

First Shaughnessy Advisory Design Panel
MINUTES of Meeting
May 19th, 2011 - 4:00 pm - 6:30 pm

Present:	Lori Kozub David Cuan Erica Gardener John Keen Paul Sangha Phil Yacht Lisa MacIntosh Jennifer Stamp Mamie Angus Linda Collins Paul Song Wu	Chair SHPOA Resident - SHPOA Resident - SHPOA AIBC BCSLA Resident Member at Large Real Estate Board BCSLA Resident Member at Large Resident Member at Large Resident Member at Large
Regrets:	Judith Hansen Victor Pillar Jim Bussey	Heritage Commission Resident – SHPOA AIBC
City Staff:	Ann McLean	Development Planner, UDDPC
Recording Secretary:	Prit Toor	ARKS

AGENDA

Business:

1. Review of Minutes of April 20th, 2011
2. Project Updates
3. Other Business

New Business:

1. Address: 1198 Balfour Street
Inquirer: Loy Leyland Architect
Status: Second Enquiry
(Previous: January 13 /11)
2. Address: 1351 Laurier Avenue
Inquirer: Loy Leyland Architect
Status: Fourth Enquiry
(Previous: Oct. 08/09, Apr. 15/10, Jan. 13/11)
3. Address: 3660 East Boulevard
Inquirer: Andrew Chung Architects Inc.
Status: Second Enquiry
(Previous: April 20/11)

MEETING

Business, 4:00pm - 4:15pm:

1. Review of Minutes of April 20th, 2011:
 - Add Linda Collins, Resident Member at Large as present for this meeting
 - Moved, Seconded
2. Projects Updates:
 - 1288 The Crescent - DE 414765 - has come in as an application.
 - 1965 Matthews Ave - DE 414571 - has been approved with conditions
3. Other:
 - Chair asked Panel to check status of their positions for 2012 - 2 year term and would like anyone to advise her as soon as possible if they are stepping down after this term so that new candidates can be selected and shadow members in the fall.
 - Councilor Chow also asked the Chair if AIBC could have an alternative as well.

New Business, 4:15pm - 6:00pm:

1. 1198 Balfour, 4:15pm - 5:00pm:

Presentation: Loy Leyland Architect; Ayuko Inoui Landscape Designer

- This is a pre 1940's house that the Panel has seen previously.
- Panel previous comments have been addressed
- Issues about volume: reduced some of the two storey space and created more visual interest through design revisions.
- Issues about windows patterns: window locations more ordered with upper and lower windows line up where appropriate, door details are consistent as are most balconies. Building facades are now quite formal
- Back lane has 2 foot high retaining wall
- A more symmetrical arrangement to the landscape plan.
- Gazebo by the reflecting pool serves as a focal point in the back yard
- Back patio surrounds the family room
- The extra parking space removed
- A new retaining wall located within property lines separate the higher grade elevation of the back yard from the lane.
- Parking at the basement level is accessed by a driveway from the lane. Discrete planting areas will be located along the east concrete retaining wall.
- Existing hedge to remain.

Information provided to Panel's Questions:

- In addition to the existing hedge, the landscape plan calls for 11 trees, including medium sized Japanese snowbell trees that will grow to a height of 30 feet, magnolias located in the front yard, rhododendrons, hydrangeas, evergreen shrubs, dark fern/ground covers, Japanese

- Maples located in the back yard, rosemary and lavender, and Boston ivy on the concrete walls
- The 1.5' deep reflecting pool will have a water fountain and rill that directs water circulation away from the house
- The skylight over the breakfast nook and located off the master bedroom on the second floor is surrounded by railings and will not be seen from the lane
- Open patio adjacent to house has grey Roman paver floor with level slightly higher than surrounding grade and edged with planters.
- The whole backyard yard is fenced
- Dome will be finished in zinc, zinc gutters, smooth stucco, chimneys will be finished in limestone
- The L- shaped plan house has a symmetrical front with Georgian motifs carried through four sides of the house.
- Planters may be introduced next to the railings located at the edges of the open patio over the basement garage.
- The existing perimeter hedges were planted outside the property lines. Existing openings will be in-filled with new.
- Plain metal fence for perimeter fencing next to hedge.
- Gazebo @ less than 10' x 10' not required to clear the required rear yard set back
- The curved walkway links the front yard to the back garden through a narrow and varied landscaped area. The front lawn was moved to its present spot to allow it more sunlight with plantings close to the house to frame it
- The rear garden can be accessed from the driveway through a set of stairs.
- Applicant believes that the neighbour's trees close to the proposed driveway will survive the construction.
- Hope that City will allow the proposed new hedge in-fills located outside the property lines to match locations of the existing hedges
- Will explore wider steps to better link the back patios to the adjacent gardens

