

First Shaughnessy Advisory Design Panel Minutes

Date July 14, 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 checked="" type="checkbox"/>
	James Evans	VHC	Alternate	<input type="checkbox"/>
	Tom Everitt	REBGV		<input type="checkbox"/>
	Maciej Golaszewski	BCSLA		<input checked="" type="checkbox"/>
	Alexa Gonzales	BCSLA		<input type="checkbox"/>
	Vik Khanna	Resident	Vice-Chair	<input type="checkbox"/>
	Joel Massey	VHC		<input type="checkbox"/>
	Adrian McGeehan	AIBC		<input type="checkbox"/>
	Kathy Reichert	Resident	Chair	<input checked="" type="checkbox"/>
	Richard Sirola	SHPOA		<input checked="" type="checkbox"/>
	Rattan Bagga	Resident		<input type="checkbox"/>
Liaisons	Colleen Hardwick	Councillor		<input type="checkbox"/>
	Brenda Clark	Staff		<input checked="" type="checkbox"/>
	Ryan Dinh	Staff		<input type="checkbox"/>
	Susan Chang	Staff		<input type="checkbox"/>
	May Sem	Staff	Recording	<input checked="" type="checkbox"/>

Business

1. Welcome
2. Business Arising

Reviewed items

Item 1 1212 Laurier

EVALUATION SUPPORT (6) , NON-SUPPORT (1)

Description New Building-non protected property Proposal
 Review First
 Applicant Piers Cunnington, Architect (Measured Architecture)
 Delegation

Introduction **1212 Laurier**

Planning Comments:

This application proposes a new two and a half-storey single family dwelling with a detached garage accessed from the lane. The design is contemporary with simple volumes, and features use of high quality materials such as stone and standing seam copper roofing. The existing dwelling will be demolished.

The neighboring context features a variety of architectural styles, including Tudor, Craftsman, as well as mid-century homes of a similar age as the existing home to be demolished. Most have hip and gable roofs with shed dormers or windows in larger gables.

The project generally conforms to First Shaughnessy requirements and guidelines, with the exception of a proposed secondary vehicular access off Selkirk to improve accessibility to the dwelling. An elevator connects all the floors, including usable space in the attic. There is also an accessible route from the lowest level of the house to the pool area to the east.

Questions:

Please comment on the success of the architectural and landscape design in relation to First Shaughnessy guidelines, including:

- a) design resolution of the architectural massing and roof forms in relationship to the existing streetscapes, including the proposed green roof over the vehicular drop off area;
- b) design resolution of proposed vehicular entry off Selkirk, including visual exposure of the Selkirk façade;
- c) proposed perimeter landscape treatment, including interface with adjacent properties and fencing; and,
- d) materiality and proposed use of cladding/roofing materials including standing seam copper roofing.

**Applicant's
Introductory
Comments**

The applicant gave a general overview of the objectives of the project, followed by presentation on the architectural and landscape strategy.

**Panel's
Consensus on
Key Aspects
Needing
Improvement**

The Panel in general supported the accessibility approaches, and suggested lowering the house to improve access to the front door. The Panel encouraged city staff to review the FS guidelines to promote and support accessibility, and commended the overall landscape strategy.

The Panel commented as follows:

1. The massing appears too large; consider lowering the height of the house.
2. Further study site grading to improve accessibility, with support for a Porte Cochere design.
3. Coordinate grading information on the site plan, landscape plans, survey and architectural sections.
4. The architectural expression is striking and stark, and needs foliage, trees and layering to filter views from the streets and minimize the massing.
5. Enhance the scale and proportions of the east and north elevations, which appear simple and would benefit from more articulation.

6. Materiality was generally supported, including use of copper for the roof.

**Planning
Department
Closing
Comments**

First Shaughnessy requirements include a prominent visual base to break down the scale of larger homes (otherwise known as 'tripartite expression'). Site grading should be an integral part of the architectural concept, to provide accessibility to the building(s) while meeting other aspects of the guidelines. It is noted accessibility can be more challenging on long, narrow, and flat sites such as this. Unfortunately, this site does not meet Shaughnessy standards for a Porte Cochere. To improve accessibility, Planning and Engineering support an additional vehicular access point off Selkirk with a drop off near the building. The projecting roof over the temporary drop-off gives a similar effect to a Porte Cochere while providing more room for landscaping to create an 'estate-like setting' in the front yard along Laurier.