



CITY OF VANCOUVER

COMMUNITY SERVICES
Planning Department
Current Planning

First Shaughnessy Advisory Design Panel

Minutes of the Meeting of March 17, 2005

Present:	Robert Miranda (Chair) Beth Noble (Vice-Chair) Michael Roburn Carole Walker Angus Barbara Campney Michelle McMaster Steve Palmier Derek Neale Judy Ross	Resident - Member at Large Resident - SHPOA Member Resident - SHPOA Member Resident - SHOPA Member Resident - Member at Large BCSLA AIBC AIBC Real Estate Board of Greater Vancouver
Vacant		Resident - Member at Large Resident - Member at Large
Regrets/Absences:	Maureen Molaro Stewart McIntosh Richard Keate	Resident - SHPOA member BCSLA Heritage Commission Representative
Recording Secretary:	Margot Keate West	
City Staff:	Sailen Black, Development Planner, Urban Design and Development Planning Centre	

Agenda

1. 4:00 **Business** Review of Minutes of February 24, 2005
FSAD Panel Member Appointments
Recent Projects Update
2. 4:45 **Address: 1707 Angus Drive**
Applicant: Richard Kadulski, Architect, WISA Healthy Homes
Description: Alteration and addition, including incorporation of garage space, to a pre-1940's residence not listed on the VHR, and demolition of free-standing garage.
Application: First Review
3. 5:30 **Address: 1397 Matthews Avenue**
Applicant: Pat Deluca (owner) and Summit Design Studio
Description: Addition to the garage side and back of this pre-1940's house not listed on the VHR; and raising main floor two feet.
Enquiry: First
4. 6:00 **Address: 1599 Angus Drive**
Applicant: Alan Main, Paul Sangha Ltd.
Description: New pool, terrace, and accessory buildings in the rear of this new house
Enquiry: First

1. Business:

FSAD Panel Member Appointments:

FSAD Panel vacancies for the AIBC and BCSLA members were filled. Steve Palmier was introduced as the new AIBC rep, and Michelle McMaster as the new BCSLA rep. SHPOA members were re-appointed, but there remain two vacancies for resident members at large. Carole Jackson has expressed her interest in filling one of the remaining vacancies.

Recent Projects Update:

Upcoming applications and enquiries include the following:

- 3890 Alexandra - Steven Wiedemann will present at next meeting.
- 3890 Angus Drive - minor alterations will be done without a trip to the Panel. When they decide to go ahead with the proposed construction of their garage, the application will be brought for the Panel to review.
- 3638 Osler St. - Kingsley Lo - Will be going to the Heritage Commission for next meeting, and will be seen by the Panel next time.

Review of Minutes of February 24, 2005

The minutes of Feb. 24, 2004 were reviewed and the following changes were made.
Page 3 - there was a T missing, it should read "The underground facilities"

Motion to Approve with noted changes: Moved: Barbara Campney; seconded: Derek Neale; Carried unanimously.

A member of the FSAD Panel was approached by neighbours regarding the construction of the new garage and additions to 1410 Laurier Avenue. The Development Planner, Sainen Black, advised that if the complainant wishes to register a complaint directly with the City, the City will look into it.

2. Address: 1707 Angus Drive
Applicant: Richard Kadulski, Architect, WISA
Landscape Architect: Richard Stevenson
Description: Alteration and addition, including incorporation of garage space, to a pre-1940's Residence not listed on the VHR, and demolition of free-standing garage.
Application: First Review

Changes to the Architecture: Maclure and Fox house with 1950's indoor pool addition. Main house is circa 1914, but is not listed on the Vancouver Heritage Register. Freestanding garage and newer addition will be removed. New cedar shingle siding where necessary. Historically sympathetic paint job - dark grey body, ivory trim and black window sashes. Fireplaces will be removed as interior is reorganized, but chimneys will be retained. New addition will feature a masonry chimney to tie in to main structure. Interior features will be retained in entry/foyer, and stairwell, and some other millwork will be moved and re-used within.

Changes to the Landscape Architecture: Clean up required. Hard surface areas will be reconfigured, but amount of hard surface area will stay the same.

Panel Questions:

- Landscape finishes: Driveway will be pavers, limestone on terraces and walkways
- Trees? Mature trees are all staying, with exception of some old fruit trees that aren't healthy. 18 being removed (mostly small)
- Fence along Marpole? To be replaced.
- Marpole streetscape? Wrought iron gate with granite pillars, hedge.
- Angus Streetscape? Car entry and pedestrian entry with litch gate structure overhead. Trellis work gate between house and Marpole provides security for back yard.
- Lanterns on car entrance pillars? Art nouveau, early 20th Century style lantern
- Existing hedge? Yew on Angus, Laurel on Marpole.
- Original colour scheme? Chocolate with cream trim. Proposed scheme is similar in colour values.
- Windows? True divided wood.
- Overhangs are identical to existing house? Yes. Proportional, but substantially unchanged from main house.
- Brackets? Retained on main and matched on addition.
- Original drawings? Surviving, and have been referenced.

