



CITY OF VANCOUVER

COMMUNITY SERVICES
Planning Department
Current Planning

NO QUORUM

First Shaughnessy Advisory Design Panel

Minutes of the Meeting of January 13, 2005

Present:	Robert Miranda (Chair)	Resident - Member at Large
	Maureen Molaro	Resident - SHPOA member
	Michael Roburn	Resident - SHPOA Member
	Barbara Campney	Resident - Member at Large
	Stewart McIntosh	BCSLA
	Derek Neale	AIBC
	Bill McCreery	AIBC
	Richard Keate	Heritage Commission Representative
Vacant		Resident - Member at Large
		Resident - Member at Large
Regrets/Absences:	Beth Noble (Vice-Chair)	Resident - SHPOA Member
	Carole Walker Angus	Resident - SHPOA Member
	Damon Oriente	BCSLA
	Judy Ross	Real Estate Board of Greater Vancouver

Recording Secretary: Margot Keate West

City Staff: Sailen Black, Development Planner,
Urban Design and Development Planning Centre

Agenda

1. Business - Review of last Minutes of December 9, 2004
2. **Address:** 1707 Angus Drive
Applicant: Richard Kadulski
Description: Alteration and addition, including incorporation of garage space, to a pre-1940's residence not listed on the VHR, and demolish of free-standing garage
Status: Enquiry

1.0 Business

Review of Minutes of December 9, 2004:

The following changes were made:

- **Attendance:** Page 1 - Robert Miranda was not present.
- **1098 Wolfe Avenue:** Dr. Roburn requested that his specific wording regarding 1098 Wolfe Ave. should be added to the discussion, as follows: "Regardless of the fact that both the proposed house and landscaping are well designed, it is perhaps not fair to encourage the applicant, as the proposal is not appropriate for FSD."
- **1907 Hosmer:** Page 2 - the address of the house at Hosmer and Cypress was 1907 Hosmer.
- **Approval of Minutes:** Deferred to next time for a quorum.

2005 Schedule: Dates for the meetings in 2005 were circulated and will be circulated again by email.

Discussion of wood window with simulated divided lites:

- A window sample was presented for the FSAD Panel's consideration. The sample featured a true-divided look, with double glazing. Although the glazing was sandwiched between two applied muntins, the interior spacer was dark and the Panel agreed that this product was acceptable in FSD.

Recent Projects Update:

- There are no new upcoming projects to announce.
- 1488 Laurier Avenue and 3638 Osler Street are proposing to return at the end of February.
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Miscellaneous:

- **Quorum:** The FSAD Panel discussed the possibility of reducing the number of required residents for quorum from 5 to 4. At the moment, there are two vacant resident positions, making it very hard to achieve a quorum. Sailen Black, Development Planner, will discuss this with Rob Jenkins who drafted the original terms of reference. The other concern regarding the terms of reference is the lack of budget for the secretary position. *Other Advisory Committees are given a budget with which to hire a secretary**. This should be addressed, and if Council approval is required to grant such a budget, the request should be processed immediately.

- **Transfer of Density and the Greencroft:** Ray Spaxman has put together his draft report, and is currently waiting for financial information regarding Transfer of Density and the Greencroft project. He expects to have a complete report by mid-February.

* *"The statement below is not accurate. Advisory committees are not given budgets to hire secretarial staff."*

Janice MacKenzie
Director, Public Access and Council Services and Deputy City Clerk
City of Vancouver

2. Address: 1707 Angus Drive
 Applicant: Richard Kadulski
 Description: Alteration and addition, including incorporation of garage space, to a pre-1940's residence not listed on the VHR, and demolish of free-standing garage
 Status: Enquiry

DRAFT**Proposal:**

Removal of and existing garage and addition on a pre-date meritorious house, and addition of a new garage and wing. New addition will be much more sympathetic to the original house, with garage accessed from side. Kitchen will move to back of new addition, with guest rooms taking place of existing kitchen on east side. New addition will replicate architecture of the original. A new front entry is proposed to replace an under-built existing addition. Clues for new additions taken from original drawings that show a substantial porch to the west of the front door which is no long extant.

