

First Shaughnessy Advisory Design Panel

MINUTES from the meeting of Jan. 13th, 2011, 4:00 pm Strathcona Room, City Hall East Wing

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

AGENDA

- Business:
1. Review of Minutes of Dec. 2, 2010
 2. Recent Projects Updates.
 3. Other Business

- New Business:
1. Address: 1351 Laurier Avenue
Inquirer: Loy Leyland Architect Inc.
Status: Third Enquiry
(Previous Reviews Oct. 8/09 & Apr.15/10)
 2. Address: 1198 Balfour Street
Inquirer: Loy Leyland Architect Inc.
Status: First Enquiry

Business, 4:00 – 4:30pm:

1. Review of Dec. 2nd, 2010 Minutes:
 - Defer approval to next meeting.

2. Recent Projects Update:

- NEXUS project on 3998 Granville/1496 Laurier will come before the Panel at our next meeting as development permit application.
- 1498 Laurier-Change of address to accommodate neighbouring corner lot. 3998 Granville is changing to 1496 Laurier. The existing house numbered 1498 Laurier will be given a range of numbers to choose from. The existing number 1498 cannot be reused.
- The recent infill project at 1426 Angus Drive has been approved with conditions. No plans to bring the project back to FSADP although this was specifically requested in its last review. FSADP members requested copies of the prior-to letter sent to the proponent and have the revised proposal sent back to the Panel to acquaint us of its contents at a later date.
- 3490 Cypress- window replacement work proposed.
- 3538 Cypress- Construction work is proceeding. The project did not undergo FSADP review because of the way the application process was handled by the City. City will ensure that all building alterations that involve design changes are subjected to FSADP review.
- Property at Angus and Matthews has erected chain link fencing around property. Property inspector already alerted.

3. Other Business:

- Planner confirmed that the requested review of the First Shaughnessy Official Development Plan and Bylaw (FSODP) will not be addressed in the near future due to limited City Staff resources.
- The 2011 FSADP meeting dates list is reviewed and finalized as follows:
Jan. 13, Feb. 3, Feb. 24, Mar.17, Apr. 7, Apr. 28, May 19, Jun. 9, Jul. 21, Aug.11, Sep.2, Oct.13, Nov.3, Nov.24 and Dec.15.
The following dates are cancelled: Jun. 30 and Sep. 1. Additional meeting dates for the year, if required at these times, to be determined later.

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

1. **1351 Laurier Avenue**

Project presented by the architect, Loy Leyland and the landscape architect, Ayoko.

Architectural Presentation

- A heritage assessment report prepared by Loy Leyland indicated that the original house has been extensively altered; a record of a major improvement/renovation in 1950 is noted. The original exterior finish of the house may have been shingles, based on a fire department assessment

circa 1925. The original grand front entry stairs and details of the front porch were replaced with the current design. An addition to the back of the house and other alterations were made some time ago. The existing house is in poor condition.

- Most of the houses on the block do not predate 1940 and there is very little heritage streetscape remaining. The landscaping within the site is not noteworthy.
- Various design options were explored in the interest of retaining the existing house but none was considered viable for the owners.
- Propose to demolish the existing house as it has no significant heritage value and build a new one that will be reminiscent of the original with its curved arch elements and a large front stair.
- The proposed new development described as follows:
 1. Front yard setback for the house to retain existing distance.
 2. House design recalls the original house's front elevation with its grand front stairs, arcaded porch, side porte-cochere, and hipped roof. The exterior finish will be stucco.
 3. The arch motif is repeated elsewhere around the house: the side porte-cochere, the back entrance and the back porch north of the family room.
 4. The main floor includes a central, double height "Studio" with the "Library" balcony on the second floor overlooking into this space.

Landscape Presentation

- A new swimming pool is located at the back of the property. The pool backs into existing vegetation to remain and supplemented with new wood trellises and sitting benches. A lawn and sunken basement patio separates the pool from the back of the new house.
- The fully landscaped vehicular driveway from Laurier Street is curved near the back of the property to help obscure the view of the garage from the street. Paving in the driveway to consist of 4"x8" clay bricks with centrally located discrete planting strips.
- Randomly laid Pennsylvania stone is specified around the swimming pool.
- 3 existing trees proposed for removal: 1 cedar, 1 pine and 1 cypress. See the presented arborist report by Kerin Matthews, ISA Certified Arborist #PN-5648 at Mountain Maple Garden and tree Service.

Questions

- What are the site grades? Site is flat;
- How do you get out to the basement patio?
- Is the crawl space "real"? Yes
- Is the main floor height higher than needed? The floor level is consistent with the existing house. Keeps memory;

- Is the Umbrella Pine proposed to be removed? Yes, it is not healthy; the moon maple is too close to the house;
- Why is the sunken area at the east? It works to leave the other side open;
- Where is the manoeuvring for the garage? It is a drive-through arrangement;
- Is the front door visible from the street? From the driveway; Also hedge will be kept at 4-5 ft in height.

Planning Comments to Panel

- Panel members to consider and comment on the following issues:
 1. Merit of retention of the existing pre-1940 house.
 2. Proposed style and massing of new home.
 3. Roof form, glazing and exterior materials.

