



CITY OF VANCOUVER
Community Services Group
Current Planning

First Shaughnessy Advisory Design Panel

Minutes of the Meeting of February 2, 2006

Present:	Robert Miranda, Chair	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
	Derek Neale	AIBC
	Steve Palmier	AIBC
	Richard Keate	Heritage Commission Representative
	Judy Ross	Real Estate Board of Greater Vancouver

Regrets/Absences:		
	Beth Noble, Vice-Chair	Resident - SHPOA Member
	Barbara Campney	Resident Member at Large
	Kilby Gibson	Resident Member at Large
	Michelle McMaster	BCSLA

Recording Secretary: Judy Ross, FSAD Panel Member

City Staff: Sailen Black, Development Planner, UDDPC

AGENDA

4:00	Business:	1. Review of the Minutes of November 24, 2005 2. Recent Projects Update
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:	Second Enquiry

Business:

1. Review of the Minutes of November 24, 2005:

- These minutes were reviewed and approved, seconded and carried.

2. Recent Projects Update

- **1695 Angus Drive:** There was a question from member at previous FSAD Panel. Work is proceeding under an approved permit. This project was not seen by the FSAD Panel.
- **3405 Cypress Street:** This project was seen by the FSAD Panel. The development permit is still at the prior-to stage and has not been issued.
- **1354 Matthews Street:** Renovations are being proposed. The project will likely require a regular DE permit but FSAD Panel review not required.
- **1646 Lauier Avenue:** Renovations are being proposed. The project will likely require a regular DE permit but FSAD Panel review not required

New Business:

3. FSAAD Panel Membership:

- General discussion. *The FSAD Panel has been requested through the City Clerk to serve on an interim basis until the Triple-R review is concluded, regardless of whether individual terms are expiring or not. There was consensus that the 2005 Vice-chair, Beth Noble, could chair meetings in Robert Miranda's absence. Vice-Chairs do not automatically become the Chair. This decision is by the FSAD Panel and should wait after the Triple R Review.*
- Beth Noble, Vice-Chair, to fill in for Robert Miranda when needed.

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

Program:

- Joanthan Ehling, the architect, said he is trying to come to an agreement to meet both the owner's and the FSAD Panel's concerns, such as use of quality materials and Georgian element, by following First Shaughnessy District Guidelines.

Landscape:

- Wants an accessible and friendly front, using hedging and keeping it lower for security concerns.
- Paver walkway to front porch 'remo' paver - porous?
- Broadleaf evergreen planting to anchor home to ground
- Use of colour
- Use of trees in front to add texture
- use hedge along driveway (eastside)
- tried to stay with symmetry, permeable materials and use of seasonal colours

Panel Questions:

- front fence material?
- Drop behind bench? 3 to 4 feet ; suggested a railing to prevent someone falling onto pavement of driveway.
- Front railing - will it show? Yew hedge will hide railing with growth and density.
- What is "rema stone"? Square stone with 1/8 inch to 1/4 inch spacers to allow for gaps between pavers into which sand will be packed, to allow for easier water infiltration.
- House materials? Cedar shingle roof, stucco, wood trim painted out, stone veneer at front to help with house massing.
- Ceiling height? First floor - 10 ft; 2nd floor - 9 ft. ; window sill first floor - 30 inches.
- Where are stone-faced wall locations? Front, rear and water feature.

Planning Comments:

- At our January 19th, 2006 design review meeting, there was concern regarding twinning with house to the west - 3 dormers were removed.
- Incremental approach with design changes.
- Non-involvement of owner.

Panel Comments:

- Concern to follow through on details;
- Eyebrow (*window?*) could be made stronger;
- Horizontal trim boards - lowering down and lining up with canopy;
- 2nd floor centre window could be stronger;
- use waist trim board on main floor;
- window arches too similar to house on west side;
- entrance could use a recess and form into house;
- the 2 ft. 10 inch stone wall was too weak for First Shaughnessy; too low;
- like landscape and changes to permeability;
- liked design rational; some concern about front fence material (aluminium?); would prefer wrought iron;
- agree with more detailing at front; would like to see stone sample and paver sample; like the Georgian design and rear landscaping; could use large shrubs and trees at corner of house;
- Will wrought iron be used on upper railing?
- Will Georgian light fixture be used?

- Seems to be lacking more trees and shrubs for filtering of views and privacy as well as security;
- Could they soften front hedge with plantings in front?
- Concern with paving material - not authentic for First Shaughnessy;
- Are stairs at rear going to driveway too close?
- Wrought iron (aluminium?) on stone wall looks freestanding; will it be anchored? Stone caps not substantial enough;
- Exterior should be more distinctive;
- A good example of an eyebrow window is at 1936 West 33rd Avenue;
- Upper windows should be same proportion as main floor;
- Brackets should have cornice board behind;
- Icon above doorway would be good addition;
- Front door recess would be good;
- Not enough plantings as plantings mature, the house should show only glimpses of itself;
- Plantings do not have to be asymmetrical;
- House needs plantings of a lush/romantic nature/style to set it off
- Still thinks it is too similar to house next door; agrees with other Panelists about needing more detail;
- Suggestion to keep working on same basis;
- Landscape plan is incomplete; is it formal, classical or romantic - choose which one;
- Will there gates? Yes
- Where is mailbox going to go?
- Pay attention to more detail.

Response:

The architect thanked the Panel for their input.

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