



CITY OF VANCOUVER
Community Services Group
Current Planning

First Shaughnessy Advisory Design Panel

Minutes of the Meeting of November 24, 2005

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|-----------------|------------------------|--|
| Present: | Robert Miranda, Chair | Resident Member at Large |
| | 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 |

Recording Secretary: Beth Noble, Vice-Chair

City Staff: Sailen Black, Development Planner, UDDPC

AGENDA

- 4:00 **Business:**
1. Review of the Minutes of November 3, 2005
 2. Recent Projects Update
 3. FSAD Panel Membership
 4. FSAD Panel Terms of Reference
- 4:15 **Address:** **1833 West 17th Avenue**
- Applicant:** Jonathan Ehling Architect
- Description:** Demolition of a post-1940s residence and construction of a single family residence.
- Status:** First Enquiry

I. Business

1. **Minutes of November 3, 2005** were reviewed and amendments suggested. Proposed changes to 3405 Cypress Street - Second review - were that Michael Roburn wished to go on record as being opposed to the non-functioning, side-curved dormers, and the design is 75% "hard surfaces", not "impermeable". Moved, seconded, and carried.
2. **Project updates:** None
3. **FSAD Panel Membership:** Not discussed
4. **FSAD Panel Terms of Reference:** Not discussed

New Business:

- **East corner of Angus Drive and Marpole Avenue:** Renovations proceeding on the property. It was asked if there is a permit. Robert Miranda will check
- **Business portion of the meeting:** There was discussion about holding the business portion of the meeting 'in camera, and then a question if the notes from that portion of the meeting would be posted on the city website. Michael Roburn suggested that the "in camera" portion not be posted. There was further discussion with no conclusion.
- **FSAD Panel Meeting Dates for 2006:** There is no date for the first meeting in 2006. Section 160 of the Vancouver Charter says that all advisory boards are to be suspended until reappointed by the new Council.
- **18th and Cypress Avenue:** Some neighbours have called FSAD Panel members expressing concerns about development. In general, they should respond directly to the project coordinator named on the sign or letter with their concerns so that they are included in the DE process.

Address: **1833 West 17th Avenue**
Applicant: Jonathan Ehling Architect
Description: Demolition of a post-1940s residence and construction of a single family residence.
Status: First Enquiry

Program:

Jonathan Ehling, the architect, said the owners wish to have a 2-storey symmetrical 'Georgia-style' house. Parking is to be from the lane and placed under the house to minimize the amount of hard surface.

The design is attempting to emphasize front and rear yard areas as outdoor rooms. It is not intended to be an authentic style but looking for a modern, open-plan house with symmetrical massing. There will be some areas of flat roof to keep within the FSD Guidelines. The height is 27 feet. There are no landscape details yet. The materials will be fibreglass shake on the main floor with double hung windows of consistent style. The windows are 8 feet at front, although interior ceiling height is 10 feet.

Panel Questions:

- Is it a single front door? Yes, with window mullions on the sides. Porch is framed with flat-faced wood columns.
- What material is being used for the driveway? Grass grid based on YVR program
- Why Georgia style? In response to client request. Architect might choose something more modern and less traditional for the site. He feels that the less steep roof pitch is more consistent with that style.
- Is the stucco dash necessary? No, it could be wood.
- How steep is the driveway? Not steep; a 5 ft. 5 in. drop at the rear. House is set back from the street 29 to 30 feet.
- Why is the front gate off centre? Despite attempt at Palladian symmetry in the house design, off centre gate affords some screening. There will be cast iron sconces on the gate.

Planning Questions:

Seeking the Panel's comments on the design of the house and landscape in general.

Panel Comments:

The Architect is urged to remove flat section of the roof and increase pitch and slope. North elevation needs more work. Perhaps a bigger porch would improve design. Look at strengthening the staircase detail on the west elevation so that it is obvious on the exterior. Strengthen porch detail. Perhaps double up on columns. Gutters could be built into overhang.

Landscape architect could make the centre walk more consistent with symmetrical design of the house. Driveway retaining walls should be minimized.

House not 'Georgian' enough. The design is really of a prairie house. Do something more symmetrical. Increase height of fenestration in front to give a sense of elegance. Proportion not right for a Georgian house. Good use of greenery. House is 'under whelming' and needs more detail. What about wood siding? House does not say "First Shaughnessy". Needs more authentic materials and detailing. Some FSAD Panel members like the general feeling but most thought the house needs more detail and better attention to "Georgian" symmetry. Some FSAD Panel members thought the house appeared flimsy, not substantial enough. Some Panel members like the curving path while others thought the architect should take the wow out of the path. Most felt that the house did not fit into Shaughnessy.

The Architect thanked the Panel for their comments and, as this was an enquiry only, no vote was taken.