

## First Shaughnessy Advisory Design Panel

### MINUTES from the meeting of February 3 2011, 4:00 pm

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

### AGENDA

- Business:
1. Review of Minutes of December 2, 2010.
  2. Recent Projects Update
  3. 2011 Meeting Dates
- New Business:
1. Address: 1526 W 16<sup>th</sup> Avenue  
Inquirer: John Dow Medland Architect  
Status: Second Review; DE Application DE414276  
(Previous: June 17/10, First Review of Application Dec 2/10)
  2. Address: 1496 Laurier Avenue (3998 Granville Street)  
Inquirer: Nexus Design and Construction  
Status: First DE Application, DE 414410  
(Previous: August 19/10)
  3. Address: 1288 The Crescent  
Inquirer: Loy Leyland Architect  
Status: Enquiry (Fifth)  
(Previous: January 21, April 1, Sept 9 2010)

## MEETING:

### Business, 4:00 - 4:30 pm:

1. Review of December 2, 2011 Minutes:
  - No comments or corrections.All supported a MOTION to approve minutes made by Lu Tang.
2. Recent Projects Update (see meeting handout distributed by Ann McLean):
  - 1469 Matthews Avenue - DE414480 – (VHR “B”) This project has come in as a DE application to convert an existing carport to a garage and remove the rear fire escape and add a deck. All work will happen at the rear of the site. This application will not come to the FSADP for comment.
  - 1518 Hosmer – DE414340 – This project has come in as a DE but will not be reviewed by the Panel again. It was largely supported at its two enquiries and the application has responded to comments by the Panel. Outstanding landscape issues will be handled by staff.
  - 1633 W King Edward – DE414488 – This project has come in as a DE Application. It has been scheduled for our next meeting.
3. Panel members: Lu Tang stepping down in May. Michelle McMaster stepping down when new BCSLA member is found to sit on Panel.
4. Concern brought up by David for house on 1811 Matthews with garage facing street: Passers by can see inside garage when it is lit because there are windows in the garage. In the night time, the neighbors can see into the garage. This recently built house also has installed a chain link fence, which was not approved when the garden design was presented to the Panel. The Panel Chair has asked the City to further investigate and ask it to be removed.
5. David C. asked for clarification re finished grades being set by architect. Is drop in grades associated with driveway access to basement parking included in the grade calculations? Window wells? John Keen and Ann McLean clarify: No, these are not included. Grades are calculated from the corners of the site and noted at the corners of building. The grades shouldn't change much from existing (max. seen  $\pm 6''$ ). Typically grades are checked in the application stages of review. Panel members don't need to get this detailed. All that is needed is for members to say, for example, “this building is too big”. Stronger wording has more weight, as does repetition, to the Director of Planning.

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

1. **1526 West 16<sup>th</sup> Avenue**  
Presentation of changes made since last visit to panel:  
John Medland, architect:

- Raised ridge height and increased roof pitch (to 8:12/7:12) - allows for a playful drop down when over stairwell, and a higher stone base height. The tripartite expression has more strength, and the roof is simplified.
- Front entry is “just right” – stronger than the last, but lighter than the first iteration. Curved balcony overhead, pilasters project out further and are on plinths.
- Window mullion patterns – went more traditional again. Tried to do “special” treatment in specific areas, but found it didn’t work that well. Owner preferred calmer more traditional mullions after all.
- Chimney ‘L’ shaped mass removed. Chimney pulled to where it is in house (more central) so no longer on east elevation. This allowed for better treatment of north-east corner of house.
- Garage patio – one ridge over garage with patio embedded, and a wrapped sloped roof along south side. Deleted awkward flat portion of garage roof.
- Explored suggestion to extend main floor patio north. Kept as earlier proposed because this created a no-man’s zone along the west and also shaded the basement level rooms too much. Did take out large post which created a more open patio.
- Materials:
  - Roofing – ‘Roof Roc’, a recycled composite slate used elsewhere in FS. Recently available again.
  - Split face limestone instead of cut face, for base
  - Light pebble dash stucco
  - Wrought iron metalwork

Julie Hicks, landscape architect:

- Rear patio more generous without post
- Reduced paving in side yard (staff comment), pond now centered on family room, and more planting in side yard.
- Re-sized extra parking spot to reduce amount of paving. Allowed for increase in size of lawn, and better ability to see from patio into rear garden area.
- Front wall – lowered overall, with fence the same height. From inside property view will be of continuous hedge.

