

FIRST SHAUGHNESSY ADVISORY DESIGN PANEL MINUTES

DATE: April 3, 2014

TIME: 4:00 pm

PLACE: Town Hall Meeting Room 116, City Hall

PRESENT: MEMBERS OF THE FIRST SHAUGHNESSY DESIGN PANEL:

Hakano Amaya	BCSLA
Linda Collins	Chair, Resident
Erika Gardner	Resident
Lori Hodgkinson	Resident
Robert Johnson	AIBC
Peter Kappel	Resident, SHPOA
Benjamin Ling	AIBC
Lisa MacIntosh	REBGV
Alastair Munro	Resident, SHPOA
David Nelson	Resident
Frank Shorrock	Resident, SHPOA
Kerri-Lee Watson	Resident

CITY STAFF:

Colin King	Development Planner
Tim Potter	Development Planner

REGRETS:	George Affleck	City Councillor
	Dallas Brodie	Vice-Chair, Resident, SHPOA
	Donna Chomichuk	BCSLA
	Mollie Massie	Vancouver Heritage

RECORDING

SECRETARY: Dorothy Kerr

ITEMS REVIEWED AT THIS MEETING

1. 3743 Cypress Street - Application (3rd)

BUSINESS MEETING

Chair Collins called the meeting to order at 4:06 pm and noted the presence of a quorum.

Business:

Richard Keate, Chair of the Vancouver Heritage Commission made a presentation to the Panel on the history of the FSADP. He noted the Fleck home at 1296 the Crescent and how this was a show home in 1976. He stated the home needs only cosmetic upgrades. He discussed having the Heritage status of this house changed from a C to an A. Mr. Keate noted that from a Heritage perspective massing is a very real problem. Massing is seen in First Shaughnessy in some new house designs as currently the ODP allows houses to use open double height spaces which can make a house appear to overwhelm the lot and neighbourhood. Mr. Keate stated that houses need not only to follow the FS Guidelines but also the "Spirit of the Guidelines". Mr. Keate mentioned we might send letters to people who act in the spirit of the FS ODP thanking them for their positive participation in our neighbourhood.

Project Updates:

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

1799 West King Edward	Renovation & Retention: Application rescheduled
1490 Balfour Avenue	Renovation & Retention: Application received
1238 Balfour Avenue	Renovation & Retention: Application received
1451 Angus Drive	Site sign erected: project went dormant at applicants request summer 2012 following Panel presentation. The Heritage Commission review of the scheme was not supportive. Likely that revised scheme will go back to the Commission but not the FSADP.
3990 Marguerite Street	Temporary Protection Order Expires April 15th, 2014.

Review of Minutes:

No minutes were reviewed.

The Panel considered one applications for presentation.

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| 1. | Address: | 3743 Cypress Street |
| | Description: | New house on a post-date site |
| | Review: | Application - Third (March 13, 2014) |
| | Architect: | J&R Katz Design and Architecture |
| | Delegation: | Jonathan Katz Architect and David Rose Landscape Architect |

EVALUATION: SUPPORT (11 in favor, 0 against)

Planning Comments:

This application for a new house on a post-date site was most recently reviewed by the FSADP on March 13, 2014. The Panel wished to see the project again with a materials board and a

landscape plan that reflected comments as they related to the resolution of the landscape plan with particular reference to retaining landscaping along Hosmer Street. More evergreen trees and variation in height rather than just low planting was suggested.

Questions to Panel:

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

Applicant's Introductory Comments:

At the previous Panel there were comments on the trellis pertaining to the rear elevation house. We have made the trellis larger and more robust and it now runs below the overhang of the family room. The windows have been realigned and we adjusted the window sizes so that proportionally they work better. We have added some brackets underneath the balcony. The stone work will be kept. The gutter will be zinc with a matching rain water leader. Granite will be used around the base of the house and on the pillars and chimneys. The wood window is a simulated true divide window because of the energy requirements. The color of the house is taken from the historical catalogue at Benjamin Moore and is called sage. The slop-dash stucco is heavily textured. The gables are a slightly lighter tone and the trim colors are cream. The roof is a black thick shingle that creates a shadow line.