Planning Comments and Questions to the Panel:

- The Panel reviewed this proposal on January 13, 2011. The Panel had concern regarding the varied styles employed for fenestration and detailing, the integration of the hard and soft landscape and scale of the rotunda element as it related to the overall building massing.
- Have the revisions adequately addressed the Panel's previous concerns with regard to the FSODP and Guidelines.

Comments:

- A number of the Panel Members were appreciative of the changes made to the overall architecture design of the house
- A number of Panel Members would like to see a more robust stucco 1st Shaughnessy, not flat stucco. Or perhaps use a pebble ash so that there is some texture
- A few Panel Members like the overall design of the landscaping which helps to dress up the front of the house. The landscape design is complex and varied; one has to tour the entire site to comprehend the overall design.
- A number of Panel Members have concerns with the relationship of the landscaping to the house which just doesn't seem to be connected in any way; they appear to be very independent of each other.

- The Nanny quarters could be made more attractive if it can look out into more landscaping
- The upper patio needs to be larger if it is meant for a family and entertaining, its not large enough for a table
- Planting materials seem too institutional need more mature plants and variety. More design work required to locate plant specimens and achieve a layering effect
- Too many things going on in the garden especially in the SW Corner

Comments Summary:

- Addressed all issues noted on the architecture of the house
- The landscape design requires a lot more work, with the following consideration:
 - the connection to the house – no flow from inside to outside
 - the patios in the back yard being too small and awkward
 - too much infrastructure in the back SW corner garden where the gazebo and the reflection pool sit
 - the front yard requires a more formal design
 - Check with City to confirm that new infill planting is allowed outside property lines to match the existing perimeter hedge

MOTION:

Motion to have the project comes back as a Development Permit Application. Seconded. All in favour. Passed

2. 1351 Laurier Avenue, 5:09pm - 5:35pm:

Presentation: Loy Leyland, Ayuko Inoui Landscape Designer

- Addressed comments quite extensively regarding doors and windows
- Reworked the floor plan to simplify the roofline as viewed from the front of the house
- Dormer added to garage roof to make it look more traditional
- Lowered and enlarged window in the stairwell
- Simplified general roof lines
- The porch projection at the rear of the house removed to allow more windows looking into the redesigned stairwell
- House is set back from front property line further than required better align with neighbouring homes
- Changed the lower patio planting to just 1 tier which allows the creation of another planting area behind this. More planting is planned along the east side of the curved portion of the driveway
- Front walkway has side access onto the side yard and front lawns are separated from the walkway by low boxwood hedges. These hedges stop at front porch steps with their top of hedge height complementing the side rail heights of the steps

Information provided to Panel's Questions:

- Stucco chimney proposed
- No stone base; stucco finish below architectural banding

- 2-stall garage proposed
- Existing 6 foot ivy-covered brick retaining wall along the east property line accentuated with new concrete bench located to allow a view of the new home with a plant trellis on its side wall

Planning Comments and Questions to the Panel:

- The Panel reviewed this proposal January 13th, 2011. The Panel expressed concern about the size and design of the covered back porch and basement patio and the overall connection of the house to rear garden. The East elevation required further development.
- Have the revisions adequately addressed the Panel`s concerns with regard to the FSODP and Guidelines.

