

**FIRST SHAUGHNESSY ADVISORY DESIGN PANEL MINUTES**

**DATE:** March 13, 2014

**TIME:** 4:00 pm

**PLACE:** Town Hall Meeting Room 116, City Hall

**PRESENT:** MEMBERS OF THE FIRST SHAUGHNESSY DESIGN PANEL:

Hakano Amaya	BCSLA
Donna Chomichuk	BCSLA
Linda Collins	Chair, Resident
Erika Gardner	Resident
Lori Hodgkinson	Resident
Robert Johnson	AIBC
Peter Kappel	Resident, SHPOA
Benjamin Ling	AIBC
Mollie Massie	Vancouver Heritage
Lisa MacIntosh	REBGV
Alastair Munro	Resident, SHPOA
Frank Shorrock	Resident, SHPOA

**CITY STAFF:**

Colin King	Development Planner
Tim Potter	Development Planner

**REGRETS:** George Affleck City Councillor  
Dallas Brodie Vice-Chair, Resident, SHPOA  
David Nelson Resident  
Kerri-Lee Watson Resident

**RECORDING**

**SECRETARY:** Dorothy Kerr

<b>ITEMS REVIEWED AT THIS MEETING</b>	
1.	3743 Cypress Street - Application (2nd)
2.	1664 Cedar Crescent - Application (3rd)
3.	1868 West 17th Avenue - Application
4.	1126 Wolfe Avenue - Application (2nd)

**BUSINESS MEETING**

Chair Collins called the meeting to order at 4:00 pm and noted the presence of a quorum.

Project Updates:

Staff updated the panel with regard to enquiries and applications at the following addresses:

1837 West 19th Avenue	Merit Evaluation Process: SoS expected
3737 Angus Drive	Merit Evaluation Process: SoS expected
1564 Matthews Avenue	Merit Evaluation Process: file research received
3750 Cartier Avenue	Merit Evaluation Process: file research received
1799 West King Edward	Renovation & Retention: Application received
3302 Cedar Crescent	Renovation & Retention: Application expected
3837 Osler Street	New house: Application expected
1645 West King Edward	New house on Post-date site: Application expected
3809 Osler Street	New house: Application expected

Review of Minutes:

The minutes from November 7, 2013, November 28, 2013, January 9, 2014 were voted on and approved. Minutes from January 30, 2014 with one revision were voted on and approved.

---

**The Panel considered four applications for presentation.**

---

- |    |              |  |
|----|--------------|--|
| 1. | Address:     | <b>3743 Cypress Street</b>                                 |
|    | Description: | New house on a post-date site                              |
|    | Review:      | Application - Second (September 26, 2013)                  |
|    | Architect:   | J&R Katz Design and Architecture                           |
|    | Delegation:  | Jonathan Katz Architect and David Rose Landscape Architect |
- 

**EVALUATION: NONSUPPORT**

---

**Planning Comments:**

This proposal for a new house located on a post-date site was previously reviewed by the FSADP on September 26, 2013. The site exhibits significant changes in grade resulting in minor technical issues to do with height, particularly on the Hosmer Street elevation. The Panel was supportive of the height and efforts by staff and applicant team to balance the objectives of the ODP with the unusual site attributes. The enquiry was supported with a desire to return as an application with concerns as they related to the tripartite expression, robustness and consistency of detailing, and landscaping proposals such as to Hosmer Street addressed.

**Questions to Panel:**

1. Does the application successfully address previous feedback of the Panel?
2. Please comment on the overall success of the design as it relates to the FS ODP.
3. How well has the landscape design been resolved?

**Applicant's Introductory Comments:**

The house has two wings to break down scale of the house and a steep roof pitch with prominent gables. The entrance to the house is on Cypress Street but since this is a corner lot the Hosmer Street elevation is also significant. The rear elevation has little visibility, the garage is at the back and hidden behind the house. Materials proposed include heavy dash stucco, shingle dormers and split granite. The granite is used along the base of the house, on the columns and for the chimney. The main area of change since enquiry review is the front elevation: the Panel felt the original eyebrow windows were inconsistent with the architecture, so these have been changed to shed roofs. More detail has been added to the gables and chimneys. The fascias and brackets are now heavier. To add more detail to the gables some of the windows have been recessed.

