

First Shaughnessy Advisory Design Panel

MINUTES from the meeting of July 8th, 2010, 4:00 pm

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

AGENDA

- Business:
1. Review of Minutes of June 17th, 2010
 2. Recent Projects Updates.

- New Business:
1. Address: 1527 West King Edward Avenue
Applicant: B.L. Ling Architect (Ben Ling)
Status: Application DE413984-First Review
(Seen as Enquiry Dec. 1, 2009 & Apr. 1, 2010)

Business, 4:00 – 4:30pm:

1. Review of June 17th, 2010 Minutes:
 - Addition of including the name of Landscape Architect, especially when they present to the Panel. The Landscape Architect for 1526 West 16th Avenue is Julie Hicks of Viewpoint Landscape Architects.Motion to Pass, Seconded
2. Recent Projects Update:
 - 1526 West 16th Avenue – No updates;
 - No DE s approved since last meeting.

1. 1527 West King Edward Avenue
Presented by B.L. Ling Architect (Ben Ling)

Presentation

- Outdoor area has a much more structured and defined spaces.
- Landscape Architect Julie Hicks not present.

Questions

- How do you define particular areas? By using hedges, paving material with each spacing having its own characteristics.
- Materials all the same? Yes.
- Sound abatement? Keeping the existing large hedges.
- Trellis work on the building? Sun shade for facing west, really thin ply board to cover with substantial trellis.
- How many trees moving? One at the east side.
- West-east elevation - upper roof gable.
- Having the roof extending further out to the yard? Already 3ft with limit of 1 metre.

Planning Comments to Panel

The Panel saw this proposal twice at the enquiry stage. This is an application. The Director of Planning asks for your comments on this proposal in regard to the FSDOP and Guidelines, and asks if previous concerns have been addressed.

Comments

- Well done given the size of the lot
- The usage of the brick instead of stone granite is unusual for First Shaughnessy.
- Landscape well thought out
- Very nice design
- Would support overhang as wide as possible. The overhang gives a clean contemporary look.
- Well detailing of the brick work.
- Good design which introduces a new look for future available small lots.

SUMMARY

The Panel supports your home design and would also support the extension of the roof overhang.

CONCLUSION

Motion to support the application with comments addressed.