Planning Comments: Planning would like the Panel to comment on horizontality of the gable bay facing Angus Drive with deck and piano windows. Fenestration on existing facades are significantly different from what's there now. Comment on openings and composition.

Panel Comments: The Panel would like to commend applicant for retaining house. Great improvement on what is there at present. Nice to see garage reoriented to hide doors from street. Don't like piano windows underneath balcony. Balustrade on balcony looks too high with balustrade on porte-cochere being lower. Windows on garage would be better if they were bigger. Remove balustrade over garage. Should be just windows to reinforce secondary nature of addition. No problem with piano windows; diminishes importance of addition which is good. Understand need to expand windows but it would be nice to see less window movement. Balustrade over front door isn't necessary as there's no access to roof. Balcony on new addition is too big. It will be enormous. Addition isn't secondary enough - competes with main house. Like piano windows. Would be better to go back to original drawings and sort out entry. Would like to see as much of the original detailing retained and worked with. Modernizing it will do no favours to the house, or the client's investment. Hardware, Millwork etc. should stay. Addition seems enormous - overscales the house. House has doubled in volume. Size of balcony over garage is too wide and competes with main entrance. Trim around windows on new drawings appears to be larger than on original. Relationship between addition and original house is a problem. Addition is too prominent and needs to be pushed back. Competing elements.

Supportive of landscape in general - in keeping with style of house. Important to maintain filigree of landscaping. Landscape Architect should be present for a formal application. Concerned for number of trees being removed. Full application materials will be required (Arborist reports, etc.)

Motion: To return to the Panel with comments addressed. Moved: Robert Miranda; Seconded: Derek Neale; Carried unanimously.

4. Address: 1397 Matthews Avenue
Applicant: Pat Deluca (owner) and Summit Design Studio
Landscape Architect: Masa Ito

Description: Addition to the garage side and back of this pre-1940's house not listed on the VHR; and raising the main floor two feet.

Enquiry: First

Changes to Architecture: Pre-date Georgian style house. Smallest on block (height, depth). Low basement clearance. Proposal is to raise house 2 feet and extend back by 18 feet. Garage addition has to be rebuilt, and proposal is to add a second level to accommodate master bedroom suite. Kitchen is currently 10 X 11 and added depth at back is to accommodate new kitchen/eating area. Total will be 6300 sq. ft. Dormers being added to roof and new addition (style taken from similar houses nearby). Added height will be addressed in landscape, front stairs will flare at bottom. Roof over entry will be stretched out by 2 feet, but columns will be reused and form will remain the same. Back of house will include large patio for entertaining.

Changes to Landscape: Opportunity to sort out entry sequence. House is the Northern terminus of Cartier - view of house is prominent. Trees are being re-arranged in front yard to better frame house rather than obscure main façade. Spacious patio space on basement level (18" below grade). Main floor deck will include stairs down to patio. Back lawn runs in to neighbours property with no boundaries. This condition will be maintained. Slightly raised putting green will be added.

Panel Questions:

- Thought about dropping basement floor? Yes, but don't want to rework mechanical and drainage as well as foundations.
- Was garage added later? No, original to house as far as they know
- Garden? Putting green towards back
- Trees? Three cottonwoods may need to be removed because they appear unsafe. Arborist will be retained. Plan is to tidy up landscape.
- Roof material? Cedar shingle currently, want to replace with asphalt for maintenance reasons.
- Lane? No
- New base of house - facing? Stucco will continue down 2 feet.
- Steps will be exposed concrete? Probably granite capped or sandblasted concrete.
- Drop to garage? At grade
- Eaves on garage? Wood soffit
- Is deck needed? Can be considered.
- Is tree at front being removed? Yes. Cherry tree. Doesn't allow light into front rooms, interferes with drainage. Obscures front facade
- Privacy for upper bedrooms? Won't be affected - two new trees being planted either side of walkway.
- Storm water retention? Yes, plan is being considered.
- Garage setback? Three feet from façade
- Garage depth? 37 feet

Planning Comments: Looking for comments regarding handling of addition from front façade, added base, dormers. Character of garage addition. Is character change from front to back handled appropriately.