**Landscape:**

There are mostly deciduous trees on the property and some conifers have been added. There is a large existing hedge along Cypress Street the owner wanted opened up to the street. There is also a utility connection through one of the hedges. The stone wall along Hosmer Street is not in great shape and has some irregularities and so replacement is preferred. The overall area of hard surface has been significantly reduced. All the soft area is new and elevated to provide screening. There is an ornamental water feature to enliven the yard space. The owner's preference is to get more light in particularly on the north side. The driveway is fairly flat and the principal changes are softening the parking area and reducing the paved area by inserting stepping stones instead of a pathway. The other issue addressed was to verify with the arborist that what we are proposing will not impact existing trees.

**Panel Commentary:**

In general, panel members thought that the overall architectural character had improved through addressing previous panel commentary but there were concerns about the landscape design which appears weak.

In general the house design was received as successful as it relates to massing and tripartite expression. The house has a very estate-like look.

Concerns were expressed about the quality of materials. The FS ODP calls for high quality materials. It was noted that skimping on materials specifically the metal on the fencing and asphalt shingles for the roof would take away from the grandness of the project.

There was commentary that the existing mature landscaping looks wonderful in the streetscape along Hosmer but unfortunately it doesn't appear that much will be retained. Various members encouraged the applicant to keep the existing streetscape along Hosmer including the stone wall and mature hedge with rhododendrons. It was noted that if the wall has to be rebuilt, something similar to the existing wall would be preferred.

There was discussion that the many deciduous trees on the property will look bare in the winter. It was remarked that the planting on the corner looks industrial and that more seasonal colors or visual interest could be developed. With regards to fencing, there was a comment that the metal part of the fencing should reflect the craftsman style of house. The granite wall might benefit with a wall cap.

The driveway at the back is improved but there is still a lot of hard surface leading to the garage and we would like to see some softening and greening of this area. The comment was made that the parking area and the three mechanical rooms have a surplus of square footage not counted in the FSR.

From a heritage point of view there are no retention issues. A nice gesture would be to take some of the brick garden pavers that are there now and incorporate them into the garden. Similarly the oak floors in the existing house could be recycled into the new house. It was noted the Panel would like to see more robust wood detailing on the house, and a paint color scheme that fits into the surrounding neighbourhood houses.

#### **Chair Summary:**

The landscape design has not been resolved. The Panel previously requested that the applicant retain the existing landscaping along Hosmer Street. The project needs more evergreen trees and more variation in height to create layering as specified in the ODP. The low planting proposed here does not speak to the ODP and creates little visual interest. Besides more evergreen trees, the property would benefit from more seasonal interest such as flowering plants and shrubs with berries.

There is concern about FSR with three mechanical rooms and surplus space for parking. There were a lot of comments about the quality of materials. The design of the house is good for First Shaughnessy but weak materials such as asphalt shingles and ordinary looking metal detailing on the granite walls takes away from the grandness of the house.

There was a Motion passed to see the project again with a materials board with paint colors and a landscape plan that reflects the Panel's comments.

---

2.	Address:	<b>1664 Cedar Crescent</b>
	Description:	New house proposal
	Review:	Application - Third (October 2012)
	Architect:	Loy Leyland Architect
	Delegation:	Loy Leyland Architect, Donna Chomichuck Landscape Architecture

---

#### **EVALUATION: NONSUPPORT**

This part of the meeting, 1664 Cedar Crescent was chaired by Lori Hodgkinson.

#### **Planning Comments:**

This proposal for a new house on a double fronting site with two existing crossings (one on Cedar Crescent and Pine Crescent) was previously reviewed by the Panel as an enquiry on two occasions. Panel commentary at the most recent appearance (October 2012) noted some concerns with the design at the front and west elevations of the house, which should be addressed in any application. Design development of the location of uses in the rear yard (including the gazebo and hot tub) was also recommended. Some concern was expressed

regarding the proposed cupola and whether an alternative solution could be found to create a sense of height.

**Questions to Panel:**

1. Does the application successfully address previous feedback of the Panel?
2. How well has the landscape design been resolved?

