OBJECTIVE:

The meeting is to review and discuss the design of 1738 Angus Drive, which is a heritage property.

PROCEDURE:

1. Introduction by Chair, Linda Collins
2. Presentation by Colin King and Georgina Lyons on the design for 1738 Angus Drive
3. Discussion and feedback from the Panel
4. Next steps

Resolutions:

1. Approve the design for 1738 Angus Drive

Next Meeting:

Date: October 23, 2014
Time: 4:00 pm
Place: Town Hall South Corridor Meeting Room, City Hall
BUSINESS MEETING
Chair Collins called the meeting to order at 4:00 pm and noted the presence of a quorum.

Business:
- December 11, 2014 meeting attendance was confirmed.
- Heritage Action Plan Committee - Lori Hodgkinson was unanimously elected as the Panel representative for the HAP Committee.
- The new Vancouver Building By Law for January of next year will allow greater flexibility to ensure retention is in line with DE aims. This is one of the key areas staff are looking for the Heritage Action Plan to address:
  Ideally we would come out of that process with some method of assessing the degree of retention (whether qualitative or quantitative) that we can be sure will carry through to BU stage, taking advantage of discretionary measures around rain screening and envelope repair that will be encoded there. In the current situation it is an evolving process. More and more lately, in the interim period before the HAP completes, we’re working with heritage staff to get a conservation plan through the process that identifies and limits where external material needs to be lost and replication is acceptable.

Project Updates:
- 1527 Angus Drive: DB in process for interior upgrades and exterior repairs
- 1198 Balfour Ave: DE Application received - Oct. 30 to Panel
- 1999 Cedar Crescent: DE Application expected
- 1250 Wolfe Ave: Technical issues with submitted application
- 3738 Pine Crescent: Technical issues with submitted application
- 1645 West King Edward: FSADP non-support to be dealt with through DE
- 1998 Cedar Crescent: Board Of Variance October 15th
- 3989 Angus Drive: DE issued July 2014. BU August 2014
  Sealed retention drawings for DE clearance informed the BU. Assume that the envelope repairs are necessary for VBBL. Building Inspection will be staged as usual through the construction process so if there are variances from the BU we will be informed of any enforcement actions
- 1799 W King Ed: Additional information on removals from arborist requested as PTR and cleared. A tree removal permit was issued this month for 31 site trees and 15 shared with Park Board consent. 38 new trees are to be planted as part of the new development. 5 site trees, 1 shared tree and 6 city trees were retained and protected
- 3490 Cedar Crescent: Heritage Staff & District Inspector notified. No planning activity on file. Work possibly related to Waters and Sewage Branch
- 3660 East Blvd: Discussed at last meeting
The Panel considered one Enquiry for presentation

1. Address: 1738 Angus Drive
   Description: Addition to Heritage Inventory House
   Review: Enquiry - first
   Architect: Shawn Blackwell, Blackwell Architecture
   Delegation: Loy Leyland, Julie Hicks Viewpoint Landscape Architecture

EVALUATION: SUPPORT (11 in favor, 0 against)

Planning Comments:
This is a proposal for an addition to a First Shaughnessy Heritage Inventory house. The house was built in 1923 and restored and renovated in 1998. The proposal is to add an elevator so the existing resident can age-in-place in the house. The addition, located on the west side of the house, does not encroach into the required front or side yard and is well within the allowable FSR.

Questions to Panel:
1. Staff are seeking commentary on suitability of the location of the addition to a Heritage Inventory house.
2. Staff are seeking commentary on the architectural and material expression of the addition, specifically on how it relates to the Heritage Inventory house.

Applicant's Introductory Comments:
This proposal is for an elevator to be added to the exterior of a house on the Heritage Register.

Panel Commentary:
There were comments the roof of the elevator as seen from the exterior of the house could use more design, particularly in the form of a peaked or hip roof to better match the existing roof line.

There were further comments that a window could be added to the elevator shaft near the roof to keep the design more in line with the exterior house design.

Chair Summary:
The Panel was very supportive of this addition to a Heritage Register house that allows people to age gracefully in their homes with the use of an elevator. A hip or peak roof would be a welcome addition to this design as it would fit better with the roof design of the house.

Adjournment:
There being no further business the meeting was adjourned at 6:40 pm.