Landscape:

Existing mature landscaping not terribly well maintained. Perimeter of site has a well established yew hedge at front, laurel at side, and privet at back. Some site repair necessary. No formal gates. Board fence on Marpole will be removed, and existing English Laurel hedge will be nurtured. Points of opening for access to the house will be better articulated, with car gates and pillars at existing locations. Angus side will have a gated car entry (with existing cut) and added pedestrian gate (which will fall in place of poorly developed hedge plants under existing evergreen). Granite for pillars will be salvaged from existing composting area in back yard. Driveway path is similar to existing, though it will be resurfaced with pavers (currently asphalt). Car storage will be largely hidden from view with access from west side yard. Major trees are being retained, and large lawn at back will be reshaped with addition of perimeter planting.

Panel Questions:

- Driveway turnaround? 24 feet.
- Evergreen where pedestrian gate is proposed? Coming out as it's in poor shape. Will be replaced with a street tree to complete pattern along Angus.
- Increased FSR? Increasing by 2000 sq. feet.
- Interior finishes being retained? Only Front stair entry of the house will be retained
- Replacing fireplaces? Yes, 4 of them will be removed and replaced with gas. Not currently functional, will not work for new floorplan. Coal burning fireplaces.
- Existing fireplace surrounds? Wood and tile. No intention of salvaging them for reuse.
- Approvable from planning perspective? Yes
- Small windows on front façade are into garage? Yes
- Original colours? Not determined
- Archival photos? Haven't looked
- Overall change in hard surface area? Very close to existing site conditions, but will be calculated for next meeting.
- Stormwater retention centre? Don't know, there is a sump in front yard.

Planning Questions:

Planning would like the Panel to comment on the proposed changes to exterior elevations and the edge treatment, including landscaping.

Panel Comments:

Happy to hear that house will be preserved. Good package of materials. Existing addition being removed is a plus for the house. Gracious house was ruined by original addition, nice to see it improved. Sorry to be losing original dining room. Character of detailing on house isn't coming through on drawings. South elevation, balcony detail with corner pillars look weaker than existing house. Detailing on addition is weak. Horizontal band with dentils should wrap around. Band across lower floor should be pulled across to new addition. Losing big chimney makes the house weaker. Chimneys shouldn't go; diminishes roofline.

East side changes to roof are fine. New fenestration patterns need to be better proportioned in relation to original, particularly at rear. Concerns with house - Overhangs aren't the same as original, and should be. Different eaves conditions should be made consistent. If the link between new and old could be narrowed and reduced in height, it would improve massing problems. Proposed massing gives house the appearance of having been stretched. Old house is overwhelmed by addition, and original massing can't be distinguished. Stonework on additions hit windows too high, and should be at the same level as existing house. Railings on balconies aren't high enough for code, but it would be nice to reduce appearance and make it consistent across façade; this needs to be considered.

West side of property: Single car garage extension isn't great, and will be hard to manoeuvre. Spoils rooflines from both front and back facades. Unfortunate. Single garage addition won't help the house, in the same way that existing addition hasn't helped.

Single car garage isn't a good thing. Elevations would be improved with removal of single garage. Mass of house has been greatly increased, and should be reduced in some way. Better to separate garage from house. Very large property could take separate garage. Parking inside is bulking up the house. Taking too much away from original house, simply because of mass. Overhead garage doors aren't in character. Treatment around garage needs work.

Landscape concept is very good, and very well presented. Rear yard is nicely enhanced. Amount of paving in driveway is of concern. Should be reduced where possible, with natural materials for borders. Garden shed should be in basement; placement looks arbitrary. Is shed in side-yard? Design of shed should be sympathetic to landscaping, not house. Garden shed should be more like gates - part of landscape. Garden shed should be more attractive to look at, will be visible from street. Chain link fence inside laurel hedge is of concern. Chain link fence isn't appropriate, and would be better with some sort of filigree between laurel and pedestrian space. Gates need more work. "Litch"-type pedestrian gate could be lightened up a bit. Should be reduced in scale to appear more like house. Small garage windows are good, so long as there is planting below. Edge condition is very important and needs to be more substantial. Landscape is good: Elegant, simple, compatible with house.

Archival photos and colours need to be pursued. This is a heritage house, and the original materials, features and interior spaces should be preserved where at all possible. Fireplaces should be sacred in a house like this and proposed plan should be reworked to include them. Bulk of existing house should be retained; rebuilding new to look like original is not desirable.

So much has been added to this house over the years. Should be taken back to original design and contemplated. Very elegant four-square plan house. Needs an addition that isn't overbearing.

Recommendation?

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Meeting adjourned at