Comments from Panel

- Proposed building front elevation recalls the original home, looks fine.
- Some favour the proposed demolition of the existing house and some do not. Those who have concerns are also troubled by the size of the new home as the development leaves little room for soft landscaping.
- The proposed landscape design praised as nuanced and sensitive to the proposed house and swimming pool.
- Garage as shown is too plain. More design work required.
- The scale relationship between the arches of the front porch and those of the side porte-cochere is awkward.
- The proposed arched dormer at the front of the house an improvement over the existing shed dormer.
- The proposed hip roofs might look better with greater overhangs.
- The random locations and sizes of the windows on the East elevation needs design development.
- The basement patio seems overly large and its access steps from the garden above are located uncomfortable close to the stairs from the patio outside the Family Room.
- The geometries and locations of the access stairs from the basement and back patio to the garden level should be rethought and improved.
- The proposed house could be shortened to allow a more generous back garden. Options could include reducing the depth of the back porch and/or Family Room.
- The proposed small front lawn should not be separated from the adjacent walkway by a low hedge.
- The exterior glazing design pattern located on the east side of the front elevation conflicts with the proposed scale and characteristics of the other windows.
- The choice of exterior materials not an issue.

- Concerns about the size and location of the pond in front of the main entry to the house.

Summary

The majority of the panel supports the demolition of the existing house with some misgivings. There are concerns about the size and design of the covered back porch and the indented basement wall at the lower patio. The Panel would like to see a more generous back garden, possibly by shortening the main house and improve the relationship of the 2 sets of steps located at the back of the house. The noted window/glazing designs at the east and south elevations should be addressed. A larger roof overhang should also be considered.

Conclusion

Motion to have the proposal come back to FSADP as 3rd Enquiry with comments addressed. Moved by David, Seconded by Paul; Carried.

2. **1198 Balfour Street**

Project presented by the architect, Loy Leyland and landscape Architect, Ayoko.

Architectural Presentation

- The existing house on site was built after 1940 with a badly conceived building addition some time ago. The proposal seeks to replace this house with new construction.
- The proposed L-shaped house has elements of Georgian Revival and NeoClassical styles. This hip-roofed symmetrical structure will be finished in stucco with a limestone base and slate roofing with zinc gutters.
- The 3 car garage is located in the basement serviced by a driveway from the lane. A retaining wall will separate the sloped driveway from the adjacent property to the east. The existing at-grade driveway off Selkirk Street and on site concrete pad to be demolished.
- The existing hedges along Balfour, Selkirk and the lane to be retained except at access points.

Landscape Presentation

A landscape design concept brief was submitted. The landscape architect, Ayoko offers the following highlights:

- The site is divided into 3 distinct gardens: the entrance/place of arrival on the north end, exploration in shade on the west, and sunny clearing for relaxation on the south.
- Paths of differing characteristics connect these 3 areas and new medium sized trees are added to serve as transitions between the large street trees

and the relatively flat open spaces of the garden where shorter plants predominate.

- Site topography is not altered in the garden areas except in the courtyard where the grade is raised up to 18” to accentuate the sunny exposure of this quadrant.
- Roman paving is used throughout the site. Concrete bands will be used in conjunction with the paving only at the front path and driveway. Granite is used in gate posts.
- There is an on-grade parking area, located next to the lane beside the vehicular driveway.
- A gazebo standing on a round shallow pond is located close to the house, serving a counterpoint to the curved wall of the rotunda at its center.
- A semicircular shaped lawn complements the round pond.

Questions

- How do the existing grades relates to the proposed sloped driveway to the basement level along the eastern portion of the site? The existing site is relatively flat here and a retaining wall is provided close to the east property line.
- More information on the proposed raised landscape adjacent to the house? A gently rising landscape mound that includes a round pond and hexagonal gazebo is proposed. There are no raised barriers defining this space. The gazebo is meant to be used for meditation.
- What product is used to pave the extra parking spot next to the lane? Turfcrete, a product that allows ground cover (lawn) to flourish. A wood pergola screens this area from the house.

Planning Comments to Panel

- The Director of Planning seeks your comments on the proposed new dwelling with regard to the broad goals of the FSODP and Guidelines.

Comments from Panel

- East elevation of the building needs more design work. The sizes and locations of windows are random and there is not enough visual interest on this side of the house.
- Double-height entry foyer and rotunda at the center of the house adds unnecessary bulk to the house. The house seems to overpower the entire site as a result.
- The scales of the glazing in the main entry door and the adjacent French doors are quite different, making the North elevation awkward at this level.
- The slope of the access driveway to the basement level may pose a problem for the extra at-grade parking spot next to the lane.

- The proposed pond is too small for the gazebo. Consider making it larger.
- The hexagonal shape of the proposed gazebo may not complement the curved wall of the house located across it.
- The back covered patio should be better integrated with the adjacent garden. This integration could include minimal grade changes in the area.
- The property could benefit from more exposure to the surrounding streets. Consider not hedging the entire perimeter of the site.
- Consider redesigning the shapes and locations of the paths, lawns, wood pergola, pond and gazebo to better complement these elements with the style and shape of the proposed house on site.
- Consider using the same style and material for the balustrades and railings located throughout the exterior of the house.

Summary

The majority of the Panel is receptive to the proposal as presented but has concerns about the following:

1. The double-height entry foyer and rotunda located at the center of the house resulting in the added bulk to the proposed house.
2. Poor integration of the proposed soft and hard landscape design with the proposed house.
3. The varying scales/styles of glazing/windows and railings/balustrades located at the exterior of the proposed house.

Conclusion

Motion to have the proposal come back to FSADP as 2nd Enquiry with comments addressed. Moved by Michele, seconded by Mamie; Carried.

Adjournment