

**First Shaughnessy Advisory Design Panel
Agenda**

Date October 27, 2022
Time 4:00 pm
Place WEBEX

Present

Members	Crystal Hung	VHC		<input checked="" type="checkbox"/>
	Shawn Blackwell	AIBC		<input type="checkbox"/>
	Dwayne Cahill	Resident		<input 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 checked="" type="checkbox"/>
	Vik Khanna	Resident	Vice-Chair	<input checked="" type="checkbox"/>
	Joel Massey	VHC		<input type="checkbox"/>
	Adrian McGeehan	AIBC		<input checked="" 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"/>
Benjamin Dufix		Staff		<input type="checkbox"/>
Susan Chang		Staff		<input type="checkbox"/>
May Sem		Staff	Recording	<input checked="" type="checkbox"/>

Business

1. Welcome
2. Business Arising: A short discussion of contemporary roofing products, which may be considered in the future as alternatives to asphalt shingle roofing, will be continued at the upcoming meeting(s).
3. Approval of minutes of September 15, 2022.

Reviewed items

Item 1	1203 Matthews Ave
EVALUATION	(Support: Unanimous)
Description	Addition to Single Family Dwelling (1911)
Review	First
Applicant	Loy Leyland, Architect
Delegation	Thompson of Ron Rule Consultants

Questions:

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

1. Proposed perimeter landscape treatment, including details of the gatehouse design, location and potential impact on the significant tree at the street, interface with adjacent properties, lane and fencing.
2. Design resolution of the architectural massing and detailing of the addition.
3. Materiality including windows, cladding, and roofing.

**Applicant's
Introductory
Comments:**

The applicant gave a general overview of the objectives of the project, followed by a presentation on the architectural and landscape strategy. This proposal includes removing a large addition on the front of the building and moving the house closer to the street with a large addition to the rear. The front, west and east elevations will be retained and restored. The existing garage encroaching on the side yard will be removed. A 3 car garage is proposed within the building footprint, along with 2 cars at the gatehouse. The original porte cochere driveway has long ago been abandoned and access is limited to a vehicular entry point on one side of the site near a large beech tree.

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

The Panel supported the project and commended the applicant on restoring this house and site. The panel also thanked the design team for their skill in melding the addition with the original house, noting the landscape design makes good use of the large site with pocket gardens creating meaningful spaces.

The Panel recommends the following:

Site planning & Landscape:

1. Gatehouse:
 - Restudy the Gatehouse location to minimize potential impact on the large significant beech tree at the site entry (i.e. possible solutions include shifting back from street, rotating 180 degrees, etc.).
 - Emphasize the gateway as a grander entry, highlighting pedestrian and downplaying vehicular access.
 - Develop robust details at a similar level of quality to the residence and similar gatehouse structures seen nearby on Matthews Street.
2. Streetscape:
 - Create a more neighbourly streetscape with filtered views to the house in keeping with the Shaughnessy Design Guidelines, with a more inviting pedestrian entry and more layered landscaping.

- Consider removing part of the hedge to the Gatehouse to visually open up this area.
 - Retain the stone piers along the street with the name 'Sundorne' as a heritage feature.
 - Consider pruning the hedge as possible to create a more inviting streetscape.
3. Further clarify the driveway paving material given the amount of hard surface proposed, and confirm the amount of permeable surfaces on site complies with City requirements.
 4. Resolve technical aspects of storm water management and location of utilities given potential impacts on existing mature vegetation on site. An arborist's involvement is important near existing mature vegetation including the large beech tree. A panel member suggested grading the driveway to direct storm water to the adjacent planting beds. A utility plan should be developed, including location of the hydro kiosk.
 5. Further study how to mitigate potential impacts on the existing mature conifer in close proximity to the new addition. A panel member noted this may require changes to the building footprint.
 6. Incorporate more canopy trees in the garden, and confirm compliance with the required number of replacement trees.
 7. Consider reinstating the Monkey Puzzle Tree shown near the building in historical photographs in the design team's presentation.

Architectural:

- Further explore materiality of the building, with use of a higher quality roofing such as cedar shingles/shakes (possibly metal) more in keeping with the grandeur of the site than asphalt.
- Further study to connect the existing building with the addition.
- The panel supported underground parking under the building due to the size of this site, noting the ramp will not be visible to the neighbouring property.

**Planning
Department
Closing Comments**

The Planning Department thanked the applicant for their efforts to restore Sundorne and its estate-like gardens.