



City of Vancouver
 Community Services Group
 Current Planning

First Shaughnessy Advisory Design Panel

Minutes of the Meeting of, August 10, 2006

QUORUM

Present:	Michael Roburn (Acting Chair) Barbara Campney Katherine Reichert Maureen Molaro Carole Walker Angus Stewart McIntosh Michelle McMaster Derek Neale Steve Palmier Richard Keate Judy Ross	Resident - SHPOA Member Resident Member at Large Resident Member at Large Resident - SHPOA Member Resident - SHPOA Member BCCLA BCCLA AIBC AIBC Heritage Commission Representative Real Estate Board of Greater Vancouver
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Regrets/Absences:

Beth Noble, Vice-Chair	Resident - SHPOA Member
Kilby Gibson	Resident Member at Large

Recording Secretary: Judy Ross

City Staff: Sailen Black, Development Planner, UDDPC

AGENDA

Site visit: 3416 Cedar Crescent

- Business:**
1. Review of the Minutes of June 8th and June 29th, 2006
 2. Recent Projects Update

Address: 3416 Cedar Crescent

Applicant: Howard Airey, Formwerks Architecture

Description: If retention of existing house is not required, to consider a proposed single-family dwelling (reviewing after site visit).

Enquiry: First

Address: 1576 West 16 Avenue

Applicant: Kim Johnston, Johnston Davidson Architects

Description: Addition to a single-family dwelling

Application: First

The following project was moved by request to the agenda for August 31, 2006:

Address: 1609 Cedar Crescent

I. Business

1. **Minutes of June 8, 2006** were reviewed and approved as presented.
Moved: Carol Walker Angus; Seconded: Steve Palmier; Carried unanimously.
Minutes of June 29, 2006 were reviewed and approved as presented.
Moved: Carol Walker Angus; Seconded: Steve Palmier; Carried unanimously.

Members: Two potential new member names are Donna Aiken and Mamie Angus.

2. **Recent projects update:**

3416 Cedar Crescent:

- Five out of 6 members who attended the site visit indicated through a straw poll that they did not require retention of the building. There was discussion about straw poll at the site.
- A discussion was proposed by Dr. Roburn on retention of 3416 Cedar Crescent, and by Michelle McMaster. Seven were in favour of having a discussion regarding retention, and four were opposed.

1488 Laurier Avenue:

- Loy Leyland, architect, again appealed design conditions at the Board of Variance
- Previous appeal of design conditions had failed
- August 9, 2006, the architect unsuccessfully appealed height limit of 35 ft.

1950 Hosmer Avenue:

- minor alteration requested and approved

1609 Cedar Crescent

- rescheduled so applicants could make a model

1403 Angus Drive:

- readdressed to 3369 The Crescent
- construction for interior renovations
- exterior will be retained - porch roof updated

Address: 3416 Cedar Crescent
Applicant: Howard Airey, Formwerks Architecture
Description: If retention of existing house is not required, to consider a proposed single-family dwelling.
Enquiry: First

Program:

Applicant gave his explanation of his proposal to demolish. To retain the existing house it would require moving it forward on the lot. The end product would end up being a huge box like structure. Scale and massing are overpowered by houses on either side. The existing house is fairly common and more typical of what exists in Kerrisdale and South Granville. There is nothing inside or at the rear of the house to warrant retention.

Motion:

Derek Neale made a motion proposing demolition of the existing house; Seconded by Michelle McMaster: Ten in favour, one opposed.

No second floor plan or landscape plan was presented.

New house siting will provide for an undulating streetscape.

House will be compact and not to size that would be allowed: Want to have breathing room and privacy between houses.

Proposing 3 car parking under house to utilize basement space that the owners don't find useful. Garage doors will be screened from street.

It will have a painted brick exterior - find stone too brooding and want to evoke a happy home.

