



CITY OF VANCOUVER
Community Services Group
Current Planning

First Shaughnessy Advisory Design Panel

Minutes of the Meeting of November 3, 2005

Present:	Beth Noble, Vice-Chair	Resident - SHPOA Member
	Barbara Campney	Resident Member at Large
	Kilby Gibson	Resident Member at Large
	Kathy Reichert	Resident Member at Large
	Maureen Molaro	Resident - SHPOA Member
	Michael Roburn	Resident - SHPOA Member
	Carole Walker Angus	Resident - SHPOA Member
	Stewart McIntosh	BCSLA
	Michelle McMaster	BCSLA
	Derek Neale	AIBC
	Steve Palmier	AIBC
	Richard Keate	Heritage Commission Representative
	Judy Ross	Real Estate Board of Greater Vancouver

Regrets: Robert Miranda, Chair Resident Member at Large

Recording Secretary: Kilby Kibson, FSAD Panel Member

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

AGENDA

- Business:**
 - Review of the Minutes of October 13 and September 22, 2005
 - Recent Projects Update
 - FSAD Panel Membership Terms
- Address:** 3405 Cypress Street (formerly 1902 West 18th Avenue)
Applicant: Jim Bussey, Formwerks Architectural
Description: Demolition of a post-1940s residence and construction of a new single family residence with detached garage.
Application: Second Review

1. Business

- **Minutes of October 13, 2005** were reviewed, and minor amendments suggested.
 - Moved: by Maureen Molaro; Seconded;. Carried.
- **Minutes of September 22, 2005** were reviewed and approved and presented.
 - Moved by Richard Keate. Seconded; Carried.
- **FSAD Panel Membership Terms**
 - There was discussion as to current status of some FSAD Panel members and the procedure to re-apply. The Panel is waiting further information from City staff. This item is tabled for the next meeting.
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Recent Projects Update:

- **Site on Angus Drive** - preliminary inquiries on this Heritage house. With proposal to retain and renovate. Drawings under review by Heritage staff.
- **Site on McRae Avenue** - preliminary inquiry
- **Site on West 16th Avenue** - no drawings for FSAD Panel yet
- **1389 The Crescent** - proposal to add terrace is proceeding
- **1488 Laurier** - new home planned for site by architect Loy Leyland. Majority of FSAD Panel did not require retention of existing pre-1940 house)
- **1833 West 17th Avenue** - new home by architect, Johnathan Ehling, new to site (existing post-1940 residence)
- **1098 Wolfe Avenue** - prior-to stage; no development permit yet
- **1702 Angus Drive** - development permit issued; building permit issues for interior only. Significant interior trim to be retained.
- **1398 The Crescent** - prior-to stage; no development permit yet.
- **3898 Angus Drive** - development permit issued for house addition only but not landscape.
- **1397 Matthews Avenue** - prior- to stage; no development permit issued yet.
- **3638 Osler Avenue** - addition to Heritage "B" home presently under review.

New Business:

- **Terms of Reference concerning Panel Membership:**

Development Planner Sailen Black discussed issue of vacancies on the Panel and the challenge of having a quorum at each meeting in connection with mid-term vacancies. He is in discussion with City Clerk's office regarding a possible change to the Terms of Reference. He requested consultation with the Panel's Chair and Vice-Chair before making recommendation to the City Clerk's Office. Application forms were given out to Panel members for those who may wish to re-apply.
- **Permeable/Impermeable Area:**

Carol Walker Angus brought up the fact that the subject of permeable/impermeable area is not specified in the First Shaughnessy Guidelines. Official Development Plan does not have a value on this other than storm water tank requirements - otherwise it is a design issue and up to FSAD Panel. Enforcement concerns should be directed to City Hall.

3. **Address:** 3405 Cypress Street (formerly 1902 West 18th Avenue)
Applicant: Jim Bussey, Formwerks Architectural
Description: Demolition of a post-1940 residence and construction of a new single family residence with detached garage
Application : Second Review

Program:

Mr. Bussey made the following comments:

- Home now to be stucco based with a limestone trim. Colour board was provided to Panel.
- Gave out photographs of examples of the diamond- shaped (lattice looking) proposal for wrought iron trim
- Upgrade plan for wrought iron around perimeter of home and more detailed landscape plan. Streetscape enhanced to enliven 18th Avenue with increased green area along 18th Avenue. Strong corner lot planting.
- Gave out photographs of a similar roof design for proposed kitchen greenhouse
- Expressed concern that Planning prefers Trellis-like arrangement for the car park pavilion covering instead of structure in original plan with roof/pitch which he favours

Panel Questions:

- How is the stone wall along the street punctured? With opening, as shown
- How is amount of impermeable calculated? Gravel is counted as permeable and will be specified as free draining rather than road base type

Planning Comments

- As before, looking for comments on the amount of planted and green space versus non-planted or hard surfaces areas. Also, appearance of carport from street.

Panel Comments:

- Concerns were raised concerning the pool enclosure. Both pool and property will be enclosed. Design is 75% impermeable with pool deck, auto court and house taken into account. Storm water tank will be constructed under the lawn.

General items:

Support strong conifers at corners. Chimneys have to work re: gas vents. Guard rails don't meet VBBL. Make limestone consistent. Consider conservatory style metal structure for parking rather than wood frame. Only one grass area, very compartmentalized. Could enter at one driveway only and use 3-point to turn around. Re: soft space near arc of driveway, pleached trees very narrow, needs more substance plant-wise but don't want arc introduced as it says 'cars.' Formalize opening in wall with posts, fit into rhythm. Maybe make it look like gate. Railings are too modern for rest of house. Extremely lopsided and hard surface heavy. Would rather not have carport at all, leave it open. More grassy areas or grasspave. Like conifers at corner to contain lot.

Response:

- Some Panel members opposed to non-functioning side curved dormers (decorative).
- Generally favourable response to new landscaping plan.
- Generally favourable response to retaining the steep roof of the car port rather than trellis concept, more traditional.
- Sill concern expressed about limited green space

Specific questions: Use of dormers - support; Original pitched roof of car port - support

Moved and Seconded:

Support with comments addressed.

Carried