

# First Shaughnessy Design Panel

MINUTES from the meeting of Oct 29, 2009, 4:00 pm

Present: Lori Kozub Chair SHPOA  
David Cuan Resident SHPOA  
Erika Gardner Resident SHPOA  
Victor Piller Resident SHPOA  
Clinton Cuddington Resident Member at Large  
Mamie Angus Resident Member at Large  
Loy Leyland AIBC  
Lu Tang AIBC  
Paul Sangha BCSLA  
Michelle McMaster BCSLA  
Lisa Macintosh REBGV  
Ann McLean Development Planner, City of Vancouver

Regrets: Phil Yacht Resident Member at Large  
Wilfred Ng Resident Member at Large  
Judith Hansen Heritage Commission

Recording Secretary: Lu Tang

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

## AGENDA

- Business:
1. Review of Minutes of Aug 06 and Oct 08 2009
  2. Recent Projects Update
  3. ODP Discussion: FSF (Floor Space Ratio)
  4. ODP Discussion: Buildings and Uses: Infill and MCD
- New Business:
1. 1320 W 15<sup>th</sup> Ave,  
Enquirer: Formwerks Architectural – Jim Bussey  
Description: Multiple Conversion Dwelling and Infill Dwelling  
Review: Enquiry (First)
  2. 1539 W King Edward Ave  
Enquirer: Jakobsen Associates – Keith Jakobsen.  
Description: To consider the proposed design of a new single family house.  
Review: Enquiry (First)

### 4:05 Business

#### 1. Review of Minutes of Aug 06/09, and Oct 08, 2009

- Minutes of Aug 06/09 and Oct 08/09 were reviewed. Changes noted and amended as discussed. The “Questions” paragraph for 1917 Hosmer Avenue will be removed and replaced with the following :

## **Questions and Architect/Landscape Architect's Answers :**

Questions:

Is there a planting schedule?

Answers:

Yes, there is a planting schedule and they are irrigated.

Questions:

How many cars can the garage store?

Answers:

The garage is designed to park for two cars.

Questions:

Height issue... it is too high from back about 45'. Can the Architect explain about that? Also why 1300 sf for parking for two cars? Was this done because the FSR are not counted? Though we understand there is a desire for parking under basement in large homes.

Answers:

Yes, the height is about 45' from the back.

There are some mechanical space needed, in lieu or having it unfurnished, we just thought it would be nice to have it finished from start.

Questions:

Could you please clarify the front setback? Looks like you are about 5'-6" projected into the required front yard setback... are you essentially asking for relaxation? Also the sloping percentage for drive way seemed less than the parking bylaw standard, particularly the first and last 20 feet?

Answers:

I did not realize that there is not sufficient setback at the front. It would be resolved with Planning Department should they allow as another request for relaxation? Drive way, yes, we understand your comments, will review the parking bylaw and with engineering.

Questions:

How do you define "modern design" for the fence?

Answers:

Modern design being simpler in form and is open ended at the top

Questions:

Material: Stone, stone caps, top gable, stone element? Metal roof, zinc, colour constant of dark mocha, window covers etc?

Answers:

Material finishes will be stone and from base to top of chimney on east side. Yes, metal roof.

Questions:

Flower boxes were added from last review?

Answers:

Yes, flower boxed were added to address the comments from last meeting

Questions:

Some refinement to garage entry... Use of the permeable material... And it is looking great, and handsome. Did not hear about the relaxation before for the porch?

Answers:

Thanks. We will need to review with planning department on the front sent back issue.

- Amended Minutes of Oct 08/09 will be posted on web once approved and updated.

## **2. Recent Projects Update**

- Recent projects include these two enquiries. There are enquiry items tentatively on the agenda for the next two meetings, pending receipt of material.

**3 & 4. ODP Discussion:** FSR (Floor Space Ratio) and on Buildings and Uses: Infill and MCD (Multiple Conversion Dwelling)

- FSR discussion is deferred in the interest of time
- Infills are regulated by Section 3.2. DW of ODP
- Number of infills permitted depends on the size of lot, and size of principle dwelling
- Generally the principal building is not moved to accommodate an infill dwelling; however the Director of Planning may consider several factors outlined in the ODP to allow relocation of the existing building..
- 50% of the cost of the work to restore the principle dwelling must be complete before issuance of the permit for the infill building.
- Multiple Conversion Dwellings (MCDs) may be permitted in FSD
- A principle dwelling of a minimum size of 650m<sup>2</sup>, constructed prior to 1940, may be converted to contain multiple dwellings. Additional conditions for conversion are regulated by Section 3.2.DW of the ODP.

