

First Shaughnessy Advisory Design Panel

MINUTES from the meeting of June 17, 2010, 4:00 pm

Present:	Lori Kozub, Chair	Resident - SHPOA
	Victor Piller	Resident - SHPOA
	Erika Gardner	Resident - SHPOA
	David Cuan	Resident – SHPOA
	Wilfred Ng	Resident Member at Large
	Phil Yacht	Resident Member at Large
	Loy Leyland	AIBC
	Lu Tang	AIBC
	Michelle McMaster	BCSLA
	Paul Sangha	BCSLA
	Lisa MacIntosh	Real Estate Board
	Judith Hansen	Heritage Commission
Regrets:	Mamie Angus	Resident Member at Large
City Staff:	Ann McLean	Development Planner, UDDPC
Recording Secretary:	Wilfred Ng	

AGENDA

- Business:
1. Review of Minutes of May 31st, 2010
 2. Recent Projects Updates.

New Business:

Address: 1526 West 16th Avenue
Inquirer: John Dow Medland Architect
Status: First Enquiry

Business, 4:00 – 4:30pm:

1. Review of May 31, 2010 Minutes:
 - No comments or corrections.
2. Recent Projects Update:
 - 1550 Angus Drive – DE Approved with Prior To conditions. The trees issue is addressed.

New Business, 4:30 -6:00 pm:

1. 1526 West 16th Avenue
Presented by John Dow Medland Architect

Presentation

- Narrow site – reduces side yard and extend the width of the house
- Parking – wasn't feasible for underground basement. Keep existing landscape as much as possible & would need to cut down trees. Intend to approach garage from the side lane.
- Sun room designed for family room
- Cedar tree in front yard & multi-stem cypress proposing to retain.
- Large side yards on both sides – create buffer around the house from the busy street.
- Mature shrubs moved to the NW corner.
- Move the gate off center for asymmetrical effect.

Questions

- Submitted Plan – Count garage space in floor area? Data site garage number incorrect. Might be over the limit.
- Page ADP3 – “Fill under garage/sundeck” – excavated and fill in. Wrong terminology. Should be footings.
- Relaxation to reduce side yard for garage – Issue in rearranging the plant – asking relaxation for the extra floor area? No.
- More comments on side yard grading on the west side? Vague. No existing survey information. Address next time.
- Front entrance. Why move to east side instead of west side? Lane proximity affecting living room on east side. Will look into that.
- Parking - backing into lane when getting out of garage? Reverse into the garage.
- Material of patio at the back? Paving material same as terrace & patio.
- Fence on property line wall material? Line all complete and posts & gate. Stone & brick materials.

Comments

- Like the overall design.
- Support setback relaxation for garage.
- Alternative to garage relaxation - suggest garage to be detached from the house. Pull garage to the lane to create space to the mud room for direct access. Access to patio.
- Natural paving at the side – allow some watering feature to enhance & buffer the sound of traffic.
- Building – corner piece chimney. Need more stone base.
- Higher wall in the front to 6 ft to buffer traffic noise.

- Compact form of the house – like the simplicity.
- Front door of the house – if fence too high won't be able to see.
- House is too symmetrical – need to establish more character in the front.
- FSR – parking for the car not calculated properly.
- Need more information on materials used
- Center the front door – front door being off centered in relation to the den. Stepping back on the lane side & front door to the west is not stylistically balanced.
- Attached sun room in the rear – side yard approach work well.
- Good efforts in preserving existing trees.
- Centering of the front door – depends how wall & entrance is done. Symmetrical on either side.
- Higher wall – more urban design than usual.
- Sun room & patio at back – have a cottage effect.
- Same elements for both sides of the entry of the house make it more symmetrical – complimentary elements ease away symmetry.
- Calculation of the area – grade calculation of FSR. Total sq footage. Basement should be much smaller to maximize the above grade construction. Overall appears over limit of FSR.

SUMMARY:

- The Panel supports the relaxation of the side yard set back for the garage which is attached to the house.
- The front of the home is being challenged and needs to resolve the tension between the symmetrical and asymmetrical approaches to the design.
- Rear of the home also needs further details and consideration, particularly with regards to the garage walls and terrace design.
- The Panel also supports effort to retain older trees.
- FSR calculations need to be addressed and corrected

MOTION:

To advance the project to the development permit application with comments addressed.
 Seconded; all in favour