**Applicant's Introductory Comments:**

The general form has been consistent through the process: the massing hasn't changed significantly. Parking was the first challenge which has been resolved with a new driveway crossing on the west side. There were some technical issues with the overall height, it is a tricky site as it is quite sloped as well as being double fronting. There is a crossing from the higher street which is being closed off and there were issues about which should be the front yard and which should be the rear. Form wise, the house is fairly modest with traditional materials and a tripartite expression with a lot of stone on the base. Given the slope of the site stairs are required to make a nice entry and this is addressed by the landscaping. The house had to be lowered and this further reduced the number of stairs. The house is customized for the owner's life style and the window expression is dictated by functions inside. With regard to materials the base is granite and shingles are used on the walls. The cupola is zinc metal with grey and a black and cream color scheme

**Landscape:**

Comments from the previous Panel meeting were that perhaps the programming in the back was too busy, with many divided spaces. The new design for the back is much cleaner and simpler from the earlier enquiries. There is a 20' grade change. There are mature trees on site but there has been long term neglect. There are not a lot of trees to save but we tried to save what was possible. The gazebo has been removed because of FSR. There is a small pedestrian gate in the corner of the property. The front landing is nestled closer to the house to create more front lawn area.

**Panel commentary:**

It was noted that there are no retention issues because the house has been badly compromised. There were comments from panel members that they were struggling to understand the design and style of the house and its context within the neighbourhood.

There were concerns that the large footprint of the house was not respectful of adjacent development and that this house sticks out and overpowers the houses on either side. The house appears as a large box on the lot and does not blend in with the neighbourhood. There was much confusion about the style of the house, is it Colonial Revival or Georgian, or what style is it? Concerns were expressed with the height proposed given the grade, and it was commented that lowering the height to make the house less prominent would be preferred.

There was discussion about the unsuccessful design of the windows, especially on the front elevation. The windows around the front door are not symmetrical and the other windows on the same elevation are too wide. It was noted that one problem with the front façade is that there are shallow windows on each side that beg for the windows below to be symmetrical. It was noted that the windows on front elevation are not symmetrical while the windows on the back elevation are symmetrical.

There was much discussion about the cupola. The placement of cupolas should be asymmetrical meaning they should appear on the corner of a building. It was noted that cupolas

are not a common feature in First Shaughnessy. A cupola normally should be on a corner on a much larger scale.

It was noted that the landscaping, given the challenging site, is quite successful. The space is very functional and very well organized. Concern was expressed with the design of the concrete retaining wall along the driveway.

**Chair Summary:**

The Panel was not convinced that the style of the house is meeting the Official Development Plan. With respect to massing the house appears as a large box on the lot and does not blend in with the neighbourhood.

The Panel is challenged by the design of the home. Is the design potentially Georgian or Colonial Revival or is it some other style? The design appears odd in the context of the existing neighbourhood. The cupola is a bone of contention. The glazing or window design on the front facade need to be examined. The driveway and retaining wall need a better treatment.

A motion was passed to see the application back with a clearer definition of the architectural style. The massing on the lot needs to be addressed as do some design features specifically the cupola and the front elevation windows.

---

3.	Address:	<b>1868 West 17th Avenue</b>
	Description:	Renovation and Additions to Pre-date house
	Review:	Application - First
	Architect:	Margot Innes Consultants
	Delegation:	Margot Innes, Michael Luco Landscape

---

**EVALUATION: SUPPORT: (11 in favor, 0 against)**

---

**Planning Comments:**

This is a proposal for the retention and renovation with additions of an existing 1911 dwelling, returning it to single family use from a prior existing multiple conversion dwelling. In addition, the proposal seeks the construction of a new detached garage.

**Questions to Panel:**

1. Please provide comments on the success of the proposal in light of the related FS ODP and Guidelines.
2. How well has the landscape design been resolved in relation to the FS Guidelines in light of the following design elements: landscape walls; effect of plantings; extent of paving.
3. Please provide any additional comments.

**Applicant's Introductory Comments:**

This is a 1911 shingle style house in a plain style that has been badly treated over the years. Our idea is to turn it back into a single family house. We are not expanding the massing of the house in terms of living area. Most of the interior of the house has been stripped out. We have reinstated the original front porch area with a front facing front door. There was a sleeping

porch and that will also be reinstated. There is a filled-in sun porch with aluminum windows that will be changed into French doors that wrap around the corner of the house. We have improved the front façade and windows.