Questions:

- Sideyard setback on west? 15’-3” (standard)
- Excess amount of parking? 2 plus 1 parking pad.

Planning Comments and Questions to the Panel:

- The Panel reviewed this proposal recently as an application, and asked that it be reviewed again as part of its permitting process. The key concerns were the entry, window treatment, and rear patio to yard transitions. Have the revisions satisfied the Panels previous comments.

Comments:

- Advantageous changes. Like all.

- Too bad special windows didn't work.
- Could do more work on front entry.
- Garage/patio works well
- Encourage owner to go with more robust materials. I.e. Pea gravel stucco rather than selected.
- Thanks for paying attention to our earlier comments.
- Makes a 'City House'. Looks great.
- Except, miss the special windows! They gave a unique marriage between Asian and European styles. Now calmed down, maybe too generic?
- Like smooth stucco proposed rather than pea gravel idea which I find too commercial in appearance.
- Like the house.
- Heritage – great in urban environment: a “little jewel”
- Front elevation pleasant but could use a bit more work on the pilaster/low walls, so they interact more with steps.
- Miss Shanghai window grid a little. Could a wood screen with the motif be used in the stairwell inside, instead? Like window design otherwise.
- City House. Urban. Wonderful.
- Positive improvements to landscape, roof, rear. Fits.
- Like calmer windows. East elevation garage has Shanghai window. Like.
- Like improvements. And, like that you didn't have to stretch the rules to do such a nice house.
- Nice improvement.
- Like. Comfortable. Like texture, sample board, conservative Asian appeal. Blends. Like colours. Disagree about comment on coarser texture.
- Asian influence – feature window/gate/wrought iron; texture;
- Traditional but with a modern cast.
- Capstone for retaining wall great.
- Well defined entry at front landscape and private spaces.
- Maybe extend front stairs out farther to make plinths sit better.
- It's great. Calmer. Flows well.
- Like rear patio without post, changes to lawn, parking which open up rear garden.
- Like smaller basement patio
- Like change to roof.
- Elegant building.

#### Comments Summary:

- Created a city house suitable for its urban environment. Maybe this will set precedents for other redevelopments along 16<sup>th</sup> Avenue.
- Concentrate on entrance for your final design to make it a stronger element.

**MOTION:** All support the application with comments addressed as moved by David Cuan and seconded by Mamie Angus.

## 2. 1496 Laurier Avenue

Presentation of changes addressed since last seen by panel,  
Katherine Gordon, Nexus Design:

- Aim to create a home worthy of entry to FSD, a striking building of manicured beauty.
- Stonework surround – extended
- Fenestration consistency tightened up
- Arcade clashing with east elevation windows revised.
- North elevation of garage – stone added to tie to building
- Roof design a major challenge:
  - Lowered main floor elevation
  - Dropped window elevations too.
  - Lesser sloped east elevation roof line
- Tripartite expression – comment from last panel was that this may not be as necessary as is typical, given style of the building; revisions therefore have given a more continuous band board, and stone all around.