**New Business: 1. 1320 W 15<sup>th</sup> Ave.**

Enquirer:	Formwerks Architectural – Jim Bussey
Description:	Multiple Conversion Dwelling and infill dwelling
Review:	Enquiry (First)
Abstain:	Clinton Cuddington & Loy Leyland

Architect Jim Bussey presented the highlights of the proposed design:

- 1) This house (Original designed for Hofmann Residence by Andrew Terrett. B Architecture) does have some heritage value.. To retain the home, propose a multiple conversion dwelling and infill dwelling.
- 2) Try to maintain the line of curve align with the rest of the neighbouring house. Subordinate to the main house... Four options are presented for your comments. Each with different parking implications.
- 3) Option One: 6 cars for the house at basement, and access from lane, the impact is too much paving at back and hard surface. However has a large front setback of about 101 feet, retaining existing trees,
- 4) Option Two: parking at the back at surface, 4 car for two side residence and 2 for main-middle suites, access from lane. Front set back is about 98 feet, similar to Option one.
- 5) Option Three: Smaller surface parking for the middle suite only, and two cars each for the side residence underground... same for the infill, setback is about 88 feet. Smallest front yard. Infill house design is the same for Option Two and Three.
- 6) Option Four: We add u/g parking for two visitors parking, parking beyond the residence... not much requirement for visitors parking at the moment in the area. Slightly over the maximum FSR. Front yard setback is about 101 feet. Infill design is the same for Option One and Four.

The Infill house’s sweeping design style is inspired by the style of “Orchard House” by Voysey.

**Questions and Answers:**

Q: Is there any LCP (Limited Common Properties) for all units for this property?

A: Landscape plan, each one has its front door, and perhaps a small drop off area... and an outdoor patio, and infill has some limited common property

Q: Could you show us where the principle home was/is and clarify the added new portions (On the east and west)? And is most of the addition at the back that is south?

A: Yes.

Q: A lot of paving around the building, trying to understand how much of that can be removed...

A: Yes, we will need to work on one of the four options here.

Q: access encroached to next door property... any legal binding agreement? And access to 1350 W 15th?

A: It maintains that access; there is a challenge for front drive way encroaching.

Q: How much of the work is for new construction?

A: Most of internal walls to be kept... large front rooms are kept... also the floors are been kept.

Q: What is the approximately total area of the development?

A: About 12,000 sf roughly. Infill is about 2000 sf. Other units are just over 3000 sf each for the main house.

Q: Are there any tree retention studies done for this site?

A: Yes.

Q: Orientation to the house... a little concerned about the splinted... diagonal... feeling of curves?

A: Main house is visible, clear identity from street.

Q: Setback is at 100, 98 to 88 feet... Once again much of the principle residence is at the back...?

Q: What is the front elevation?

A: Lowest elevation at the back. We want to make sure the main house is not higher than neighbouring homes.

Q: What is the FSR issue?

A: about 300 FSR over the allowable.

Q: Court date is set for mid of Dec?

A: Yes, for the drive way encroachment issue.

Q: Not much Outdoor space for residence, everything is centred on the centre properties... there is no elevator in the middle... technically difficult?

A: Yes.

**Planning's Comments for Panel Consideration:**

Director of Planning is seeking comments on:

- Sitting of the principle building
- parking alternatives and access
- additions to the existing home as Multiple Conversion Dwelling,
- the Infill home design style and the massing and siting

## Comments:

1. Moving the house is not necessary a good idea, Option 4 is a better one, least amount of paving surface... much has to be given.
2. Sitting? Find the option 4 infill and main house are too close together... outdoor use space hard to maintain the privacy. Perhaps direct patio accesses from different directions are needed. Perhaps the main building should move further North... even 5' or so might make a difference.
3. General orientation: parking alternative Option Two is not good, Option Three is interesting. Option one is hard to read, what not paved? How much hard surface people are look at...
4. Like the style of low building compliment the more formal style of Principal residence.
5. Like 4, and love the Cozy idea... style OK, modern city living style, driveway need to be revised for next review.
6. Option 4 with the visitors parking idea will not work. When you have four owners you need to reconsider the parking layout.
7. Between the house and the infill... I would want to see lots of garden, green space. Like the style for the Infill design.
8. Like to move the principal building forward, number 3 is preferable. Infill should be flipped to the other side, parking move to the west, and living space be on east....
9. Massing of the infill probably should relates to the architecture of the principal, with a Georgia house at front; find it very different in style. More predominately the Principal residence should have the hierarchy.
10. Three doors in the front make it look like a townhouse not a First Shaughnessy home.
11. Parking to Infill house should perhaps be underground too.
12. Perhaps to create the effect of Main House, can use double columns and double doors for middle unit for the principal residence. Other two residence's front entrances doors should be on the sides of the home.

## Chair Summary:

- Thank you for the presentation.
- Early in the presentation and requires a lot of clarification

**MOTION:** To come back for a 2<sup>nd</sup> enquiry, with driveway issue resolved and comments addressed.

- Seconded and,
- All in favour. Carried.

