

**First Shaughnessy Advisory Design Panel
Minutes of Meeting
June 9, 2011 – 4:00 pm – 6:30pm**

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

Agenda

Business:

1. Review Minutes May 19, 2011
2. Project Updates
3. Other Business

New Business:

1. Address: 1288 The Crescent
Inquirer: Loy Leyland Architect
Status DE 414765
Previous: Enquiry Jan 21, 2010, April 1, 2010, Sept. 9, 2010, Feb. 3, 2011
2. Address: 2083 West 20th Avenue
Inquirer: Loy Leyland Architect
Status: First Enquiry

3. Address: 1518 Laurier Avenue
Inquirer: Raffaele & Associates
Status: Second Enquiry
Previous: Enquiry April 20, 2011
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Meeting

Business, 4:00-4:15

Chair Lori Kozub called the meeting to order at 4:00pm and noted the presence of a quorum.

1. Review of Minutes of May 19, 2011
Jennifer Stamp requested the following be added:

1351 Laurier

Many of the comments from the previous project apply - refining the landscape design as it is all over the map. There needs some buffer planting to the neighbour as the ramp location does not allow for any large planting along the common PL. Poor connections between house and garden.

3660 East Blvd

My comments were that while the grades are well handled by the landscape architect there is still a large wall at the front PL. There is also none of the layering effect typical of Shaughnessy gardens. It is too "tight". Shaughnessy gardens are typically more loose and asymmetrical. Privacy to the south will be an issue especially as the large tree on the south PL is being removed.

Motion to Approve Minutes, Seconded. All in Favor. Passed

2. Projects Updates
There are no updates at this time.
Rick Michaels announced his retirement effective July 15, 2011. Replacement not yet announced.
3. Administration Bulletin regarding the FSODP should be completed and final review before Rick Michael's retirement.

New Business, 4:15 – 6:00

Chair discussed with Panel the need to provide better feedback to the Applicants in the Minutes. She announced future minutes will be in a similar format as the Urban Design Panel. This format will provide clear and concise information to ensure Applicants are clear on Panel's requirements.

Business Meeting

1. 1288 The Crescent

DE: 414765

Abstain: J. Keen

Presentation: Loy Leyland Architect, Donna Chomichuk Landscape Architect.

Applicants Comments:

Loy Leyland made the presentation for the site. Mr. Leyland gave a brief introduction about the site and how the project was started in 2008. Since that time he has made considerable changes to the original design based on previous comments from the Panel. The massing of the overall building has been reduced considerably. Site coverage is significantly less than allowed as well as the height of the building. The design represents a romantic style combined with historic elements. The building has a large shingle roof and is not seen from Mathews Street.

Donna Chomichuk described the landscaping of the site and stated not many changes since the last presentation. The SE corner has more refinement and the garage has moved to an angle to make the parking space bigger. The design of the garden pavilion is shown on the model and is meant to compliment the architecture of the house and will sit on a slight hill next to the water feature. The trees that can be saved will be and the house has been moved to accommodate them.

Mr. Leyland and Ms. Chomichuk took questions from the Panel.

Applicants responded with further information.

- The water feature noise will not impact neighbour on the west side
- The scale of the model and drawings should be consistent with each other
- The dome roof allows for a vaulted ceiling in the master bedroom and another over the dining room.
- The house is definitely two stories.

- Most of the presentation's material has been put together from previous presentations.
- The roofing material is slate.

Planning Comments and Questions to Panel

Planning Comments:

For those new to the Panel, this proposal has covered a lot of ground in previous enquiries including the consideration for retention of the existing building on site. The Panel did not conclusively decide that the existing home had merit, and there were concerns about impact on neighbours if the existing building was relocated on the site. The Director of Planning then concluded that the existing home need not be retained.

The Panel has seen the proposal for a single family dwelling twice in enquiry. The Panel did support a height relaxation for the southeast tower. This can only be supported as a point elevation, not a ridge.

At the last enquiry, the Panel summary included some support for the proposed building, but also concern regarding the response to the "estate-like" image discussed in the ODP. There were further comments regarding the clarity of pedestrian and vehicular access, and the relationship of indoor and outdoor spaces.

Questions to Panel:

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 building form, and its effect in creating an estate-like appearance.

Panel Commentary:

- The majority of the Panel felt that on The Crescent a new home should preserve the special Shaughnessy character and this architectural expression deviates from this. The design does not fit into the grand style of the neighbourhood.
- The majority of the Panel believed that even though the house technically meets the FSODP requirements, the massing is too large, mainly due to the roof style.
- The majority of the Panel stated the roof line was not suitable. It is too long and dark on the north/south elevation and the east elevation dome roof is not a "neighbourly design".
- The Panel agreed the landscape design was well done.
- It was generally agreed that the house had the look of an "oversized rancher" that belongs on acreage, not The Crescent.

