

**First Shaughnessy Advisory Design Panel  
Agenda**

**Date** July 13, 2023  
**Time** 4:00 pm  
**Place** WebEx (Virtual Meeting)  
 Visit <https://vancouver.ca/your-government/first-shaughnessy-advisory-design-panel.aspx> for more details

			Present
<b>Members</b>	Kathy Reichert	Resident	<input checked="" type="checkbox"/>
	Simon Feng	Resident	<input checked="" type="checkbox"/>
	Hector McKay-Dunn	Resident	<input checked="" type="checkbox"/>
	Nicole Clement	Resident -SHPOA	<input checked="" type="checkbox"/>
	Sarina Han	SHPOA	<input type="checkbox"/>
	Moshe Mastai	SHPOA	<input type="checkbox"/>
	Stephen Roberts	SHPOA	<input type="checkbox"/>
	Richard Sirola	SHPOA	<input checked="" type="checkbox"/>
	Tak Chan	AIBC	<input checked="" type="checkbox"/>
	Scott Mitchell	AIBC	<input checked="" type="checkbox"/>
	Phoenix Chan	BCSLA	<input checked="" type="checkbox"/>
	Maciej Golaszewski	BCSLA	<input checked="" type="checkbox"/>
	Joel Massey	VHC	<input checked="" type="checkbox"/>
Jenni Pace	VHC	<input checked="" type="checkbox"/>	
<b>Liaisons</b>	Brian Montague	Councillor	<input type="checkbox"/>
	Ryan Dinh	Staff	<input checked="" type="checkbox"/>
	Brenda Clark	Staff	<input checked="" type="checkbox"/>
	Mahdi Tavanpour	Staff	<input checked="" type="checkbox"/>
	Windy Wang	Staff	<input checked="" type="checkbox"/>
	Kathy Cermeno	Staff	<input checked="" type="checkbox"/>
		Recording	
		Recording	<input checked="" type="checkbox"/>

**Item 1 Business**

1. Welcome
2. Election of Chair: Kathy Reichert appointed Chair
3. Staff presentation – Ryan Dinh (30 min)

**Review items**

**Item 2 1453 Laurier Ave**

**EVALUATION** Support with Recommendations (8 unanimous)

Description Addition to Single Detached House (1913)  
 Review First  
 Applicant Hannah Leyland, Architect  
 Delegation Loy Leyland, Hannah Leyland, Lena Chorobik of Viewpoint Landscape Architects

**Introduction** This application proposes an addition and renovation to an existing single family dwelling in the 'Georgian Revival' style. This was built in 1913 by Malcolm C. Griffith. The house is 2 ½ storeys, including an attic and basement, and proposed to be relocated to accommodate a large addition to the rear. The intent is to follow the style of the existing house and the character of the surrounding area. There is a detached garden shed and various parking slabs on the lane side (all to be removed). A new detached garage accessed from the lane is proposed. It is designed to repeat the style of the house.

The neighboring context features a variety of architectural styles, including Four square Revival and Craftsman style. Most have hip and gable roofs with shed dormers or windows in larger gables.

The project generally conforms to First Shaughnessy requirements and guidelines. The existing 36 foot roof height is maintained, and the addition is located well behind the existing house and not visually prominent from the street.

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

- design resolution of the architectural massing and detailing of the addition, including structural integrity of the existing house;
- proposed perimeter landscape treatment, including interface with adjacent properties, lane and fencing; and,
- materiality including windows, cladding, and roofing.

**Applicant's Introductory Comments**

This application is to retain the 3260 sf. existing house (total above ground with attic), with additions bringing it to 5668 sf. above grade. The house to be moved to the East and centered on site. The additions follow the existing character and are sympathetic to other pre 1940's homes in the surrounding area. The overall roof height will not change, the addition is subordinate in height and follows the symmetrical theme of the original house. The original openings will remain.

The proposed materials are authentic and high quality, and intended to evoke timelessness. They are currently proposed as asphalt shingles, bevelled clap board siding with corner boards, wood windows, trim, and detailing, with a split granite base. These materials will integrate the original house and proposed addition and are sympathetic to the neighbourhood.

The proposed landscape design is integrated and complimentary. Concepts of enclosure, screening, layering and filigreeing are implemented and integrated. There is a rich and consistent relationship between the house and landscaping. The landscaping relates to the public and private aspects of the propose house. The street/house interface is improved. The Arborist will supervise construction as necessary and ensure neighbour trees are respected.

The existing front garden is enclosed by a stone wall and wrought iron fence that are in a state of disrepair. New vehicular and pedestrian gates were designed to relate to the retained fence. The existing mature Elm, Magnolia and Holly trees are retained within the front garden. A low stone-faced wall replaces the existing timber wall and retains the grade and neighbour's hedge on the west side of the driveway. North of this planter, access to the lane and garbage bins is screened by a low fence and gate. The mix of new trees and shrubs will provide cover for birds and seasonal interest as they mature. Eleven new trees, including flowering trees, are proposed throughout the property to compliment the collection of existing trees that will be retained.

Panel  
Discussion

The following items were discussed with the applicant:

- Street and rear lane access to the garage seem redundant, especially as First Shaughnessy requires access from the lane where possible
- Architectural drawings to clarify house, foundations and chimneys will all be moved, and provide further detail
  - Consistency of material is excellent
  - Alternate to asphalt shingle roofing to be further considered
  - Deletion of porte cochere
  - Proportions of entry
  - Panel support of building depth relaxation due to covered porch
- Storm water management vs. permeable paving, especially in the driveway, to reduce the size of the retention tank
  - Outdoor space use by residents to be clarified
  - Landscape Design generally supported

Panel  
Consensus on  
Key Aspects  
Needing  
Improvement

The Panel supported the proposal, noting the proposed siting preserves the integrity of the original house as seen from the street. The Panel thanked the applicant for their efforts, the quality of their design submission and its sensitivity to the area.

1. Heritage Retention Drawings should be further clarified and incorporate more detail, to ensure maximum retention and high quality construction. (For example, moving the building requires new foundations, with implications for stonework and chimneys.)
2. Site Plan and Landscape:
  - a) Further study need for both onsite and lane access to proposed garage.
  - b) Address storm water management and site permeability.
  - c) Consider converting the driveway to a pedestrian walkway, with use of permeable materials.
  - d) Consider adding a vegetated strip in the centre of the driveway.
  - e) Indicate location of catch basin.
  - f) Incorporate more paving pattern detail.
  - g) Consider widening some sidewalks to accommodate adjacent planting.
3. Architectural and Materiality:
  - a) Consider a more authentic roofing solution than asphalt shingles, such as slate or cedar shingle.
  - b) Soffit lighting should be avoided to avoid light pollution for neighbouring properties.