The side yard is a gem as the house is set to one side. Opening up the house to the yard was important and we have put back the original doors opening onto this area. We have added a covered area at the back of the house for entertaining, this area is contained within the allowable foot print of the house. The shingling and windows will be replaced. There will be horizontal siding below the main floor level to create a base. There will be bracketing put back that is not there now and mullioning on the windows. The garage is not going to be larger, but we intend to add a proper roof.

#### **Landscape:**

A good, successful landscape plan is environmentally efficient and sustainable. It creates space that is enjoyable and useful and meets the needs and requirements of the residents. It provides some gift to the street. The front garden is off to side of the house and creates an enormous wrap around front and side yard. The entry garden benefits from being recessed in towards the property. As you enter from the street you walk up a few steps onto the porch and then walk into a lovely entry courtyard. There are nice granite walls, iron railing, and planting that enhances the area. There is a water feature in the yard which can be seen from the house.

There is an existing seedling Maple which has been badly pruned over the years. This tree is right on the property line and is compromised. Since this tree provides a wonderful sense of scale for the house it will be replaced with a very tall beautiful deciduous tree. There is a terrace coming from the back of the house and the garden level which includes a lawn garden and a swimming pool. There is a series of raised terraces that allow ready access to the main floor of the house. There is an existing cherry tree which is compromising the foundation and has to be removed. There is a mix of evergreen and deciduous trees tending towards the old fashioned trees and shrubs. The neighbor has a lot of magnolias and camellias so will tie that together. There will be tall trees on either side of the house which will come up and give that filtered kind of enclosure. It will be a mix of semi-formal with a bit of box hedging and relaxed with natural plants. The stones around the pool would ideally be recycled concrete pavers in different sizes so it is relaxed, maybe set on sand so the water can go through and they can be lifted and re-laid.

#### **Panel Commentary:**

There were comments from panel that the neighbours are 'thrilled to bits' that something good is being done with this property and thanks to the applicant team for that. It is great to see this house being retained and refurbished. Members applauded the project for the conservation and restoration of this fabulous house and the reinstatement of the sleeping porch and the front entry. Generally, the owner was commended for keeping and improving the house which keeps some heritage and variety in First Shaughnessy.

There were comments that the column supporting the covered porch is not convincingly a craftsman column and that the roof over the large bank of French doors on the east elevation seems too wide. This roof could use some brackets or other detail to give it a sense of being held up instead of appearing to float. There was some concern expressed about the windows and that historic or heritage models for the front windows should be considered. There were positive comments about the glazing on the east elevation, and how the windows will let more light into the house.

Some concerns were expressed regarding the extent of hard surface, the pavers seem like a lot of grey and coldness for our Vancouver weather. There was further comment that the paving is flexible as it is set in sand and so should not be a concern.

There was discussion about landscape materials, the Panel would like to see more variety of species and planting materials. The applicant could consider flowering and fruit trees, conifers, shrubs with berries and ground covers.

The connection created to the outdoors is fantastic. The Panel is very supportive of this project and would like to make a few suggestions to improve upon an already good proposal. The roof of the outdoor area could be developed to play with the exposed rafters and exposed beams and to compliment arts and crafts style. The elevated platform has only two narrow steps into the garden which seems restrictive. The applicant might consider increasing the width of the stairs to open up this space in order to transition more easily into the back yard.

#### **Chair Summary:**

The Panel is thrilled the applicant is retaining and refurbishing the existing house and improving the surrounding gardens. The neighbours are very happy about his project. There have been positive comments about the new windows and how these will let lots of light into the house. There were comments about the amount of hard space in the yard but since the paving stones are set in sand and can easily be moved this should not be an issue. We want to encourage the addition of a variety of plants to the gardens. The Panel is very supportive of this project.

A motion was passed to approve this project with the consideration of reducing the amount of paved area in the yard, and adding more layering and varieties of plants. The motion also requested consideration of the historic and heritage aspect of the original design of the windows across the front elevation.

