

**First Shaughnessy Advisory Design Panel
Minutes**

Date July 18, 2019
Time 4:00 pm
Place Business Centre Room, Vancouver City Hall

			Present
Members	Frank Bailly	SHPOA	<input checked="" type="checkbox"/>
	Shawn Blackwell	AIBC	<input type="checkbox"/>
	Dwayne Cahill	Resident	<input checked="" type="checkbox"/>
	Nicole Clement	SHPOA	<input checked="" type="checkbox"/>
	Clinton Cuddington	AIBC	<input checked="" type="checkbox"/>
	Erika Gardner	SHPOA	<input type="checkbox"/>
	Alexa Gonzales	BCSLA	<input checked="" type="checkbox"/>
	Dean Gregory	BCSLA	<input type="checkbox"/>
	Vik Khanna	Resident	<input checked="" type="checkbox"/>
	Diane Kunic-Grandjean	REBGV	<input checked="" type="checkbox"/>
	Mollie Massie	VHC	<input checked="" type="checkbox"/>
	Kathy Reichert	Resident	<input checked="" type="checkbox"/>
	Richard Sirola	SHPOA	<input checked="" type="checkbox"/>
John Wang	Resident	<input checked="" type="checkbox"/>	
Liaisons	Colleen Hardwick	Councillor	<input type="checkbox"/>
	Susan Chang	Staff	<input type="checkbox"/>
	Ryan Dinh	Staff	<input checked="" type="checkbox"/>
	Haizea Aguirre	Staff	<input checked="" type="checkbox"/>
	Kathy Cermeno	Staff	<input checked="" type="checkbox"/>

Business

1. Welcome
2. Approval of minutes of June 27, 2019 approved.
3. Impermeability: no total impermeable percentage is regulated; this has not been changed since the last bylaw amendment;
4. Rubber roofing material: there is not enough information for evaluation from the samples. Recommendation to clearly define "authenticity", or introduce sustainability as one of the criteria in Design Guidelines. Rubber roofing material does not meet the current Design Guidelines for durability, structural solidity and authenticity.

Reviewed items

Item 1 3823 Cypress

EVALUATION SUPPORT with Recommendations (10 in favour, 0 abstentions, 0 against)

Description Conservation Proposal
 Review First
 Applicant Loy Leyland Architect Inc.
 Delegation Loy Leyland, Architect, Loy Leyland Architect Inc.
 Julie Hicks, Landscape Architect, Viewpoint

Introduction	<p>This is a conservation application, proposes renovations and additions to an existing house built in 1912. The house represents the Revival design, and holds significance for its connection to the initial development of Shaughnessy Heights.</p> <p>Key character defining elements include:</p> <ul style="list-style-type: none"> • the original L-shaped footprint • steep pitched roof, with gables on the ends of the south wing, and hips at north end of the east and west wing • red brick on main floor wall, stucco over 1927 lap siding on the upper one and half storey, brick chimney • note of later addition of the garden room that enclosed the L-shaped form, additional dormers to the North, South, and East elevations. The existing west elevation holds the complexity of building roof and general form, with multiple gabled dormers and hipped extensions on the roof. <p>The site has irregular shape, with street frontage of 170 feet and no lane. There is an existing driveway from Cypress Street. The proposal is to rotate the house to re-orient the main façade to face Cypress Street, with new addition largely hidden behind the existing façade under a gable roof form. New garage is proposed. The existing building height is maintained at 43 feet. Materials used for this project include duroid roof shingles, cedar shingles and bricks, wood windows and detailing.</p>
Questions	<ol style="list-style-type: none"> 1. Commentary on the new building location, and the new garage. 2. Commentary on the success of the additions and landscape design proposals in relation to the First Shaughnessy guidelines?
Applicant's Introductory Comment	<p>The challenges of the site include steep slope, and existing trees, noting that the existing garage is not original and there were later additions on the existing building. New addition is not visible from the street, and new building orientation will improves the house frontage.</p> <p>Majority of existing trees will be retained. New gated pedestrian entry steps down to a formal garden that is aligned with the front door. A pedestrian connection to the neighbouring property is proposed. New planting in the back garden are native shrubs and ferns to provide bird habitats and respect the roots of the retained trees.</p>
Panel's Consensus on Key Aspects Needing Improvement	<ul style="list-style-type: none"> • General support of the proposal and appreciation for improving what already exists. • The new building orientation would improve the streetscape; positive feedback on retaining the greenery and opening up the front with low yew hedges. Option A color scheme is preferable by four panel members. • Recommendation to relocate the garage further back in keeping with the Design Guidelines which call for garages to have less prominence. <ul style="list-style-type: none"> • Other considerations: restore the original front façade per the 1927 photo to include the original window placements, size, vertical proportions and arrangement of glass panes, the lap siding if found to be original, refined detail for porte cochere's columns, cedar shingle roofing material, landscape design in the south to provide screening for the neighbours.