

2. Recent Projects Update

- A) 1917 Hosmer Ave. - Approved with Conditions
- B) 1778 Cedar Crescent with Minor DE (chimney addition)
- C) 3663 Alexandra St with Minor DE (pedestrian, driveway, gates and posts)
- D) 3699 Osler St with Minor DE (garage, pool house and a pool addition)

3. ODP Discussion: FSR (Floor Space Ratio)

- In FSD there is a total FSR calculation, and an “above grade” calculation. Below grade area (basement or cellar) is part of the total FSR;
- Basement, or main floor parking may be excluded from FSR under conditions outlined in ODP. Generally about 300 - 400 sf can be excluded from FSR calculations;
- Pool or mechanical rooms either at or above base surface can be exempted, but should be reasonable in size;
- Crawl space – space that has a maximum ceiling height of 4ft - is excluded. If a design uses a detached garage, and maximizes “above grade” FSR there will be crawl space at the basement level;
- A detached garage above grade is counted as FSR;
- The FSD Guidelines discourage vehicles parked on the street or exposed garage doors seen from street.;
- In First Shaughnessy the FSR calculations allows for a higher than standard ceiling treatment. For example a 12’ – 14’ ceiling will not be counted as double space for FSR purposes.

Panel members discussed suggestions that the Panel should consider maximum FSR exclusions, such as UBC Planning who allow a maximum of 600 sf for underground parking and mechanical uses.

Suggested topic for next meeting’s education: Understanding Classifications of “Heritage A or B status”.

New Business: 3389 Cypress Street
Enquirer: Raffaele & Associates
Description: To consider the proposed design of a new single family house
Review: Enquiry (First for this design – previous design reviewed on April 02, 2009)

Trevor Toy, from Raffaele & Associates presented:

- Design is eclectic, with Victorian style elements
- Use of high quality materials and design elements, such as lots of wood detailing and window treatment to reflect that style.
- It is based on the FSD Design Guidelines principles.
- The massing is about the average in the neighbourhood, if you look at the current streetscape
- We are able to retain most of the front trees to protect the privacy of the residents.
- There is a 4 car detached garage at grade at the back, separating from the main house with the same design style as the main house.
- The proposed building is slightly bigger than allowed in terms of FSR.

Landscape architect Damon Oriente presented:

- The intent of this design is to blend the new house and gardens into the neighbourhood.
- Site is a corner “T” intersection of W 18th Ave and Cypress St. Along the east side of the street is a mix of edge types, some have low granite walls with hedges of various heights, and some modern brick walls. In general, the landscape lacks an established, graceful feel.
- The design provides a modest separation along the street edges, variable levels of visual access into the gardens layering of planting at the street and at the house.
- The patio area to the north of the site is set into the garden to increase the sun exposure, but it is well back from the lane and is removed from the garden area of the house. That is approximately 15’ of planted area between the patio and the lane. In addition, the paved and planted areas have been arranged to create spaces with separation and layering from north to south as well as from east to west. The path to the steps accessing the driveway area is ashlar bluestone set into the lawn, and bordered by planting on both sides.
- The lawn area is surrounded with tress to provide layered screening at the window level of the house. The lawn area is kept as large as possible and the perimeter planting is arranged to dilute the rectilinear shape of the property.
- The entrance walk way has a gentle curve, gives opportunities for shrub and small tree planting to filter views to the front door.
- We are also hoping to avoid a complete “boxing in” of the property with the hedges, and so at several locations as well as some corners, we have shrub planting area allows for filtered view into the property without sacrificing a sense of privacy for residence.
- We anticipate that three existing trees shall be removed, though an arborist assessment has not being complete yet.

Questions and Answers:

Q: What do you mean that this design is very eclectic? Is looks more like a Queen Ann style to me?

A: We meant that there are lots of details reflecting the Victoria Style design elements, such as the wood window treatment and trims, etc.

Q: You are proposing asphalt for roof? Could you change to cedar shake?

A: Yes, if the design panel want us to.

Q: You have cultured stone for exterior finishes? Do you have a sample?

A: Yes, it is cultured stone, but we can change, if you prefer. No, we do not have a sample here.

Q: What is your total FSR, what is your total height?

A: Total FSR is slightly above the allowed, about 100 sf, plus/minus, and height above grade is 32.5’, plus minus.

Q: Can you include the FSR into the allowable?

A: We can work in to it, next time.

Q: Craw space? What is reason?

A: No reason, just part of design.

Q: Looking at the house across from Cypress, how does your house fit in? Also the fact your house will make a statement from the corner of 18th and Cypress.

A: Not comfortably resolved yet, will be addressed next time.

Q: Are there any significant trees on site?

A: Yes, there are both in depth and variety

Q: Is the front setback within the requirement?

A: 29.5' at the corner, meets the requirement.

Q: Eye brow window... is that a real window? Any skylights?

A: No skylights, just the eye brow window.

Q: Area is over 300 sf, including garage?

A: Approximately

Q: Do you know what you want to do with the rain water? Any storm retention/detention tank for hard surface run off?

A: No detention tank yet. Need to consider that, and make a connection to 18th St, perhaps.

Q: Any pavers used?

A: No

Q: Roof pitch, looks less than neighbours?