Pat Campbell, DMG Landscape

- No real issues from last presentation, so reiterating landscape design issues
  - Primary effort: retain existing trees. New driveway allows us to keep Deodora cedar; keeping existing hedge along Granville.
  - Removed berm next to existing house so path pulled in a bit on east side.
- Fine tuning of design:
  - Landscape plants, ornamental and native.
  - Storm water to be directed into garden, so lawn raised so water will seep into swales at edges of beds

Questions:

- Materials panel? Missing
  - Stone and stucco to be close in colour. Smooth limestone & stucco.
  - Windows dark stained fir.
- Base stone to be to 5'-6" height on north elevation. Same stone on house as on base, separated by a trim piece. Using stone to frame windows.
- Crawl space near mechanical – access from outdoors? No.
- Heat pumps require chimney, but there are two chimneys. Why? Aesthetics (French)
- What is roof inspiration for zinc on chimney? See inspiration images from first presentation.
- East side curved roof – helps frame windows. What is drainage for this roof? Won't it be too concentrated a collection of water? Two drains on roof here.
- Porous concrete? – has holes in it. A product.

#### Planning Comments and Questions to the Panel:

- Previously reviewed as Enquiry. Concerns with roof form, tripartite expression and fenestration.
- Have the previous comments addressed? DOP would like your comments on material treatment, siting, and any general comments with regard to the ODP and Guidelines.

#### Comments:

- Like. Like improvements, side arcade work, shape & heftiness of mass above.
- Like shading where shows what is included in FSR calculations
- Rethink – Use more limestone?
- Like break up of limestone & stucco on front
- Miss tripartite expression which is light.
- Like layout of house on property, & overall design.
- Find curved & square windows busy, mish-mash
- Stucco a new material. Does this go with zinc? Don't think this works. Should have one or the other.
- Maybe still a little busy.
- Tiling of limestone – hard to see texture from model & drawing (miss the samples board)
- Well done. An elegant building well fitted into landscape.
- Only concern is with alignment of windows on west elevation. This style should have them lined up, and they aren't. Think this is important to try to achieve given it is on the building's most prominent side.
- Like the zinc detail on the chimneys. Maybe taper instead of straight sides?
- The work done shows. Front façade pleasing. Limestone/stucco is great.
- Windows/dormers alignment or something on west elevation needs attention.
- Stone on west elevation wrapped around front to fireplace.
- Good work to keep all the trees!
- Good to have entry on Laurier.
- Need to show respect to Granville – line up windows & you'll get it.
- Beautiful house. Really like.
- West elevation windows are uneasy.
- French chateau! A nice enhancement to neighborhood, in part because house and garden nestle well together.
- Use a more detailed profile on pillar caps of railings

#### Summary of Comments:

- Kept trees, great!
- Panel likes this project a lot.
- Materials – tiling and number of elements to use

- Focus on West side elevation fenestration in final plans

MOTION: All support the application with comments addressed as moved by Mamie Angus and seconded by David Cuan.

Judith Hansen left meeting 5:50. Still have Quorum.

### 3. **1288 The Crescent**

Presentation of changes made since last visit to panel:

NOTE: Phil Yacht, Judith Hansen & Lisa MacIntosh had to leave early and did not vote. Phil & Judith did not provide comments.

Loy Leyland, architect:

- Estate-like character. Refer to other Victorian shingle style house and note scale of buildings. (Book with flagged images passed around table)
- Materials
  - slate for roofing – considering black/green mottled
  - granite stone
  - zinc gutters
  - cedar bevel siding on horizontals, shingle on gable ends
  - Benjamin Moore paint heritage colours: green, with burgundy windows and buff trim
- House footprint significantly smaller: Sunken areas removed; Driveway pulled back from property line; Garage moved into house; detached garage; patio reduced in size. Site coverage  $\pm 35\%$ .
- Detailing consistent now on all elevations
- Now have one ridge along north elevations
- Added porte cochere to reduce length of driveway
- Tower now within roof, so more subtle
- Double height – not changed; but only have true 2 storey height in entry and family room, otherwise have sloped roofs. Roofing keeps massing much smaller. Nestles amongst neighbors.

