

First Shaughnessy Advisory Design Panel

MINUTES from the meeting of Aug 19, 2010, 4:00 pm

Present:

Mamie Angus	Resident Member at Large
John Keen	AIBC
Lori Kozub, Chair	Resident - SHPOA
Lisa MacIntosh	Real Estate Board
Michelle McMaster	BCSLA
Lu Tang	AIBC
Phil Yacht	Resident Member at Large
David Cuan, Vice-Chair	Resident - SHPOA

Regrets:

Erika Gardner	Resident - SHPOA
Judith Hansen	Heritage Commission
Wilfred Ng	Resident Member at Large
Victor Piller	Resident - SHPOA
Paul Sangha	BCSLA

City Staff :

Ann McLean

Development Planner, UDDPC

Recording Secretary: Michelle McMaster

AGENDA

- Business:
1. Review of Minutes of July 29, 2010
 2. Recent Projects Update
 3. Other business

- New Business:
1. Address: 3998 Granville Street
Inquirer: Nexus Design
Status: First Enquiry
 2. Address: 1819 Hosmer Avenue
Inquirer: Ted Murray Architect Inc.
Status: First Enquiry

MEETING:

Business, 4:15 – 4:30pm:

1. Review of July 29, 2010 Minutes:
 - No comments or corrections.All supported a MOTION to approve minutes made by Lu Tang.
2. Recent Projects Update:

- No new DE's
- A couple of enquiries coming up
- Update on 1300 W 15th MCD and Infill proposal (DE413690):
Removal needed of the biggest of the stand of trees at the northwest of the front lawn. The Panel requested that these trees be retained. Re-routing of the site driveway, due to the abandonment of the shared driveway requested by the neighbour, has resulted in traffic crossing roots of the tree, putting it at risk. City staff have reviewed, and concur with independent arborist statement.

3. Other business:

- Ann has verified that any changes to the ODP have to go through public hearing, per Vancouver Charter. To date 24 changes have been made. Most of these are omnibus (all Zoning) changes.

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

1. 3998 Granville Street

Presentation by Katherine Gordon, Nexus Design:

- Style: French domestic early 20th century with country feel
- Change address & access to Laurier Avenue from Granville
- Materials: Limestone, wood windows & doors, stucco to match limestone colour, iron gates, fibrecrown painted mouldings, eyebrow dormers in zinc, composite slate roof
- Stormwater detention tank not needed because impermeable surface area is 1.78% under maximum allowable.

Presentation by Michael Mills, Michael Mills Consulting (Arborist):

Tree Preservation:

- 11 bylaw-sized trees, 9 to be retained plus one superior under-by-law sized tree (#14).
- Taking out existing hedge along Laurier, using these plants where possible to infill hedge along Granville.
- Proposed stone faced wall along property lines will have bridge foundations where necessary to preserve trees.
- Paving within tree root zones to be floating (detail provided) and without disturbance to subgrade.

Presentation by Pat Campbell, DMG Landscape Architects:

Landscape scheme:

- French country theme using tall and low hedging
- new front yard off Laurier with new circular driveway
- new hedging and perimeter fencing: 2' ht wall with wrought iron on top and hedging behind
- smaller ornamental trees added
- paving to be Barkman concrete "Travertine" pavers. Driveway to be non-porous; pedestrian paving to be porous.

- Some filigree

Questions:

- FSR calculation? See 2nd page of package
- Front door visible from street? Yes.
- Are the inspirations (package 4th page of package) built by Nexus? No.
- What is the nature of the “ultimate property line” on A-10? Future widening of street. Is there a timeline on this? Planning doesn’t have one. Does it have implications for building the wall along the property line? Engineering may discourage building wall along existing property line.
- Why is window pattern different (larger in scale) on A-31? More romantic feel.
- Why no continuous stonework on A-32? Cost savings away from primary views to building from off property

Planning request for Comment from the Panel:

- The proposal requires a front yard setback relaxation in order to allow the circular driveway. Planning can consider this relaxation, as it permits the retention of a tree. The Director of Planning asks for your comments on this proposal with regard to the FSODP and Guidelines, and with specific regard to the proposed roof form, roof material and proposed front yard relaxation.