A: Pretty much the average of the rest of the houses nearby. Not too steep a roof.

Q: How steep?

A: Similar houses about 30 degrees, we tried to even it out, with the existing houses on street.

Q: Cultured stone proposed? Not shown where it will be used. Using stucco elsewhere?

A: Stucco at the back, if city requires, we will do stone all around the house.

Q: What is the colour the stone?

A: Soft pepper grey granite to complement the house...

Q: Are there any solar pre-pipes?

A: Solar energy conduit in place per building department requirement.

Q: Chimney showing on west side, not showing thru the roof?

A: Yes, architect wanted it this way. This is his style.

Q: Strong grouping of trees? And existing trees work into the landscape design?

A: There is a large group of existing trees. Site is really tight on 18th, close to street. There are improvements that can be done. It is not quite graceful at the moment.

Q: Gutter proposed is aluminum?

A: Yes.

Q: When we move along further, will the double height space will be over 300 sf?

A: Area for double space not that high, only about 120 sf over the allowable.

Q: Should the sunken patio be moved to the west side of the lot?

A: To the west? There is a setback requirement.

Planning Comments for Panel Consideration:

The Director of Planning asks for your comments with respect to the FSD ODP and Guidelines, in particular with regard to the architectural detailing, massing, and proposed use of cultured stone?

Comments:

- First, in principle the design should not follow the rest of the streetscape. It is a wrong direction to go. The current streetscape is not attractive along that street. Not much merit to follow.
- Danger of following the roof line with the rest of the houses.
- Tower ok
- 4 car garage excessive
- Sympathetic to the corner.
- This design is less than a true Shaughnessy estate home.
- Need to follow the guidelines
- The tower elements, for double height, again are wrong direction to go.
- Four car detached garage, would be better if it is three, mechanical room takes up a lot of space.
- Westside elevation needs work, stone base, around house should go thru and use genuine stone. The panel does not support cultured stone.
- Wood windows are mandatory, where you've gone above the base, the gable ends are too little, eye brow window is not necessary. Consider a real chimney design.
- Use the Benjamin Moore Heritage colours for selection of house color.
- Two door entrance are not supported here
- Landscaping needs more variety.
- It seems like lot of effort at this stage of enquiry to have so much detail. It may not be necessary. Would rather see you come in at the Enquiry Stage with a tracing paper presentation.
- The level of architectural treatment is a huge disservice for this important corner lot. Much rather see a presentation that makes a great building, rather than simply fit-in.
- Details have allowed fundamentals - there is not enough variety of difference, homogeneity on site, roof line wrong exercise to start, it is a significant element, needs more consideration and better design.
- Architect needs to works with light... not only for the quality of interior, but also think about landscape and building work together as one..
- Survival of the design will largely rely on the quality of finishes. Complexity and roof elements... to off-set the street as the corner piece architecture. The winning design would need to have to be much pronounced that moves the corner.
- The design is emotionless, flat, needs real authenticity and integrity. From colour to texture and material as some members have previous questioned, it is not the standard in the area.
- Particularly at the back where there is a sunken patio, it is not just the location of the sunken area seemed inappropriate. The relationship between the house and the garage and the approximate distance that requires better design consideration. You either choose to have more space in that area to allow for room for access or use some elements such as a trellis or other landscape means to tie them together. Could be a covered walk way or some sort. Otherwise, it feels like just a fire escape as a required exit.
- The back design is weak. Please consider revisiting the design for the deck, and your architectural entrance. If you want to maintain the eye brow design or you want to keep the gable. Use the stone or use the stucco, etc.

- Architecture requires proportion and relationship... if you want a Victorian style, and then be more predominantly so it will do itself justice, the elevations, the mass of the building, especially on the left side (west) are more dominating. Rear elevation, the garage and house relationship needs to be resolved for better solution. More gardens.
- More land around it, house smaller, perhaps? Looking at a garden space, rather than by garden and walls... cultured stone? We do tend to say no. Use natural stone; stucco is interesting. You need to think about the texture.
- I tend to think that we should see less of the house, more of the garden. The whole thing seems to be too complicated, simpler maybe be better.
- Building form, cultured stoned, gutters are aluminum, needs higher quality.
- Lots of architectural comments have been made; encourage you to try to find what is in the neighbourhood. You have got to be cognitive to the neighbourhood as legacy of First Shaughnessy.
- Architects comments should help you re-think some of the areas. Good job in getting us the details. You can push it, you are not enough at this level... square box approach... has to have more authority, not a copy cat. Your particular streetscape is not very interesting, create something significant... any garden, and if you have frontage, give is a nice tapestry, not focused enough, no balance with the windows and doors... it looks like there is no back yard at all... needs to have some beauty at the back.
- Asphalt shingle roof can be used. Suggest mixing with some higher end materials such as zinc gutter etc. Need a better balance of quality materials.
- Next Enquiry presentation, use tracing paper for the concept drawing instead of going into such detail.

Chair's Summary:

In general, the members appreciated the efforts and details. However this application needs to come back considering all the comments addressed today to bring the design to the next level. This home needs to become stronger in its design, not just tweaked.

MOTION: To review the design, again as an enquiry with the above comments considered and addressed.

- Seconded and,
- All in favour. Carried.

Meeting Adjourned.