

First Shaughnessy Advisory Design Panel Minutes

Date Sept 15, 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 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 checked="" 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 checked="" type="checkbox"/>
	Liaisons	Colleen Hardwick	Councillor	
Brenda Clark		Staff		<input checked="" type="checkbox"/>
Ryan Dinh		Staff		<input type="checkbox"/>
Susan Chang		Staff		<input type="checkbox"/>
Kathy Cermeno		Staff	Recording	<input checked="" type="checkbox"/>

Business

1. Welcome
2. Business Arising
 - Brief discussion regarding roofing materials.
3. Approval of minutes of February 17, March 31, and July 14, 2022.
 - All minutes approved.

Reviewed items

Item 1 1926 W 17

EVALUATION (6 support) (1 non-support)

Description Addition to Single Family Dwelling (1912)
 Review First
 Applicant Loy Leyland, Architect

Introduction 1926 W 17

Planning Comments:

This application proposes an addition and renovation to an existing single family dwelling in the 'Georgian Revival' style. The house is 2

½ storeys, including an attic and basement. It is proposed to be relocated on the site to accommodate a large addition to the rear. The intent is to follow the style of the existing house and character of the surrounding area.

The circular driveway will be removed to enhance the estate-like setting and decrease hard surfaces on site. A new 3-car garage accessed from the lane will replace the existing one car garage. It is designed to repeat the style of the house.

The neighboring context features a variety of architectural styles, including Tudor 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.

Planning concerns include preserving the structural integrity of the existing home (i.e. unaltered floor-to-floor heights), as well as retention of a large conifer near the garage extension.

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 detailing of the addition, including structural integrity of the existing house;
- b) proposed properties, lane and fencing; and,
- c) materiality, including windows, cladding and 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**

SUPPORT (1 opposed).

The panel was in general support of the project, and thanked the design team for the presentation and quality of the architectural and landscape design. The Panel also commends the applicant for working with the neighbour on the proposed tree removal.

The Panel recommends the following:

Site planning & Landscape:

1. Proposed setbacks and relocation of the house are supported;
2. Removal of the front yard driveway provides more green space and is a significant improvement;
3. Consider upsizing trees and shrubs to offset removal of existing plant material;
4. Confirm status of the garage floor slab and if it is retainable;
5. Coordinate garage location with existing site conditions;
6. Removal of the small conifer at the garage is supported due to conflicts with the building;
7. Further work on interface conditions, especially the hedge along the east property line, is required.

Architectural:

1. The addition's four foot setback from the principal dwelling is supported, along with use of contrasting cladding materials;
2. The panel strongly recommends reinstating the shallow hipped roof over the covered entry to maintain the heritage character of the original 1913 house (i.e. replace later unsympathetic flat roof/balustrade/cornice);
3. The increased floor to floor height is supported as it will not be visible from the street and improves livability of the dwelling;
4. Wood frame windows should be used throughout (i.e. vinyl windows are not supported);
5. New windows should match the scale and proportions of existing windows;
6. Further explore materiality (i.e. address proportions of stonework on the addition, use of stucco and shakes, and maximize retention of existing cladding wherever possible); and,
7. Clearly label retained items on the architectural drawings;

**Planning
Department
Closing
Comments**

The Planning Department thanked the applicant for their thoughtful design scheme.