Panel Comments: Changing proportion of windows to solid of wall. Addition of dormers is good - helps façade. Suggestions ABABABA rhythm. Can centre dormer be more dominant - introduce a C element. Dormers could be continued around back. Addition of two feet of Stucco isn't going to help - should be a granite base - will alleviate proportional problems.

Entrance stairs are quite high. Look at changing entrance to living room and dining room. Entrance doesn't have to be brought up with house. Windows are too small if house is raised. Tripartite expression is encouraged - base is needed - either in brick, granite etc. Shutters don't fit in window over garage. Larger window in centre over front door might help proportions. Dormers going to attic should be framed to be advantageous to second floor bedrooms. Georgian architecture should be respected as such. Rules have to be respected or it won't work.

Deck doesn't suit Georgian style house. Symmetrical façade, but back is a jumble. Deck is weak. Windows need to be addressed. Back of house doesn't speak to front. Stair from deck down to patio doesn't work. Looks like a suburban house, not Shaughnessy. Should be terraced down better. Relationship of front to back isn't strong at all. Front has strength and character. Raising house creates problems accessing garden from main level. Needs to be addressed. Front façade is kept, but back is so different, it's almost like a new house. Separated from the garden - think carefully about raising house. Maybe two steps down from kitchen to deck, and then terraced down. Reconfigure basement so that living areas take advantage of access and light from backyard. Back deck needs major work. Landscape at front is appropriate to house, rear garden is appropriate to rear of house, but patio looks like an Italianate plaza (far too formal). Balustrade looks cheap, stair could be tucked around corner. Free-flowing plan at back with formal symmetrical front isn't working. Illustration of front is charming, back is terrible. Porch isn't tied back nicely to house (pillars/columns). Take what's there and make it better.

Terminal view. Recognize need to enlarge house but worried about streetscape. Low garage doesn't effect symmetry - proposed addition destroys this symmetry. Nice to see garage pushed back. Like dormers on house, but not on garage (too prominent).

Look at weatherwood 50 year. Asphalt shingles, if roof is not going to be cedar (heavier profile, more attractive)

Large flat ceiling over kitchen greatroom - consider drops to define areas.

Steps up from Garage need to have a landing.

The project will come back to the FSAD Panel again as a second enquiry as substantial changes to the back are anticipated.

17. Address: 1599 Angus Drive
Applicant: Alan Main, Paul Sangha Ltd.
Landscape Architect: Paul Sangha
Description: New pool, terrace, and accessory buildings in the rear of this new house
Enquiry: First

Changes to architecture: None

Changes to Landscape Architecture: Rear garden was never finished. Driveway and front will remain the same. Introducing pool into back garden. Bringing symmetry in to back by adding two pool structures joined by glass canopy at far end of garden. Surfaces either precast concrete or limestone trim with slate field. Mechanical for pool will be housed in one structure, cabana/change room in other. Covered area with gas fireplace and seating. Pool - reflecting pool. Sculpture pieces on either side will act as fountains in toward centre of pool. Increasing density of perimeter planting. Create more privacy for property. Deciduous planting. Staircases are existing. Hard-surfaced on either side of stairs will be replaced with planting.

Panel Questions:

- New owner? Yes
- Reflecting or swimming? Swimming, but treated formally to look like reflecting pool.
- Arch? Spray from sculpture will ideally create a 7-8 foot arch.
- Small buildings, materials? Limestone structure with slate roof (like house)
- Materials? Colour palate of house transferred to ground plane.
- Height of structures in relations to height? Allowable is 15 feet to peak of roof.
- Why is it a-symmetrical? Want evening light - client wants more space on east side of pool.
- Impervious area within allowable? No, 500 ft. over.
- Accessory buildings? 290 sq. ft. over FSR because mech room will be excluded, but canopy would count, as would change room. Would have to pursue a FSR relaxation.
- Storm water? Tank located in back yard to west of proposed pool. May have to be expanded.
- Not visible from street? Correct.
- Planting at back? Will be heavily planted to obscure roofline of house to North.

Planning Comments: Please comment on amount of hard surface proposed.

Panel Comments: Geometry works well; asymmetry handled nicely. Trees retained. Looks like it should be set on larger lot. Too much hard surface, not enough lawn. Would be nice to see it fall within allowable FSR and impermeable surface limits. Huge piece of property - don't see need for relaxation, should be able to stay within the limits. Look at reducing hard surface, move mechanical and change rooms into house. Concerned about visibility from house at rear. No reason for relaxation. Back terrace is nicely softened - well done. Grass-pave like technologies should be considered. Permeable surface, and green grass are desirable. Style is good, but needs to be more condensed.

The FSAD Panel wishes to review this project again, with Panel comments addressed, after application.

Meeting adjourned at 6:40