



City of Vancouver
 Community Services Group
 Current Planning

First Shaughnessy Advisory Design Panel

Minutes of the Meeting of April 27, 2006

Present:

Beth Noble, Vice-Chair	Resident - SHPOA Member
Barbara Campney	Resident Member at Large
Kathy Reichert	Resident Member at Large
Michael Roburn	Resident - SHPOA Member
Carole Walker Angus	Resident - SHPOA Member
Michelle McMaster	BCSLA
Steve Palmier	AIBC
Richard Keate	Heritage Commission Representative

Regrets/Absences:

Robert Miranda, Chair	Resident Member at Large
Maureen Molaro	Resident - SHPOA Member
Kilby Gibson	Resident Member at Large
Stewart McIntosh	BCSLA
Derek Neale	AIBC
Judy Ross	Real Estate Board of Greater Vancouver

Recording Secretary: Katherine Reichert, Resident Member at Large

City Staff: Sailen Black, Development Planner, UDDPC

AGENDA

4:00 **Business:**

1. Review of the Minutes of February 2, 2006
2. Project Update

4:15 **Address:** **1488 Laurier Avenue**
Applicant: Loy Leyland, Architect
Description: Demolition of pre-1940's house and construction of a single family residence.
Application: First (no preliminary enquiry)

5:00 **Address:** **3405 Cypress Street (formerly 1902 West 18th Avenue)**
Applicant: Jim Bussey, Formwerks Architectural
Description: Comments requested for two exterior materials: Change from stone to wood trim around the windows, and use of fibre-cement coated polystyrene foam for the cornice.
Application: Minor Amendment to the Development Permit

5:15 **Address:** **1576 West 16th Avenue**
Applicant: Kim Johnston, Johnston Davidson Architecture and Planning Inc.
Description: Renovations to existing post-1940's house with two new additions to the rear of the site, retention of the garage and enhancement of the significant landscape.
Enquiry: First

6:00 **Address:** **1611 Cedar Crescent**
Applicant: Ron van der Eerden, Pacific Image Home Designs Ltd.
Description: Construction of a single family residence on the vacant, east portion of this subdivided triangular site.
Enquiry: First

I. Business

1. **Minutes of February 2, 2006** were reviewed, and were approved as presented
Moved; seconded; and carried.
2. **Project updates:**
 - **1646 Laurier Avenue** - renovations are being proposed and are to follow.
 - **1833 West 17th Avenue** - renovations are being proposed and are to follow.
 - **1398 The Crescent** - skylight will be permitted under existing building permit
 - concrete wall-face allowed as will be hidden by cedar hedge.

Address: 1488 Laurier Avenue
Applicant: Loy Leyland, Architect
Description: Demolition of pre-1940's house and construction of a single family residence
Application: First (no preliminary enquiry)
NOTE: The FSAD Panel has had enquiries for the same address but this is a new design.

Program:

- New house is designed to have a look of reduced massing so that it will not overshadow the neighbouring homes
- Photos of older homes used as a reference for the new house plan were provided
- Materials used will include: duroid for the roof, dash stucco and half timbering on the gable, wall shingles for the rest of the house
- Zinc dull grey metal elements will be incorporated
- Landscape will maintain the oval features of the inside of the house with a front water feature and a back sunken terrace area
- A gazebo will emulate the roof element of the house

Panel Questions:

- What is the set back of house, as it does not appear to line up in relation to the neighbouring houses? At the minimum
- What is the depth of the rear sunken terrace? Can the house be raised to lessen the depth of the terrace?
- Any use of rock for the base of the house? House is too low for rock facing to be used
- What is roof material? High quality duroid
- The nanny room has no windows, is this allowed? May put in a window well. City states that an inhabited room must have a window.
- What is the percentage of landscape permeable area? Less than 60 %
- What is driveway material? Concrete pavers
- What is distance between driveway and the edge of the property line? 3 foot 6 inches
- What is the height of the attic and is it going to be used? 8 foot ceiling and will not be used
- What safety security surrounds the terrace? Metal fencing on sides
- What existing trees are to be removed? Front cedar tree and back yard fruit trees
- Could the driveway and terrace be connected to create less depth changes? Sunken terrace provides a visual connection with the house and pool.
- Could the front of the house have some granite on the base?
- There is a large expanse of windows in the back in relation to the rest of the house? These windows will be recessed so that they will not be obvious.
- Why curved windows? Client's wish
- Why duroid roof? Used on other homes in Shaughnessy and can last up to 60 years. It is an old material that has a texture to it. Cedar is not a good product anymore.
- What will be the height of the plants in the terrace planters? Lavender, ornamental grasses and a variety of other low level plants with two windmill palm trees.
- What is distance of the house to the edge of the terrace? 17 feet of flat pavers before the rise begins and the dimension is 30 feet x 38 feet.

