

FIRST SHAUGHNESSY ADVISORY DESIGN PANEL MINUTES

DATE: December 3, 2015

TIME: 4:00 pm

PLACE: Town Hall Meeting Room, Vancouver City Hall

PRESENT: MEMBERS OF THE FIRST SHAUGHNESSY DESIGN PANEL:

Hakano Amaya	BCSLA
Dallas Brodie	Vice-Chair, Resident, SHPOA
Donna Chomichuk	BCSLA
Linda Collins	Chair, Resident
Joanne Giesbrecht	REBGV
Jim Huffman	AIBC
Peter Kappel	Resident, SHPOA
Mollie Massie	Vancouver Heritage
Kathy Reichert	Resident
Frank Shorrock	SHPOA
John Madden	Resident

CITY STAFF:

Georgina Lyons	Development Planner
Ulla Victor	Development Planner

REGRETS:	George Affleck	City Councillor
	Melissa De Genova	City Councillor
	D'Arcy Jones	AIBC
	David Nelson	Resident

RECORDING SECRETARY:	Sally Hiller	Urban Design
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ITEMS REVIEWED/DISCUSSED AT THIS MEETING

1. 1263 Balfour Avenue

Business Meeting

Chair Collins called the meeting to order at 4:11pm and noted the presence of a quorum.

Review of Minutes:

October 1, 2015 - Passed

October 22, 2015 - Passed with added Panel Commentary:

- a. This was not a careful conservation proposal because there is not enough retention of the old house as per 3.4.3 of the Design Guidelines
- b. Keep the original roof form and shape which is important under the new Design Guidelines
- c. Retain the existing symmetrical window placement on the front facade

Year End Project Summary:

3780 East Boulevard	New House
1999 Cedar Crescent	Retention
1263 Balfour Avenue	Retention
1998 Cedar Crescent	New House
1068 Laurier Avenue	New House
1888 Matthews Avenue	Retention
1390 Laurier Avenue	New House
3688 Hudson Street	New House
1426 Laurier Avenue	Retention
1341 Matthews Avenue	New House
1460 Matthews Avenue	New House
1837 West 19th Avenue	Retention
1037 West King Edward Avenue	Rezoning

Thirteen projects were reviewed: seven new houses, five retentions and one rezoning.

Of the seven new houses one was on a pre-date site.

Nine projects were not-supported by Panel:

- One retention application returned to panel and was supported

- One new house application was refused by the Director of Planning
- One new house application will be returning to panel
- One retention application will not be returning to panel
- One retention application will be returning to panel
- One rezoning application will not be returning to panel

Three new house applications were refused at the request of the applicant

In 2015 there were five meeting cancellations: two due to a lack of quorum and three were cancelled pending Council’s directions on the proposed regulatory changes in First Shaughnessy

Project Updates:

Three development permits received refusals as requested by applicants. All three applications were for a new house on non-protected properties.

- 4033 Osler Street
- 1341 Matthews Avenue
- 3688 Hudson Street

1237 Balfour Avenue - a DE has been received for rear addition of an elevator, as the work is minor it will not be brought to Panel.

Other Business:

1037 West King Edward Avenue. Letter written by the Chair to Mayor and Council dated November 17, 2015 to be added as an attachment to these minutes. Note: There was a procedural issue as this letter was not originally reviewed by all Panel members prior to being sent. The Panel has now reviewed the letter and have agreed to its inclusion in the minutes of December 3, 2015.*

The Panel were advised of the City’s new process for handling a protected building enquiry, and what documents would be submitted and reviewed prior to coming before Panel. This process was discussed by Panel.

It was confirmed that in 2016 Marco D’Agostini, Senior Heritage Planner, would give a heritage presentation to the Panel on conservation in First Shaughnessy

The Panel considered one application for presentation

Address:	1263 Balfour
Description:	Renovation and addition to Pre-Date house
Review:	Application - second
Architect:	Loy Leyland Architecture
Delegation:	Loy Leyland, Loy Leyland Architecture Julie Hicks, Farpoint Landscape Architecture

EVALUATION: Deferred pending further submissions

The Panel advised the applicant that previous concerns had not been addressed. The applicant was subsequently advised that the Panel would like to see the project again when the minutes from the last meeting had been addressed, and when the Statement of Significance, and the Design Guidelines, under Conservation had been addressed, and elevation and plan drawings of the original house submitted for review.

Applicant Response:

The applicant contended that changes had been made, however agreed to discuss with senior planning staff how to proceed.

Adjournment:

There being no further business to discuss the meeting was adjourned at 5:12 pm.