



in the future and 1230 Mathews had a minor amendment that was approved by planning.

3. Acting Chair - Lori Kozub discussed importance for panel to review F.S.D. Guidelines to apply principles to review of future applicants.

### **New Business**

Address: 1917 Hosmer Avenue

Inquirer: Formwerks Architectural: Jim Bussey

Description: To consider the proposed design of a new single-family house .

Application status: Enquiry

Review: First

### **Program:**

Architect:

Jim Bussey provided additional material to present the highlights of the proposed new house and landscape:

- Introduction of a zinc roof to provide a more “modern” approach.
- Attention placed on the development of the corner element along Hosmer Avenue that would have a dramatic presence from Cypress Street.
- Discussed the nuances of the Eastside flanking driveway to provide an ample green belt between properties. To place driveway on West property line would be to place two driveways in close proximity to one another and would require the removal of trees.
- Front façade’s tripartite organization emphasized. Base of house and garden wall layered with landscape to have a masonry treatment to create strong base. Ashlar rubble treatment to corner element to differentiate from base.
- Chimney to also be in stone to meet ground.
- With a 8’-10’ drop in grade, there will be a large terrace and covered porch off main level.

Landscape Architect:

Landscape concept discussed:

- Large street trees set tone for separation from property.
- Cypress tree on property to be removed.
- There is to be formal structure but a loose planning principle with planting to attract birds.

- Entry to be formal paved winding path with flanking planter walls clad in stone.
- Strong desire to create transparency and layering in approach.
- Discussed inclusion of a formal shade garden that could be viewed from above.
- Exploring the retention of the existing shed with inclusion of new trellis with simple arching to screen building.
- Grade will follow existing.

### Questions:

- How big are three trees at back?
  - 15'-20' in height with some smaller non caliper trees to be kept as well.
  - Do not feel that they will dominate.
- Does the proposal exceed the F.S.D. ODP in any way?
  - A request for relaxation would be requested for an approximately 6'x6' roof appurtenance that is currently 3' over max. height allowable.
  - Within allowable F.S.R..
- Have you received any letters of support from neighbours?
  - No.
- Materials?
  - Robust stone and wood detailing.
  - House masonry to be rubble basalt.
  - Chimney to have stone to match wall.
  - West façade stucco.
- What is the covered porch detailing to be?
  - 16<sup>th</sup> + Burrard St. precedent photo of similar roof brought and passed around;
  - The expression of the second roof is to be a “standing up gable”.
  - Step up to porch to be stone or sand blasted concrete.
- Does the garden wall have a different expression?
  - Yes. The landscape wall to be more of a stacked ashlar application.

- What is the expression of the rear patio?:
  - It is to be an outdoor room with a substantial view to the city.
  - Fireplace to be a direct vent
- What is the landscape privacy at the NW corner of the lot?
  - There is to be larger planting, evergreen hedge to achieve effective screening and heavier planting at driveway.
- Describe the sightlines at the driveway entry from street:
  - Width of gate to be 11'-0" and side yard on driveway side to be 9'-0".
  - Planting below upper deck to be evergreen "bullet proof" planting with irrigation.
  - This will not be an abandoned area.
  - Pedestrian access will be around front courtyard tree to house entrance.
- Are there any environmental initiatives?
  - Bird habitats will be created through the use of native plantings.
  - Consideration will be made to the minimization of impervious landscape surfaces, geothermal [ground source] heating and cooling, and composting in NE yard area.
  - Yard trimmings to be taken to front for pick up.
- Why keep the shed?
  - Architect looking for direction on this matter from panel.

### **Planner Comments**

- Ann apologized to applicant for the omission of the photo boards in the presentation.
- This is an inquiry only. The City would like comments on First Shaughnessy design principles; overall architectural expression including tripartite massing; material palette; estate-like character; architectural appurtenance into height restriction and landscape ,in particular, the entry experience.

### **Comments**

- Would like to see a simplification of roofline.

- Feel that there is a conflict in the half arc of the wing wall, standing gable and the flat porch. One side of the porch is straight and the other is flared.
- Stone cladding of the tower and roof form will make the element stand out too much.
- Tripartite well resolved. If ashlar to random masonry treatment is well considered.
- Likes stone base but concern over the main level windows appearing to terminate in planting.
- Would be interested in seeing colour palette in relation to zinc and wood moving forward.
- Very consistent with other F.S.D. projects.
- Find the appurtenance odd.
- Not much you can do in regards to estatey character through landscape at driveway sideyard other than maintain deciduous material and fluidity of line.
- Awkwardness of driveway line and pedestrian circulation around tree awkward and could be refined. Good to keep tree but needs to be resolved better.
- Like the way the landscape is working with existing grade.
- Walk along driveway would be wonderful.
- Really like the zinc and grey stone.
- Not clear how car will turn into house.
- Not sure tower on Cypress will be seen and may run the risk of being overshadowed.
- Would like to see the driveway heated.
- Likes proposal but concerned given the weight of the masonry component of house that the flanking house not heavy enough.
- Need to see more on the materials of the building.
- This proposal is as estatey as one can get on this particular site.
- Approach very interesting.
- Work to integrate landscape with house design.
- No problem with the relaxation on roof if it works with design.
- There is elegance to the proposal. Articulation of building well resolved.
- Concern about access to front door via landscape.

- Driveway needs more refinement.
- Would like to see more depth in façade. Reads too flat.
- Design like others in neighbourhood.
- Appurtenance adds to the building design.
- Encourage applicant to talk to the neighbours.
- Concern with the materiality of the West side and rear. This may be addressed with landscape resolution.
- Encourage attention placed on maintaining privacy at the rear as it has a high overlook. Consider the use of high planting.
- Have no issue with the driveway.
- Find the pedestrian entry contrived and confusing. This is further complicated with the proximity to the driveway.
- Likes mass of stone and use of zinc roof but is concerned about the weight of the roof.
- Proper siting would benefit from pushing building back.
- Like overall design approach.
- Does not know what kind of style it is. Macintosh?
- Consider a second breakdown of stone façade.
- Enjoy contemporary approach.
- Needs more fluid flow.
- Likes landscape architectural approach but would encourage entry seating.
- In favour of an informal approach at the front.
- Like design of home. Street side treatment coming along.
- Ok with height of the roof but would need neighbourhood approval.
- High quality of materials will entrench strong look.
- Suggest adding more boxwoods to add to the stately elegance of the landscape treatment.
- Neutral on the entry issue.
- Overall roof is outstanding but finds that the little roof does not fit.
- In general likes design and in support.
- Would like to see refinement of garage.
- Like materials.

- West façade is bland to neighbours.
- Landscaping is elegant and like the consideration of increased permeability.
- Really good presentation.
- Real concern about the workability of driveway access to garage. Would strongly encourage refinement here.
- Encourage investigating removing need for storm water retention through the use of permeable pavers [don't go over 1%+ impermeable].
- Need more requests for relaxation for roof appurtenance in this neighbourhood to reclaim estately character common to manner original homes in F.S.D.
- Would encourage volumetric considerations of landscape filigree.
- In favour of materials.
- Due to the low stature of the neighbour building on the west, concern with the lack of resolution of the project side façade.

### Chair Summary

- Like presentation. Thanks.
- Support
  - design
  - materials chosen so far
- Areas to focus on
  - refinement to garage entry.
  - west façade bland and in need of refinement.
  - refinement of landscape to provide a clear elegance.
  - use of permeable materials in the landscape and driveway.

**MOTION** to proceed with application with comments addressed. Lori Kozub proposed Michelle McMaster seconded. 11 supported. 0 opposed. Carried.