



CITY OF VANCOUVER
Community Services Group
Current Planning

First Shaughnessy Advisory Design Panel

Minutes of the Meeting of June 29, 2006

Present:

Beth Noble, Vice-Chair	Resident - SHPOA Member
Kilby Gibson	Resident Member at Large
Michael Roburn	Resident - SHPOA Member
Judy Ross	Real Estate Board of Greater Vancouver
Stewart McIntosh	BCSLA
Michelle McMaster	BCSLA
Steve Palmier	AIBC

Regrets/Absences:

Barbara Campney	Resident Member at Large
Kathy Reichert	Resident Member at Large
Maureen Molaro	Resident - SHPOA Member
Carole Walker Angus	Resident - SHPOA Member
Richard Keate	Heritage Commission Representative
Derek Neale	AIBC

Recording Secretary: Michelle McMaster

City Staff: Sailen Black, Development Planner, UDDPC

AGENDA

- I Business: Review of the Minutes of June 8, 2005
 - postponed to next meeting due to lack of quorum.
 - these minutes will be sent out in the next package
 1. Recent Projects Update
 2. Interim Membership

- II. **Address:** 1898 West 16th Avenue
 - Applicant:** Marque Thompson - Design Marque
 - Description:** Demolition of a post-1940's house and construction of a single family residence
 - Enquiry:** First

I. Business

1. **Minutes of June 8, 2006** will be reviewed at the next meeting as there is no quorum.
2. **Project updates** - no updates
3. **Attendance:** Prior to each meeting panel members are asked to inform Louise Christie of either plans to attend or request to be absent. This will assist in planning meetings to meet quorum.
4. **Rules of Order:** Is an abstention an automatic vote in favour of a motion? Dr Roburn to review Charter & FSAD Panel bylaws for exceptions to Roberts Rules of Order.

(Terms of Reference: Appendix A to the First Shaughnessy Design Guidelines.)

- II Address: 1898 West 16th Avenue**
Applicant: Marque Thompson - Design Marque
Description: Demolition of a post-1940's house and construction of a single family residence
Enquiry: First

Program: Design intent is for a traditional 'original era' (pre-1940's) Shaughnessy home:

- materials & style in keeping with guidelines;
- retain existing planting & install large sized new planting;
- Screen 16th Avenue as much as possible, including relocating front entry to Cypress and garage access to lane.

Panel Questions:

- Materials? Granite facing; red brick plinths; splash dash stucco; wood windows
- Impervious area? Not yet calculated
- Trees to be retained? Arborist to be hired to keep as many as possible
- Children's play? Yes
- Dining patio location & circulation issues. Dining patio will not be located where shown
- Why more stone on north face? Aesthetic

Planning Questions:

Looking for FSAD Panel comments on the proposed architectural and landscape design

Panel Comments:

- Liked overall; front entry needs refining;
- not particularly child friendly: largest lawn area on north side of house;
- identify water storage tank function, location & size;
- increase size of trees shown as Serbian Spruces; take existing Pine out?
- Review turn around/'porte cochere' circulation: move garage to east to enlarge space, protect retained tree more & reduce hard surface area of driveway;
- Design pattern of perimeter wall panels to accommodate existing trees on the property line;
- Want dormer roof instead of shed roof;
- North Elevation roof lines chaotic;
- Design & materials in keeping with guidelines; some work needed on roof - roof plan/model so can assess roofs; more development needed on North Elevation; more reveal to windows suggested;
- East blank wall wants more development;
- Turning circle radius large enough to fit vehicles? Grass-pave product;
- Move house closer to 16th Avenue by a few feet to gain more south garden;
- Reduce granite facing on west side to one floor only. Symmetry lost when extending it to 2 floors
- Robust columns great but scale of window mouldings should be larger; like window detail; 'porte cochere' doesn't function as one because cannot drive through;
- South east corner too much devoted to car & not enough for children's play area; like chimneys, windows & east face (but want east face to face south)

Applicant Response:

- Garage area explanation: Hard surface for kids sports play; porte cochere to unload vehicle under cover; eastern most part of driveway to be spot for third vehicle to park;
- Can't move house north without variance; want to build grade up against north property line wall for sound buffering;
- Shed roof on west façade is contemporary with design era; a dormer roof would create a more vertical look than desired.

No Quorum

Motion: None

Panel requests applicant return for First Application review.