend **Support of** the project with no recommendation.

Summary of Panel Commentary:

The panel generally supported the project. It is well executed infill project with a successful mixture of ~~and~~ old and new.

The panel noted retaining the heritage of the house is a success.

It is great to see how there are interior and exterior dining and living rooms. The panel noted the rear addition allows for more outdoor living.

The panel commended the applicant for the amount of landscape provided. The entrance is luscious, a recommended to the applicant to expand on this.

Panel noted to check with an Arborist regarding roots especially with new plating. Review that the existing trees and plants work well together with the new ones. Check for any discrepancies amongst the plants.

Applicant's Response: The applicant team thanked the panel for their comments