Panel Questions:

- Are they maxing on buildable square feet? No - lot permits approx. 7000sq.ft. They will do 5000 to 6000 sq. ft. of living space.
- Is basement totally under the house? Yes - will have some living space and 3 car parking.
- Will there be an attic? Not sure. Two and ½ stories are allowed - lot is large enough.
- Studio height? 20ft allowed. Not sure what facilities will be in studio at this time.
- Front columns- how wide? Don't know.
- Windows? Will be casement as per formwork.
- How durable is painted brick? Very.
- What will be base of house? Brick.
- Front fence? Granite with wrought iron top.
- Double garage door? Yes
- Roof height? 35feet.
- How will pool be secured? With an electric cover.
- Drive way slope? 15 ft - is fairly steep. Made of porous brick possibly.
- Gates at entrance to property? Maybe, maybe not. Preference is not to have gates but to keep it mre open and welcoming.
- Pool will be fenced

Planning Questions:

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

Panel Comments:

- colors and materials great
- liked overall/strong scheme
- base of house needs more development
- strong character
- house needs more of a plinth to sit on
- dormer window too strong as ½ storey window
- roof should meet as a point
- liked overall approach
- fence at front- would like something matching to house
- would like to see house go higher than 35ft
- concern with slope of motor court
- liked studio at rear
- liked sight lines from street and see through landscaping from street
- would like to see sketch
- window panes are slightly overscale- looks good-allows lots of light
- on right track for first Shaughnessy
- liked curved driveway and how it works with house design
- hope for a variation in materials used
- driveway slope be kept as tight as possible
- rear yard could use more heavy planting at lane
- could use brick as part of front wall
- liked use of brick for front fence/wall
- liked no gates at front
- liked how streetscape fits in with neighbourhood-and brick front wall
- keep wall and shrubbery low at front
- suggest doorway has lost it's prominence- try to scale back windows on either side of it
- concern about water run-off
- studio should have more character "garden folly"
- Georgian style houses can be all brick but not partially brick.

Motion:

Motion was made to see proposal back as a first application with floor plans, model and more landscaping detail. Moved by Stewart McIntosh; seconded by Michelle McMaster; Passed unanimously.

The applicant was pleased with all the input from the FSAD Panel and thanked them.

Address: 1576 West 16th Avenue
Applicant: Kim Johnston, Johnston Davidson Architects
Description: Addition to a single family dwelling
Application: First

Proposal:

Applicant aims to refurbish and gentrify existing house; to keep existing landscaping; match existing house in materials; keep stucco material and paint; keep design simple and addition unobtrusive.

Panel Questions:

- Water retention? Use a surface wet pond - to integrate it.
- Are all roof pitches the same? Lower to make sure they are all identical.
- Can they lower addition by 4 or 5 feet?
- What is permitted FSR? 3900 sq. ft. and they are proposing 3477 sq. ft.
- Is it a 2-storey addition?
- Front door will be wood.
- Will there be a light window?
- Hand rail on angled front steps?
- Will skylights be irregular or symmetrical?
- Front walls stone or granite?

Planning Questions:

Looking for comments on the architecture and landscape, on overall form as seen from street, and the idea of dropping the roof 4 or 5 feet, proposed by the applicant at this meeting.

Panel Comments:

- raise wall on north side 4 and 1/2 feet (stonewall) and carry same height through
- don't need wrought iron cap
- house is quirky and cannot relate to anything else in First Shaughnessy
- doesn't agree with lowering roof and adding windows to north side
- are skylights permitted?
- stairs in rear, ie upstairs, downstairs suggest not be done due to difficulty in carrying items from garage (groceries)
- supports the addition and agrees that house is unique
- roof addition helps with transition from east to west
- line-up skylights in a row equally spaced
- agreed with raising front wall and like alternate method of dealing with storm water
- planters might be too small for the terraced planting
- side walkway on upper portion could have larger pavers
- would like more green
- liked getting rid of zinc
- liked tall roof - get rid of arch on front east side of house and that will help balance the addition
- would like a front arbour and more focus on front entrance
- make entrance more powerful
- materials-asphalt shingle, stucco siding, wood windows
- skylights will they be in wood- yes
- let archway on east side go

Motion:

Moved by Maureen Molaro for applicant to return to address issues that FSAD Panel mentioned; Seconded by Carol Walker Angus; Passed unanimously.

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