

First Shaughnessy Advisory Design Panel

Minutes from the meeting of July 16, 2009, 4:00 pm

Present: Lori Kozub	Chair and Resident
Judith Hansen	Heritage Commission
Michelle McMaster	BCSLA
David Cuan	Resident - SHPOA
Victor Pillar	Resident - SHPOA
Phil Yacht	Resident Member at Large
Erika Gardner	Resident - SHPOA
Lisa Macintosh	REBGV
Mamie Angus	Resident Member at Large
Clinton Cuddington	Resident Member at Large
Loy Leyland	AIBC

Absences: Wilfred Ng	Resident Member at Large
Paul Sangha	BCSLA
Lu Tang	AIBC

Recording secretary: Clinton Cuddington Resident

City Staff : Ann McLean, Development Planner, UDDPC

AGENDA

Business:

1. Review of Minutes of June 4, 2009
2. Recent Projects Update

New Business: Address: 3598 Hudson Street
Inquirer: Loy Leyland Architect
Status: First Review

Business

1. Minutes review of June 4, 2009 Minutes. All supported a **MOTION** made by Michelle McMaster to approve. All in favour, passed.
2. No Recent Projects Update.
3. 1230 Matthews Avenue Minor Amendment - approved.

4. 1450 McRae Avenue- Development permit approved by Director of Planning. Aspects of the project are awaiting council approval.

New Business

Address: 3598 Hudson Street

Inquirer: Loy Leyland Architect

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

Application status: DE 413013

Review: First

Program:

Loy Leyland of Loy Leyland Architect, presented the highlights of the proposed new house and landscape:

- Not substantially different in Form but new details
- Corner lot but no redeeming values in the existing house
- Value to landscape
- C.O.V Landscape on site
- Same pathway for vehicles but turn into the house to obscure the garage door. Four parking places on main floor
- Style - Craftsman-ish Massing might be appropriate for a corner lot, two storey space in centre of house. Tripartite expression-base of granite, stucco mid, timber elements at upper area.
- Second floor projection into sideyard. Removed skylights. Duroid Shingles more durable than wood. Gutters Zinc.

Landscape Architect:

- Rustic backyard a lot of landscaping in back, water ponds, sunny in back
- Stand of fir trees away from roofs in NW
- Collection of trees cut to look like bushes- To be removed for storm water tank
- Large Japanese maple trees less than 8" caliper but will retain
- Many trees have been topped

Questions:

- Garage seems large...? It is not included in the buildable sq ft if there is a living space above it.
- Is a suite permitted in FSD? The suite is for family.
- Media room seems very big....? It will be justified to planning.
- Easements? Constraints on construction.
- 3 fig trees adjacent to driveway to be removed.
- How big is the existing house? Don't know.
- Encourage for semi detached garage. Garage doors will not face the street.
- Is there a single front door? Yes
- Roof material? Slate expensive, cedar not durable, best quality is duroid with zinc gutters as a mid price range solution.
- Downspouts inside the building? Not a good solution.
- Are there any environmental initiatives? No
- East elevation BBQ next high window. AC unit noisy? Should be within ratings.
- Heating? Hot water radiant
- Hudson & Mathews Yew hedge? Yes
- Planting to conceal driveway.
- Total sq ft all in approx 10,000 sq ft. estate like house falls within allowable
- What is the treatment of the base?
- What proposed light wells?

Comments

- Nice project, done much better
- Roof brackets different but busy still.
- Tree retention- doing their best.
- Quite large and bulky but adequately treed
- Owner encouraged to consider as many environmental issues as possible. I.e. Stormwater retention tank eliminate and heating.
- Decrease stature of home so more room for landscape.

- Stylistic- odd pairing- recommend historical precedents pushed through.
- Lightwells good, bay- no issue. Roof brackets no issue. Materials palette recommended, especially for duroid, to ease any panel concerns.
- Big trees. Disappointed that they will disappear. Garage & mechanical seem oversized.
- Concern of the loss of trees. House is nice
- Nice, suitable for lot, need for FS Guidelines to be adjusted, Excessive size of mechanical. Does it have another use? Four car garage is a concern even though it is allowable.
- Getting rid of water without storm water retention tanks.
- Like the design. Do not mind the roof brackets. Trees love to see retaining them. Cedars retain as many as possible.
- Improvement: Style Try to refine the elements. Closer stylistic vocabulary. Mixing balustrades with predominant craftsman style is not appropriate. Alignment of front balcony-does not lineup. Four columns central axis. Other column aligns.
- Craftsman design with Italian touches like an afterthought.
- House beautiful and well balanced. Relief uneven windows look in elegant. Stucco to stone base continuity lost. Location of crossing seems close to street corner.
- Half like it. Half room to improve on style. No to brackets. Odd pairing of styles. Hope to keep as many trees as possible. Environmental issues. Review the excess space for mechanical.

Chair Summary

MOTION to proceed with application with comments addressed. 10 supported. 1 opposed. Carried.