Landscape:

The most significant change is that we are going to retain the hedges as requested by the Panel. The entire hedge on Hosmer and the majority of the hedge on Cypress will now be kept. There will be a breach the existing hedge on Cypress for the sewer connection and construction access. There will be a 20 foot gap during construction that will be reinstated with hedge planting and a gateway in the centre. The large rhododendrons at the corner of the property will also be retained.

We have followed other Panel comments and more conifers have been added. There will be a blue spruce in the corner protruding above the rhododendrons. There is a storm water retention tank that has changed proportion so as to not affect the hedge. As a result of hedge retention there will be protective fencing for construction. The retaining stone wall under the Hosmer hedge is being retained. The stone pathway has been moved and planting is adjusted to suit hedge retention. The driveway turn around from a practical view point had to maintain as a hard surface but we have changed the driveway visible from the street so there is a green strip going through the driveway. Planting now has a mix of perennials, ground covers and shrubs for a layered affect. The views into the yard are now quite limited due to the hedge but will create a softer appearance. There is a filigree of vines. There are some small deciduous trees throughout the scheme. All of the trees on the side are being retained. There is a large Beech that crosses the property line and an arborist is monitoring any excavation.

Panel Commentary:

There were comments that the concerns of the Panel have been largely addressed. The Panel is very glad the mature hedging along Hosmer Street will be preserved. The fact that the applicant plans to retain this existing mature hedge will go a long way in terms of neighborliness. Retaining this lovely hedge and the streetscape along Hosmer will help the rest of the neighbours not to feel like the landscaping they see now has been clear cut. There were more comments about retaining the hedges and the mature rhododendrons within them, that this is very West Coast. The massing and scale of the new house is high enough that the

hedge will just block the lower part and give some privacy in the back garden as well as create a bit of mystery.

It was commented that there has been a great improvement with the driveway view from Hosmer. The driveway improvements include the addition of pavers that are placed along the driveway area towards the back of the house. There is support for the wrought iron elements of the driveway fencing. The rear elevation is improved and now has a stronger read.

There was comment that the hedge along Cypress is very dense and high and that it blocks the view of the building. The hedge now seems like a huge wall but it needs to be maintained and cut lower to a human scale as in the applicant's landscape presentation. The gap in the hedge that is going to be created due to construction will be taken care of by introducing a different material, the yew hedge as a frame for the new entrance to the property. The change from having granite walls around the perimeter to keeping the existing hedges is healthier for the environment of existing trees. The Panel supports the landscape treatment along Cypress.

There was an architectural concern expressed with respect to the garage door in that the present beam underneath the projection and over top of the double garage door could be more robust. It was commented that some sort of bracket might help give the beam more of a sense of stability.

It was discussed that the light shade of paint color will be difficult to maintain in winter. A color a couple of shades darker would be better because in winter exterior surfaces can become green with moss particularly on North elevations.

The Panel repeatedly expressed it's thanks to the applicants for responding to the requests and suggestions of the Panel.

Chair Summary:

The Panel is very pleased the architect and landscape architect will stay with this project through construction. This is very important to the Panel as it gives us confidence that the final product will mirror the project we approve here today in terms of quality of materials and construction details.

Thank you to the applicants for responding so well to our concerns. We appreciate the applicant's good effort in addressing Planning's concerns regarding landscaping and the previous feedback of the Panel. Specifically, there is a lot of support for keeping the hedges along both Cypress and Hosmer. The hedges have been let go and require trimming and shaping as shown in the applicant's landscape rendering of the Cypress Street elevation. This responds to the FS Design Guidelines which call for layered views of the house from the street.

There is positive response to the materials board and the colors chosen. The Panel wants to see more robust design features around the garage doors.

A motion was passed to approve this application with the Chair's summary addressed.

Adjournment:

There being no further business the meeting was adjourned at 5:37 pm.