**New Business: 2. 1539 W King Edward Ave.**

Enquirer: Jakobsen Associates – Keith Jakobsen.  
Description: To consider the proposed design of a new single family house.  
Review: Enquiry (First)

Architect Keith presented the highlights of the proposed design:

- 1) This house is about 3 or 4 doors from the corner of Granville and King Edward. The existing house is not much of a value to keep.
- 2) Entrance on King Edward, and there is water fountain on Southside and North side the property retains the landscaping and west is the major rooms and terraces at the back. Floor plans shows the general layout and elevation are somewhat schematic at this point.
- 3) There is a covered porch and it is tri-port expression. Just did not feel like it is a piece of property where you want to try another Georgia Style house.

Landscape Architect Donna presented the Landscape design:

- 1) Site features a water fountain at front, which masks the white noise (traffic).
- 2) Semi courtyard in the middle and at the rear yard to spend a quiet evening for dinner.
- 3) Existing trees has been accessed by arborist. The apple and Japanese cedar topped a few times already, and the apple and Cherry tree are considered of lower value. Proposed to be removed. Along the property line there is cypress tree, proposed to retain.
- 4) The outline of the house gives way to form the courtyard and open space and with the neighbouring building, daylight can enter into the house at varies locations and wrap around the house nicely with natural lighting.

**Questions and Answers:**

Q: which of the trees are you retaining?

A: Apple and cypress as shown on drawing.

Q: Where else have you seen this style of building in First Shaughnessy? Some other features, in terms of colour and material, similar lines and stone base, design is foreign to the neighbourhood,

A: Incorporated some details and features of other houses in the process. Could not recall exactly the street addresses, for example the porch and the stone base, etc.

Q: Are there any elements you consider are environmentally friendly in designing of this house?

A: in terms of site planning, the day light and having some open court yard, there is natural day light into the house, overhead and sky lights... most importantly that the 50% energy saving comes from using the daylight. The drive way may be too long so we are using permeable material and keep the hard surface at a lower percentage, and below the hard surface are the storm water storage tank. Courtyard brings lots of natural night, and with greenery and is less paving, and with good insulation of the house and the use of LED Lights with low voltage, use of wood and local stone, and other natural materials.

Q: How tall is the crawl space, two mechanical rooms?

A: Less than 4 feet, ideally can be used for storage. There is a separate garage, small mechanical rooms.

## Planning Comments and Questions to Panel:

The Director of Planning is seeing comments on:

- Architectural Design
- Massing and siting of the building and courtyard,
- Outdoor spaces and driveway access.

### Comments:

1. Very well composed and well considered design. Building designed as objects rather as move or motifs. Presentation begs for something stronger. The success of the house will depend on the how the architect address the street front, and pedestrians and the sound of automobile.
2. The layering or infill is very attractive and it would be nice to see a shadow analysis done to make sure there is some sunlight afternoon, particularly the side terrace where the neighbouring building is near. The maybe shadows cast on the patio.
3. Very nice
4. Porch and streetscape... how do you tied the forms together for the main house and the garage, looks like lots of green garden, nice and make a interesting plan, and that the client is OK to use the FSR for garage though it can be seen from the street of King Edward from the front.
5. Like the house design very much. Thanks for the design team for the effort made for bring this nice package together including the very well thought-out landscaping. It is a long lot, hard to make it look grand. Would be nice to see some perhaps trellis or extension of the building at the front (SE corner) to connect and cover the garage from being seen.
6. Style of the house is not what is in that area
7. Need some detailed study of some First Shaughnessy homes, not a FS home.
8. Like the sketch. And the floor plate and how the garden is not at the centre... like the sense of space and front of the garden... ability of creating great sightline and zone of the house... great scheme.
9. Like the house design.
10. Driveway maybe paved or interlocking pavers... looks like a long drive way
11. Really like the style of the house design, humbler homes. And sense of space and sideway winding path, long shot for the driveway.
12. Like the elevation, also think that as it be for FS house, would blend well with what is there... and the balance is interesting... and for outdoor space on west side of the building, driveway access, would suggest as many possibility of reducing it... break it up a bit. Cool access to auto court, sun studies of where the sun is at, at 4 pm afternoon... Rear terrace relates to the landscaping well. In particular to the other side and how grading will work, and how comfortable it seemed, a nice project so far.
13. Handsome and sophisticated design. Garage doors need to be really good looking door, and the garden and white noise is well addressed; clean and tidy... set tone for that side of street.

### Chair Summary:

- In general most of the panel like its expression , outdoor design is good,
- Need to study the shadow diagrams. Soften that a bit.
- Regarding the garage door, style need to compliment the house
- Good for the first enquiry.

**MOTION:** Take to next level for DP submission with comments addressed.

- Seconded and,
- Two Opposed. Carried.

Meeting Adjourned.

~~~~~ END OF MINUTES ~~~~~