Comments:

- Larger roof overhangs more becoming
- A number of Panel Members wanted to see some type of stone/brick added to the base in certain areas of house to make it look better
- A number of Panel Members felt that the long, flat East elevation is a bit bland and lacks the visual interest of the other elevations while some panel members have no problem with this
- Pleased with the design revisions to the house but the base requires a change in finish materials for added interest

Comments Summary:

- Panel Members pleased with the issues on the architecture and landscaping of the house addressed

MOTION:

Motion to have application move to Development Permit, Seconded. All in favour. Passed

3. 3660 East Boulevard, 5:45pm - 6:40pm:

Presentation: Andrew Chung, Francis Chow, Ron Rule and Associate, David Thompson Family

- House designed in the French Chateau style
- House located close to the top of the very steep site
- Revisions made the house narrower to increase its side yards
- Garage has been relocated to the southeast corner of the site; dining terrace now opens onto lawn
- The relocated garage has stair access from the lower back yard due to grade changes
- A large skylight over the over the covered back dining terrace
- A large mechanical room located in basement
- Due to site conditions, the roof is prominent so that you can see it from the street
- Well-detailed wrought ironwork and a limestone base runs around the whole building
- A stately symmetrical home with formal front gardens
- Location of proposed house on site respects all required building setbacks
- Steep site, not typical for 1st Shaughnessy. Prominent traditionally-designed double stairs

- provide access to front entrance from the street
- Neighbour to the south also has double stairways
- Layered design of landscaping in front garden
- Existing hedge along front property line too tall and this will be removed to allow new house to be seen from East Boulevard
- There will be 2 fountains in the front gardens
- Deleted the previously proposed pool in front garden

Information provided to Panel's Questions:

- It is unfortunate that the garage is now located in the sunnier part of the backyard but the main floor plan cannot be "flipped" as the Living Room must be located due south and directly accessible to the adjoining front garden. Its potential location due north will restrict its outdoor space to a balcony and this is not acceptable to client
- The Outdoor Sports Court/Paved Parking also serves as a much needed area for washing cars
- A water feature between the double access stairs at the front of the house is yet to be designed
- There will be a 3-4 foot high concrete wall with a 6 foot hedge along the front property line. The existing grade elevation of the street level at entry is 158 and the grade at main entrance of the house is 174.5 requiring 32 steps to negotiate the difference. The right front terrace is at 175 and the adjacent front garden has its lowest grade at 169 which is about 2 feet higher than the left front garden
- Front garden on left side of the house is fully screened and the right side terrace partial screened with layered landscaping from the East Boulevard
- Can only see the top part of the house from East Boulevard and the City won't allow moving the house closer to the street for more visibility.
- The window well of the maid's room is compromised by the bay window of the Living Room above. Revision required
- There is an arborist report for the site

Planning Comments and Questions to the Panel:

- The Panel reviewed this proposal on April 20th, 2011. At that time its design was preliminary. The Panel did have concerns about the arrangement of the outdoor spaces.
- Have the revisions adequately addressed the Panel's previous concerns?
- Do you have further commentary on this more developed design with regard to the FSODP and Guidelines, in particular the proposed building and landscape fit with the neighbours and streetscape?

Comments:

- Majority of the Panel Members is disappointed at the lack of design development on the East, South and North elevations of the building. These elevations do not show the same level of design as the front, West elevation.
- Few of the Panel Members like the location, arrangement and the front design of the building especially since a lot of the massing cannot be seen from the street
- Some like the formal complexity of the front gardens design coupled with the entry procession through the double stairs located at the front of the house and accentuated by a water feature. The use of quality finish with high level of detailing is essential to pull this off

- Beautiful main floor plan of the proposed house
- Majority Panel Members felt the house plan should be flipped instead of relocating the garage to the sunnier part of the back yard
- Too much paved area in the back yard
- Front of the house looks busy with all the railings and different window styles
- Panel Members are concerned that a significant part of the roof is flat. This does not comply with the design guidelines for 1st Shaughnessy homes
- Some feels that the highly geometric layout does not tie in with the typical 1st Shaughnessy there needs to be more variety
- A better layout of the rooms would allow more natural light into the interiors
- Design of Maid's room needs improvement
- Like the symmetry of the front gardens even though these may not be typical garden

Comments Summary:

- The roof needs to fit into the First Shaughnessy neighborhood and cannot have a significant portion of it flat. Major redesign required.
- The North, East and South elevations needs design development to match the well-articulated West elevation.
- Try to simplify the Front (West) elevation of the house
- The back garden needs to be addressed - having stairs access to the garage doesn't seem like a good idea and there is too much hard landscaping in the backyard.

MOTION:

Motion to have project come back as 3rd Enquiry, Seconded. All in favour. Passed

Meeting adjourned at 6:40pm. Next meeting on June 9th, 2011.