

First Shaughnessy Design Panel

MINUTES from the meeting of Aug 06, 2009, 4:00 pm

Staff Contact: Ann McLean, Development Planner, 604-873-7387

Present:	Lori Kozub	Acting Chair and Resident
	Victor Pillar	Resident - SHPOA
	Phil Yacht	Resident - SHPOA
	Erika Gardner	Resident - SHPOA
	Mimie Angus	Resident - SHPOA
	Wilfred Ng	Resident Member at Large
	Loy Leyland	AIBC
	Lu Tang	AIBC
	Paul Sangha	BCSLA
Absences:	David Cuan	Resident - SHPOA
	Lisa Macintosh	REBGV
	Michelle McMaster	BCSLA
	Clinton Cuddington	Resident Member at Large
	Judith Hansen	Heritage Commission
	Judy Ross	Real Estate Board
	Ann McLean	Development Planner, UDDPC
City Staff:	Sailen Black	Development Planner, UDDPC
Recording Secretary:	Lu Tang	

AGENDA

Business: 1. Review of Minutes of July 16, 2009
 2. Recent Projects Update

New Business: There is no new business for this period.

Business

1. Minutes review of July 16, 2009:
 - No changes. All supported, a MOTION to approve minutes as circulated.
2. No New Projects Inquires this month.
3. Sailen updated the activities for the project on 1402 McRae:
 - a. The project will be presented at Development Permit Committee on Aug 10th, neighbors are allowed to speak at the hearing.
 - b. Heritage House has been sold, however completion date is in October with sales agreement in place; can't be completed until all other conditions are met, including some garden works, legal matters, etc. as previously noted.
 - c. Scott Barker (Development Services) can be contacted for more information.

4. Councilor George Chow was appointed as council liaison person for FSADP. The liaison does not vote, but is here to listen. It is seen as a better way to connect with public.
5. Members decided to wait until September when more panel members are in house to decide the Chair. In the mean time, Lori will continue to act as CHAIR.
6. Question if two houses can be constructed at the same time on the same street? Yes, that is permitted.

New Business

Address: 1190 Matthews Street
Inquirer: Margot Innes
Description: To consider the proposed design of a new single-family house
Application status: Enquiry
Review: First

Program:

Designer:

Margot Innes presented the highlights of the proposed new house and landscape:

- Stone building more of Italian mansion than French style, with 5 car garage built into basement on a corner lot.
- Entrance with a covered porch and turn around for drop off at front entrance, garage at the back (SE corner of building)
- There will be slate roof, with zinc or equivalent material for gutters, downpipes and roof trims.
- Building base (main floor) will be smooth lime stone finish (grayish, sample sheet was passed to members of the committee)
- House will be of steel construction, and pillars will be clad with stone finishes as well as the window trims.
- Site coverage, Height (max at 35' to the ridge, not including chimney) and FSR are all within the regulations on a lot that is over 15,000 sf.
- There will be storm water retention, and pool mechanical room.
- Client would like to have a 5 car garage in the house with glass encasing because he collects cars.

Landscape:

- Main floor is about 3.5' above the ground to allow for proper landscaping
- Intend to keep the maple (small) and cherry tree on site at front and add feature trees as well at Entrance.
- There will be a pool (lap swim) and hot tub outside at SW corner of building, partially open with landscaping and terrace.
- Some features/focus point at back yard and hedges around perimeter of the house.
- There will be new stone gate/fence with character at front South and West sides of building lot, which faces Mathews and Selkirk.
- Natural site drainage is from SE corner to NW corner of property, with storm drain connection near SW corner to 18th Avenue. Storm water design consultant secured.

Questions:

- Are there any consideration given to some geo-thermal treatment or any other green building (LEED) practices.
- What material is the roof, and color treatment?
- Any iron wrought works for railing, etc?
- Any security feature for the building?
 - How to access to Gym from outside/back yard, or side?
 - Circulation and access to/from garage
 - Access to gardens?
 - Down pipes are in the way?

Comments

- Designer and Client are encouraged to take leadership in perhaps considering some environment friendly treatment for the building, from venting, heating and other related mechanical elements, as there is an outdoor pool and it is a large mansion (about 7000 sf total).
- Over design is pretty impressive with nice finishing materials presented at the preliminary stage.
- Garden design appears to be weak, and particularly at the back.
- Layout seemed good, looks nice from the corner of Mathew and Selkirk.
 - Slate design is good.
 - Easterly elevation needs some more treatment, maybe more windows and dormers are larger, etc?
- Overall design is good
 - Windows on left side (easterly elevations), not sufficient?
 - East elevation and west elevation seemed really big (blank), needs some more treatment, maybe more windows?
- Good architectural design and quality finishes.
 - Car garage seemed like a display as a usual space, should be included as FSR?
 - Ask designer and client to reconsider and re-evaluate the needs for 5 car garage?
 - Staff to observe the design guidelines.
- Part of garage should be considered as usual space, and be inclusion of extra spaces.
 - It is not just for storage
- Clarification was asked regarding the “pool” location that was in basement, the one noted as indoor (one) vs. the outdoor. Designer clarified that the indoor one is only for pool table, and there will be steam room/sauna, showers, cabala etc.

Staff indicated that panel can ask for landscape or design improvements in the case of large garage, and other issues of concern, etc.

Chair Summary

- Thanks for the overall nice design/presentation.
- Area of concerns to focus on:
 - Eco design or elements be considered
 - Consideration of better access and staircase locations.
 - Re-evaluate the needs for 5 car garage to further reduce the size of basement/storage of cars.

MOTION to proceed with application with comments addressed. 8 supported. 1 opposed. Carried.