---

4.	Address:	<b>1126 Wolfe Avenue</b>
	Description:	New house on a post-date site
	Review:	Application - Second
	Architect:	Stuart Howard Architects
	Delegation:	Stuart Howard, Paul Sangha Landscape Architect, Orianne Johnson Intern Architect

---

**EVALUATION: SUPPORT: (11 in favor, 0 against)**

---

#### **Planning Comments:**

This proposal for a new house on a post-date site with no lane way access and a significant change in grade, rising from the street to the rear of the site, was previously reviewed as an enquiry by the FSADP on November 7th, 2013. The Panel was supportive of the project given the difficulty of the location and slope of the lot, and in response to staff comments expressed support for the landscape design at the rear of the house. The style of the house was supported with the Panel noting that the detailing and materiality of the application would be critical. The enquiry was supported with a desire to see a color and materials board as part of the application presentation.



**Questions to Panel:**

1. Does the application successfully address previous feedback of the Panel?
2. Does the Panel have any concerns regarding privacy impacts from the programming of rear yard spaces on adjacent dwellings to the west?

**Applicant's Introductory Comments:**

This is a site planning exercise as opposed to just a pure building design because of the nature of Wolfe Avenue being a relatively busy street located far below the property. The site slopes up very steeply from the street to the existing house. The parking is not visible from the street. Due to the steepness of the lot the main floor elevation becomes below grade as it moves into the back yard. Right now in the back yard there is a set of stairs that might be somewhat visible that go up to the higher level. We will dig into that area and leave the perimeter at the high level so that the impact on the neighbours is more or less the same as it is now. The neighboring site has a substantial retaining wall. The grade steps up so the house steps up to respond to that grade. The house appears as a one story mass with carport visible from Wolfe Avenue. The existing stone wall is being retained and a new pedestrian entrance way is created off the street so people don't walk up the driveway.

The house will have a slate roof. The exterior wall treatment will be a textured flush grouted painted brick finish. There are stone trims around the cornice line. The hand rails and guard rails are wrought iron. The windows in our current presentation as shown on the model are wood but we are still pursuing steel windows. The steel windows are expensive but they will look lighter and give the house a more architectural look and feel. The more formal garden spaces are in front and the more casual family spaces are in the back. The outdoor space is on the south side of the house where there is more sun. There will be a lot of green elements with sustainable gardening and green roofs.

**Landscape:**

The existing retaining wall is on the property line between the two properties so we are shifting off the property line to get some planting. The stairs will be granite. The material that goes through connecting the stairs itself will be a masonry of some sort whether a blue stone or a limestone. There is a heavily layered view to house. Part of it is trying to recreate a park like setting through which you walk to get to the front door. We wanted the same experience as you arrive into the auto court. There isn't any grass in this project in part because of the topography. We have a mixture of trees. The intention of the pool is to look more like reflecting pool than a swimming pool with a slate finish on the outside. There is a wood deck component that carries right through and connects to the house. There is an outdoor kitchen area and vegetable and herb garden. The secondary pathways are gravel. The intent is to provide privacy and from an acoustical point of view, earth is the best sound buffer and the fact that it is 6 to 8 feet below grade the noise should not travel up and impact the neighbours in terms of using the backyard.

**Panel Commentary:**

Panel members enthusiastically supported the project. This is a skillfully handled and elegant project that deals well with the topography and location. Some of the phrases used to describe this project are: fantastic presentation, beautiful house and stunning design.

The steel windows were supported by panel members. Some concerns were expressed that the simpler and more consistent steel windows in the rendering were more successful than the wood windows shown in the architectural model.

There was commentary about the stucco bay windows, that the windows as shown appear floaty and might be improved with some sort of treatment underneath to create a sense of the windows being supported. The retaining wall for the auto court is well addressed.

The Landscape proposal was enthusiastically received, with the comment that it is a stunning design that works well with the house. There was commenting that the articulation of volume and massing of the house and garden create many pleasant and surprising useable outdoor spaces. There was no objection to the outdoor useable space in the back and there was enthusiastic support for the fact that the landscaping calls for no grass. Members were very happy with this project that meets all the requirements of the FS ODP. The functional landscape design has lots of layering and has been planned with consideration of the neighbors.

**Chair Summary:**

This is a well received project that meets all the requirements of the FS ODP. This is a skillfully handled and elegant project. The garden is interesting with good communication to the outdoors and the house. This is a fantastic project for First Shaughnessy and the house fits well into the streetscape and the neighbourhood.

A motion was passed to move forward with application with support for high quality steel windows should they be opted for by the owner.

**Adjournment:**

There being no further business the meeting was adjourned at 7:40 pm.