

**First Shaughnessy Advisory Design Panel
Draft Minutes**

Date December 07, 2023
Time 3:00 pm
Place WebEx (Virtual Meeting)
 Visit <https://vancouver.ca/your-government/first-shaughnessy-advisory-design-panel.aspx> for more details

			Present
Members	Kathy Reichert	Resident	<input checked="" type="checkbox"/>
	Simon Feng	Resident	<input checked="" type="checkbox"/>
	Robert McKay-Dunn	Resident	<input checked="" type="checkbox"/>
	Nicole Clement	Resident	<input checked="" type="checkbox"/>
	Sarina Han	SHPOA	<input type="checkbox"/>
	Moshe Mastai	SHPOA	<input checked="" type="checkbox"/>
	Stephen Roberts	SHPOA	<input checked="" 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 type="checkbox"/>	
Joel Massey	VHC	<input checked="" type="checkbox"/>	
Liaisons	Brian Montague	Councillor	<input type="checkbox"/>
	Ryan Dinh	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"/>
	May Sem	Staff	<input type="checkbox"/>
		Recording	<input checked="" type="checkbox"/>
		Recording	<input type="checkbox"/>

Review items

- | | |
|---------------|-----------------------------------|
| Item 1 | 1230 Matthews Ave. |
| Item 2 | 1526 Balfour Ave |
| Item 3 | 2003 W 19th Ave |

1.Address: 1230 Matthews Ave
Review: First
Description: Conversation Proposal
Architect: Leyland Architecture Inc.
Delegation: Loy Leyland
Staff: Mahdi Tavanpour

EVALUATION: Support with Recommendations (9/0)

Planner's Introduction:

Mahdi Tavanpour, Development Planner, began the presentation by noting this application proposes retention of a Heritage class 'B' building (two-unit Multiple Conversion Dwelling) and to develop an Infill Single Detached House with a detached accessory building (garage), providing four parking spaces, and two additional surface parking spaces, having vehicular access from Matthews Avenue. The project generally adheres to the First Shaughnessy requirements and guidelines.

Mr. Tavanpour concluded with Staff questions for the Panel.

Advice from the Panel on this application is sought on the following:

1. 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 proposed infill and garage;
 - b.) proposed perimeter landscape treatment, including interface with adjacent properties and fencing.

Applicant's Introductory Comments:

Applicant Loy Leyland, Architect for Loy Leyland Architecture Inc. noted the objectives and gave a general overview of the project followed by the landscape Architect presenting on the landscape design.

Applicant and staff took questions from Panel.

Panel's Consensus on Key Aspects Needing Improvement:

THAT the Panel Recommend **Support with recommendations** to the project with the following recommendations to be reviewed by City Staff:

1. Considering decreasing the massing of the proposed Infill (i.e. consider larger trees or changing color);
2. Consider reducing the size of the front dome;
3. Consider accessible path from the proposed parking to the Lando House;

Summary of Panel Commentary:

Many panelists found the massing of the building is quite significant in comparison to the existing houses.

Because the infill building is quite significant, a panelist recommended to insert a larger tree in front to reduce the impact of the building façade.

A panelist recommended completing shadow studies considering the significant size of the project.

Panelist noted to consider more articulation and/or color with the façade facing Matthews Ave.

Panelist noted to consider an accessible path from the heritage building to the parking.

Some panelists mentioned keeping the existing brick surrounding wall would compliment the Lando House while others thought the proposed stone wall surrounding the whole site is fine.

The panel found the landscape generally successful however noted to consider more vegetation and bigger trees, this will allow for a more successful streetscape as well.

Applicant's Response: The applicant team thanked the panel for their comments

2.Address: 1526 Balfour Ave
Review: First
Description: Conservation Proposal
Architect: Grant Architecture Studio
Delegation: Eden Marshal
Staff: Mahdi Tavanpour

EVALUATION: Support with Recommendations (6/3)

Planner's Introduction:

Mahdi Tavanpour, Development Planner, began the presentation by noting this application proposes retention of a Protected Heritage Property, alter and add to the existing Single Detached House, and to develop a three-car attached garage having access from the side lane. The project generally adheres to the First Shaughnessy requirements and guidelines.

Mr. Tavanpour concluded with Staff questions for the Panel.

Advice from the Panel on this application is sought on the following:

1. Please comment on the success of the addition's massing and detailing in relation to First Shaughnessy guidelines.

Applicant's Introductory Comments:

Applicant Eden Marshal, Architect for Grant Architecture studio noted the objectives and gave a general overview of the project followed by the landscape Architect presenting on the landscape design.

Applicant and staff took questions from Panel.

Panel's Consensus on Key Aspects Needing Improvement:

THAT the Panel Recommend **Support with recommendations** to the project with summary below to be reviewed by staff.

1. Considering higher level of character retention and removing new elements that are not consistent with the heritage style of the original house (in particular the arched windows).

Summary of Panel Commentary:

The panel noted the garage at the side is a right location.

There were mixed opinions regarding the design of the project, many felt it did not respect the heritage components of the original design.

The panel noted a heritage assessment would help the project and the panel's review.

The panel noted the design package was incomplete, especially regarding the interior renovations.

The panel noted the Shaughnessy guidelines about keeping the character defining elements, such as the front portico, existing windows and horseshoe pitched roof. The panel noted the changes to the front of the house and arched windows do not follow this.

The panel noted the original windows should be kept at all times to keep with the heritage characteristics.

Applicant's Response: The applicant team thanked the panel for their comments

3.Address: 2003 W 19th Ave
Review: First
Description: New Construction
Architect: Measured Architecture Inc.
Delegation: Clinton Cuddington
Staff: Mahdi Tavanpour

EVALUATION: Resubmission Recommended (4/5)

Planner's Introduction:

Mahdi Tavanpour, Development Planner, began the presentation by noting this application proposes construction of a new Single Detached House with a detached accessory building (garage), providing three parking spaces, having vehicular access from the lane. The project generally adheres to the First Shaughnessy requirements and guidelines.

Mr. Tavanpour concluded with Staff questions for the Panel.

Advice from the Panel on this application is sought on the following:

1. Please comment on the success of the architectural and landscape design in relation to First Shaughnessy guidelines, including:
 - a) design resolution of the architectural expression and detailing of the new Single Detached House and the proposed garage;
 - b) proposed perimeter landscape treatment, including interface with adjacent properties and fencing.

Applicant's Introductory Comments:

Applicant Clinton Cuddington, Architect for Measured Architecture Inc. noted the objectives and gave a general overview of the project followed by the landscape Architect presenting on the landscape design.

Applicant and staff took questions from Panel.

Panel's Consensus on Key Aspects Needing Improvement:

THAT the Panel **recommended resubmission** with summary below to be reviewed by staff.

Summary of Panel Commentary:

The panel appreciated the high-quality design of the project.

Some of the Panel members mentioned that the project followed the guidelines and its unique design would add new life to Shaughnessy.

A panelist mentioned, given the great design, this building not only adds value to the neighborhood today but also will be considered a heritage building in future.

There were mixed opinions from the panel regarding the approval of the project.

Some of the Panel members mentioned that the contemporary architectural approach is not a right fit for First Shaughnessy area.

The panel noted to consider developing further the lighting and rain garden concept.

A panelist recognized the landscape is complex and hope the vision that is being presented will remain.

Applicant's Response: The applicant team thanked the panel for their comments