Comments:

- Thanks for good package.
- Package too advanced for this stage.
- Belly band inconsistent between elevations. A30 creates tripartite expression, but it disappears on A31 & 32. A33 doesn’t read as pronounced.
- Tripartite expression weak.
- Glazing detail – floor to ceiling structural glazing a good contrast. Query arches on glazing.
- Arcade clashes with window arc above.
- Re street widening & fencing on Granville street. Don’t support a fence built on the inside of the hedging.
- Like.
- Like house
- Like landscape design
- Garage A40, improve face that homeowners look at. Not much connection between house and garage at center rear.
- Like how house is knitted to other Laurier houses.
- Support front circular driveway and roofing material.
- Site planning good. Good to take access off Granville Street.
- Like 3 car garage rather than basement parking
- Make building much better by dealing with roof forms. Flat roof not typically Shaughnessy. Simpler roof forms.

- Tripartite. Don't really see it here. Doesn't necessarily matter. Needs more design development to give it character elements.
- Hunt through style manual, ODP guidelines when focusing on elements fit together.
- Support storm water being used in garden rather than tank.
- Too far advanced a presentation for this stage.
- Needs more reflection of custom interior onto the exterior.
- Elevations not consistent yet. Still has awkwardness. Perhaps tripartite not necessary here?
- Cedar Crescent 1600 block French design example
- Circular driveway support.
- No problem with new roofing.
- A21 outdoor dining. Formal entertaining shouldn't be on same plane as outdoor dining arcade.
- Garden is wonderful. Like gesture to retain tree #14.
- Support circulation of driveway
- Like landscape scale fluidity. Enjoyable. A little bit modernish.
- Gate design is nice.
- Coordinate landscape wall stone to match house stone facing rather than use granite always.
- Fenestration – too much irregularity, ie. Large gym window. Like sketch elevation on materials board of smaller window on circular stairs.
- Agree with earlier comment that roof needs further work, away from flat.
- Great to save so many the trees.

Comments Summary:

- Support for driveway setback
- Support for roof materials
- Mixed re ODP & guidelines: tripartite expression, further design development, flat vs pitched roof, windows

MOTION for the applicant to proceed to DE with comments addressed, focusing on the design development on windows, roof, and tripartite expression. Seconded, all in favor, carried.

2. 1819 Hosmer Avenue

Presentation by Ted Murray, Architect:

- Modify existing converted accessory building from office with home upstairs into a residential only use
- Keep pre-1940's heritage look and feel and make suitable for new use.
- Remove carport and porch/outdoor upstairs access.
- Relocate existing heritage style barn doors to garage, removing newer garage door out of keeping with style. Upgrade existing front door.
- Add new custom made heritage/French style steel framed glazing and doors. Not to look modern. Want as much light in kitchen as possible.

- Add dormers on north side to match existing on south side
- Add patio to west side.

Questions:

- FSR? Meets allowable for infill, 3000 sq ft, excluding garage
- Landscape?
 - Gravel on patio
 - Old paving under carport to be removed
 - Add new man-gate and path the new front door.
- Two doors into kitchen? Want to retain character where old barn doors were and want access to patio to west.
- What is appearance of steel windows and doors? (image passed around)

Planning Comments and Questions to the Panel:

- Planning supports the retention and renovation of meritorious pre-1940's structures. The Director of Planning asks for your comments on this proposal with regard to the FSODP and Guidelines, and with specific regard to the proposed use of windows, on this project, that are not of wood construction. Note that use of wood windows is requested in the Guidelines, but not in the ODP.

Comments:

- Everything is an improvement
- Use robust elements to match existing building, including overhangs
- Don't support steel windows, because it opens floodgates of precedent
- Do support steel windows here, without setting precedent for other developments
- Wonderful beautiful house, nice and robust.
- Don't support metal frame windows because it doesn't comply with rest of restoration. Maybe approve for back yard but not for front. It should be wood.
- Access door shouldn't be central to glazing in steel window panel.
- Not supporting glazing.
- Leaded glass/conservatory look. Support.
- Integrity/consistency not there with metal glazing. Wood will give better appearance. Sliders.
- Need landscape plan to show pathway etc.
- Support steel windows, given it was an auxiliary building originally and then made into a home.
- John Saladano, Architect, does iron windows in stone buildings.
- Support steel windows
- Support steel windows.

Comments Summary:

- Cute house, upgrading it is a great project, which the Panel supports

- Prototype for steel window would be useful to make a final decision on this.

MOTION to see project again at enquiry stage with more details and sample of window proposed with other comments addressed. Seconded, all in favor, carried