Planning Comments:

- City is seeking comments on the architectural and landscape design.
- Concern over the amount of filigree in front of the house.

Panel Comments:

- nice architecture with a variety of symmetry
- set back from front yard should be in keeping with the neighbours and streetscape
- raise the house to lessen the depth of the terrace
- explore the option of grass pavers or gravel pavers instead of concrete pavers
- this new home will loose the retention of older existing houses that is in this neighbourhood
- here is lack of tripartite expression
- massing is too aggressive - suggest pushing the house back in line with the neighbouring heritage houses

- filigree does not meet set guidelines and the trees in the front are under scaled
- duroid okay since it has been around since the 1880's but needs to be of good quality
- colour scheme needs to be toned down
- prefer a cedar roof
- shake colours too harsh
- colours too bright for Shaughnessy
- filigree necessary to block out massive house
- too much hard landscape
- trees in front need to be larger
- base of house around the terrace and garage is stucco; this would be an appropriate place for stone
- sunken terrace disrupts the flow of the yard
- Is it possible to connect the grade of the driveway to the grade of the terrace to soften the "pit like" look?
- lament loss of the original heritage house
- allow the homes on either side of this house to retain their prominence by moving back the front of the proposed house
- increase the filigree of the front yard

Motions:

1. To support the house as presented. Beth Noble moved and seconded by Carole Angus Walker: 7 opposed; 1 in favour
2. To see this application return as an enquiry with comments addressed. Moved by Beth Noble, seconded by Barbara Campney: 5 in favour; 3 opposed

Address: 3405 Cypress Street (formerly 1902 West 18th Avenue)
Applicant: Jim Bussey, Formwerks Architectural
Description: Comments requested for two exterior materials: Change from stone to wood trim around the windows, and use of fibre-cement coated polystyrene foam for the cornice.
Application: Minor Amendment to the Development Permit

Program:

- window trim originally proposed as stone; would like to change material to wood
- where roof base meets the soffit, would like to use a fibre-cement coated, polystyrene-foam crowned cornice
- profiles between pilasters and top of columns would incorporate the fibre foam material
- door and entryway would remain in stone
- sample of the fibre-cement coated polystyrene foam cornice provided

Panel Questions:

- Will the stone and foam cornice be of the same colour? No
- What is the longevity of this product? A long time.
- Is the new foam material used in the back of the house? Yes

Motion:

1. Move to accept the application of fibre-coated polystyrene foam for this specific site only and accept the use of wood trim instead of stone around the windows. Moved by Richard Keate; seconded by Beth Noble:
Carried - all in favour

Address: 1576 West 16th Avenue
Applicant: Kim Johnston, Johnston Davidson Architecture and Planning Inc.
Description: Renovations to existing post-1940's house with two new additions to the rear of the site, retention of the garage and enhancement of the significant landscape.
Enquiry: First

Note: Beth Noble will abstain from this application

Program:

- plan uses the gentrification of the existing post- 1940's house (1946)
- propose two small additions to the rear of the site maintaining the existing garage
- access only from lane as 16th Avenue offers no access
- intend to bring continuity to the window sizes
- the neighbour to the east has no windows facing this site
- plan to maintain the heavily planted landscape area
- will continue the granite wall from the house to the west with a gate and a hedge along the back of the granite wall

Panel Questions:

- What materials will be used on the house? Keep the grey stucco with the exception of the central addition, which will have zinc cladding.
- What is the roof material? Asphalt and light grey shingle
- What is the intention of the reflecting pond? It will be used as a retention tank and for rainwater control.
- Do the roofs drain into the pool? Yes and the pond retains the water and slows the water drainage rate to a given acceptable rate for the city sewer. This is an above ground retention system rather than an underground system.
- What happens to the overflow? The overflow would go into the city sewer.
- How many cubic feet does the pond hold? Do not know yet.
- What will the windows be made of? Aluminium
- What material is used on the central addition? Metal cladding
- What will the large windows use for privacy? Outside wooden screens
- What will windows look like on the rectangular addition? Windows will be set back with heavy windowsills.
- Any zinc cladding used in other Shaughnessy homes?
- How does the zinc weather? Patinas naturally and weathers nicely.
- What will happen to the original windows on the retained parts of the house?. Replaced with aluminium.
- What is floor plan of addition? Double floored.

Planning Comments:

- Looking for comments on the landscape and architectural designs.
- Would like indication of FSAD Panel support for the form specifically (other issues aside).

Panel Comments:

- like the addition but it is not appropriate for Shaughnessy with the materials proposed
- this is a difficult location with the traffic noise
- struggle with cubic addition & two gable roofs; would like to see the rest of the house become more modern
- the current plan will spoil the streetscape
- plan is not in keeping with the rest of the street's homes and the apartments across the street
- landscape could be softened with more grass
- does not reconcile with the First Shaughnessy Official Development Plan
- zinc and aluminium windows are not acceptable
- modern house is okay because it is on a busy street and not as noticeable from the front of the street
- suggest the use of wood windows as stated in the Shaughnessy Guidelines
- storm water system needs to be properly engineered

Response

- understand the concern over the use of wood windows
- the street has a mixed scale of housing sizes and it is a busy street that has led us to our design

Motion:

1. Does the Panel support the design of this house in this location? 3 in favour; 3 opposed; 1 abstention

Address: 1611 Cedar Crescent

Applicant: Ron van der Eerden, Pacific Image Home Designs Ltd.

Description: Construction of a single family residence on vacant, east portion of this subdivided triangular site.

Enquiry: First

Program:

- recently subdivided
- intent is to keep the streetscape of 16th Avenue and neighbouring homes and to emulate the style of other Shaughnessy homes
- plan to retain most of the original landscape
- it is an angled lot
- grading of the lot dictated the house building site and site access
- want to keep the northeastern portion of the lot open and clear of buildings

Panel Questions:

- West view of the house missing? Only preliminary drawings so did not want to spend too much time on all the details.
- What materials are used on the house? Smooth finished stucco, wood on the doors and windows, asphalt roof, front door surround is stucco with a revealed face but might consider limestone.
- What is the height of house? Maximum allowable.
- What relaxation are you asking for the front yard? The housing pattern of the two neighbouring homes shows a set back axis of 20 feet which we would like to retain.
- Is the house designed to a full maximum size? Yes, with a 35 foot height.

Planning Comments:

- Need input on landscape and architectural approach here.

Panel Comments:

- Understand need for the garage location but do not like the garage door near and facing the same way as the front door.
- Style is nice
- Exploring stone around the front doors is worthwhile to give a stronger appearance and to keep with the style of the rest of the house.
- The French style of the house should be more formal.
- Delighted with the large garden area ratio.
- Suggest stone around the garage door.
- Formalize the garden to give it more of a French flavour to match the design of the house.
- Concerned about the 8 foot relaxation on the east side.
- Like stone on the front door but not the garage because the garage doors should be less prominent.
- Roofline is too busy; suggest looking at the infill on the SW corner of Matthews Avenue and Cypress Street.
- Could the garage entrance be placed on the east side with the rec. room space used as the garage space?
- Going in the right direction and responds to other homes in the area.
- The pitch of the roof seems very steep.
- Can the grade of the driveway and garage be raised to the same level as the family room corner to mitigate the look of the garage door?
- Limestone in this climate has had many problems.
- Suggest that the choice of the garage door be one that fits with the French character of the home and that it be painted the same colour as the body of the house.

Response

- If the garage were to enter where the rec. room is it would create a steep 20% slope and reduce the amount of green space as well as require retaining walls.
- A dense-looking gate will reduce the visibility of the garage.
- Could look at the idea of a trellis garage but it would require asking for more relaxations.

The Panel accepted the application and asked for the applicants to return as an application.

The meeting adjourned at 6:30 pm.