Donna Chomichuk, landscape architect:

- Went back to more organic option, given earlier comments.
- Big change – reduction of patio allows for a lot more flow between 2 main spaces.
- Keeping existing tree in rear garden near house.
- Informal design makes garden larger, and feel larger.(is larger too, because of reduction in building footprint)
- Detached garage. Allows children's play area right off patio (visibility). This will become soft garden space when children get older.
- Spaces better connected.
- Garden design works well for closest neighbor in rear – no buildings nearby.
- Grading – better relationship between lawn and patio with removal of sunken areas. Now 2 ½'

- Driveway reshaped to reduce driveway length
- Front walk straightened.

#### Questions:

- What is the little structure? Garden pavilion not yet well defined
- North elevation below tower – doors? No. only an interruption in railing
- Why 6 car garage and 4 bedrooms? Client requirement
- ‘Tower’ is actually a cylindrical projection out from roof. Very powerful element (not a criticism). What is roof material for it? Slate like rest of roof.
- What is rationale for disparate elements – Whistler river rock, Texas ranch, Russian roof? Not disparate.
- Has a lot of presence on the street (width). Architect thinks not (height is smaller than neighbors)
- Mass of house from rear neighbor (Matthews)?
- Any way to increase green space? Less than half is green space. Disagree. House is set in a park. 35% site coverage (i.e. less than permitted.)

#### Planning Comments and Questions to the Panel:

- At the last review in September the Panel had concerns about the mass of the house, the relationship of the elevations to one another, the driveway access, the transition of the patio to the rear garden
- The Director of Planning asks if your concerns have been addressed. Comments should focus on new/revised elements of the design.

#### Comments:

- Like flow, organic. Like front path
- Like house. Property needs substantial house. Well proportioned for the lot. Interesting style. In some ways very traditional.
- Will green paint and green roof be too much?
- Like roof changes.
- Like improvements to garden
- Don’t like house. Don’t like mixture of styles. Don’t think it fits in to The Crescent.
- Massing – although it has been reduced it still overwhelms front and east sides. Too eclectic.
- Like details – chimney recessed, entry stairs, many more. Well done. Balance. Railing variety works well together.
- Colour – green or red?
- Impressed. Like powerfulness, grandness and weight. Traditional.
- Horizontal stretch okay. Scale reasonable to land.
- Good job satisfying complaints of footprint and awkward shape. Enough space along driveway.
- East side works.

- 35% FSR good!
- I love the house! American country, East coast Connecticut. Roof will be one of nicest in Vancouver. Passers by will never be face-on to any side except front.
- Garden relaxed and country. Great.
- Colour is correct. They were dark colours last turn of the century. Okay as long as not bright.
- Glad of reduced footprint.
- Difficult to imagine house. Looks very much like Shaughnessy house. Not favorite design but like the elements.
- Better than previous. Like it for its inventiveness. Like reminder to Robert Sterns' home.
- Concerned about its bigness & how it sits on lot.
- East elevation concerns me, because lots of vantage to see it from the street. May be too powerful.
- Interiors/floor plan – program elements & 20' 2-storey spaces have built up a volume of house to make it very big.
- Disturbing. Does this fit Shaughnessy?
- Like reduced footprint. It reduces the mass and opens up the garden spaces. Like the removal of the sunken spaces especially the well for the pool. Much better connection inside/outside now.
- Like simplicity, like informal garden layout better
- Like driveway, porte cochere, front entry walk.
- East elevation is very forceful, better sitting in roof. Think it works if roof of same materials.
- Consider colours carefully. Big mass of roof. Should it be same as building colour?

Summary of Comments:

- Mixed opinions regarding this project
- East elevation too powerful?
- Massing is an issue
- Inventive design which some liked and others don't

MOTION: Lu Tang moved the Applicant proceed to DE Application, with comments addressed. Four in favor; four against. Ann McLean will take to Director of Planning for decision.

Meeting adjourned 6:50