

First Shaughnessy Advisory Design Panel Minutes

Date August 8, 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 checked="" type="checkbox"/>
	Dwayne Cahill	Resident	<input type="checkbox"/>
	Nicole Clement	SHPOA	<input checked="" type="checkbox"/>
	Clinton Cuddington	AIBC	<input type="checkbox"/>
	Erika Gardner	SHPOA	<input type="checkbox"/>
	Alexa Gonzales	BCSLA	<input checked="" type="checkbox"/>
	Dean Gregory	BCSLA	<input checked="" type="checkbox"/>
	Vik Khanna	Resident	<input 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 type="checkbox"/>	
Liaisons	Colleen Hardwick	Councillor	<input type="checkbox"/>
	Ryan Dinh	Staff	<input checked="" type="checkbox"/>
	Haizea Aguirre	Staff	<input checked="" type="checkbox"/>
	Ken Cen	Staff	<input checked="" type="checkbox"/>

Vice-Chair

Chair

Recording

Business

1. Welcome
2. Approval of minutes of July 18, 2019 – deferred.

Reviewed items

Item 1 3390 Maple St

EVALUATION Support with Recommendations (8 in favour, 0 abstentions, 0 against)

Description Conservation Proposal
 Review First
 Applicant Chen Lin
 Delegation Victor Wang, Architect, Ance Heritage Consulting
 Julie Hicks, Landscape Architect, Viewpoint

Introduction This is a conservation application, proposes renovations and additions to an existing house built in 1912.

Key character defining elements include:

- Original form and asymmetrical elevations
- Side gabled roof with large gabled dormer in the front, and shed dormer in the back, with significant overhangs
- Original porch wrapped halfway down the south elevation (enclosed in 1944 and remains so today)
- Original cedar shingles on main storey, stucco with half-timbering on

front gable above the entrance.

The site is at the corner of Maple Street and West 18th Avenue, approximately 125.0'x100.0', with existing vehicular access from West 18th Avenue. The proposal is to raise main floor ceiling height, reinstate the original porch, and add to the rear and the north side of the existing building. New garage is proposed with access from lane. Materials used for this project include asphalt shingles, cedar shake and wood cladding, wood windows and detailing.

Questions

1. Commentary on the success of the additions and landscape design proposals in relation to the First Shaughnessy Guidelines?

Applicant's
Introductory
Comment

The proposal is to reinstall the two original columns design to restore its heritage character. Proposed architectural improvements would be changing the main entrance to face W 18th Ave while maintaining the original staircase on Maple Street as well as developing a three car garage in the back lane. The house is elevated by one foot while maintaining the existing ground floor elevation.

The project proposes to retain as many existing trees as possible. Any additional trees would be low maintenance and would be contextual fit towards the heritage character. However, the overgrown hedges blocking the sightline of the house would be removed and restored with a four foot high hedge. The proposed landscape plan is to create an estate garden around the front and side of the house, rose garden and a reflecting pond.

Panel's
Consensus on
Key Aspects
Needing
Improvement

- There was general support for the project.
- Positive feedback on the proposed front porch moving to W 18th Avenue with the addition of another column.
- Landscape sets off house well with the tree retention, proposed planting, and opening up the front landscape to improve view of the building from the street.
- Consider natural stone instead of concrete pavers. North planting is stark. Rose garden may benefit from a gateway structure. East side garden is limited due to decreased set back.
- Concerns about the alignment of the proposed front door and to the stairs and pathway, dark colour palate detracting from the house details, and massing of the 3-car garage is too big in relation to the house and balcony is too dominant.
- Strongly discourage the proposed height increase of the first floor of the house as this requires a new build so very little is left of the actual heritage house. There is little achievable amount of building retention in relation to the City's policy.
- Recommendations to utilize natural and higher quality materials for the exterior such as natural stone, cedar shingles, and not use choice of

glass guardrails, to retain as much original elements as possible (i.e. existing windows, doors and sidelights) and keep these consistent throughout the house, and to improve the garage presence from the street so that it is not overwhelming with perhaps additional planting and windows or decreasing the size.

- Design Guidelines do not allow light wells on the front of the house. Non-conforming rear and side set backs make for less garden space which is also not in keeping with the Design Guidelines.
- Other concerns include the achievable amount of building retention in relation to the City's policy, the design outcome due to setback for new addition, dominant balcony, and narrow east side yard setback