Chair Summary:

- Comments are clear the Panel does not support this architecture for The Crescent. Suggest you speak to your client in detail about our concerns and review the feedback in detail.

Motion:

Motion for non-support as this project as presented but would be pleased to review it when it returns considering Panel's comments. Seconded. All in Favour. Passed.

2. 2083 West 20th Avenue

Enquiry: First

Abstain: J. Keen

Presentation: Loy Leyland Architect, Donna Chomichuk Landscape Architect.

Applicants Comments:

Loy Leyland introduced the project. The current house is post 1940's. The site has flanking lands on the NE corner of 29th Ave. and an odd strip of RS-1 zoning. The house gets sunlight and views from the NW. Parking is underground. There is a deck on the second floor that needs consideration. House design is a classical Georgian with subtle details. There are some grade issues from the front to the back. Using high quality slate roofing materials, zinc for the gutters and flashing. Symmetrical style. Site is non-conforming.

Donna Chomichuk continued with the landscaping. Arborist report was completed and most of the existing trees on the site are fruit trees and would not be retained. The existing hedge will be kept for privacy issues. The owners asked for something simple, formal in the back, more pastoral in the front following the guidelines. Straight forward access and doesn't need a lot of paving. Planting trees between neighbour's homes; flowering trees in the back so that it has quite a visual impact on the back yard.

Mr. Leyland and Ms. Chomichuk took questions from the Panel.

Applicants responded with further information.

- There is a sports court near the garage
- Planting materials have not been specifically picked out yet, several species of flowering trees layered on the lane side, mid-size laurel hedge, boxwood around the back patio, haven't coordinated the side yard yet.
- Master bedroom has deck on second floor, balcony rails are wooden.
- Not too much layering on side yard, keeping it simple because neighbour has a hedge. Still at inquiry stage and lots of development still needed.

Planning Comments and Questions to Panel

Planning Comments: This is a first enquiry that generally conforms to the FSD policy. Further context information and eventual neighbour notification will be considered with regard to the large deck. Landscape staff have done a preliminary review of the arborist report, and are in agreement with its conclusion, except for Tree 6, which needs further review.

Questions to Panel:

The Director of Planning would like your comments with regard to the FSODP and Guidelines.

Panel Commentary:

- The majority of the Panel believes the design fits in well with the general Shaughnessy ambience and quite pleasing
- The Panel liked the symmetrical balance design. It is quite appropriate and each side has its own characteristics using quality materials.
- The Panel would like further consideration regarding the basement garage. It appears too tight for three cars.
- A majority believed the landscaping needs to become more evolved to reflect the architecture with a focus on the back patio design.

Chair Summary:

In general the Panel supports the design. The next steps are to have the landscaping tie into the design of the home and further consideration into the three car garage.

Motion:

Motion to have this project moved to a second Enquiry addressing Panel comments. Seconded. 2 Opposed. Passed.

3. 1518 Laurier Avenue

Enquiry: Second

Presentation: Raffaele & Associates Architect, Damon Oriente Landscape Architect.

Applicants Comments:

Raffaele & Associates introduced the presentation. They discussed the feedback the Panel provided for them from previous minute and incorporated them into the current presentation. Rock work has been added from the original building to be used at the base of the house and have also incorporated a porte cochere. Facing Laurier a more prominent single door has been added with additional stairs. From the street front, the design is more grand using robust windows and brackets form

the original house. Double garage is in the back yard. Street front has changed from Granville to Laurier.

Damon Oriente discussed the landscaping. Beech trees on all three corners; house completely obscured by existing hedge. Existing pool will be removed. No survey information is available at this time. Old relatively funky stone wall, nice front yard feel. There is a reasonable separation from Granville, improving the front on Laurier. Nine trees will be removed, including the topped hemlock. There is no arborist report right now but believe all other trees will be kept. Driveway remains the same to ensure there is no threat to existing root work. Going to create some really useable outdoor spaces. On the east side, existing shrubs will be used and generous lawn area build to provide screening from garage. Would like to remove one of the shaggy hedges on Laurier and would like to expose a really nice old stone wall which would a nice layering effect between the street and the front door.

Raffaele & Associates and Damon Oriente took questions from the Panel.

Applicants responded with further information.

- There are 2 front yards because of the way the original home was situated.
- Access to the driveway has to be close to the lane because we don't want to see the driveway hooking up to the back yard.
- There will be a new garage built although the new design is not ready. It will emulate the design of the house.
- The roofing material will be wood shake.
- All the trees on the site are within the original stone wall

Planning Comments and Questions to Panel

Planning Comments:

This is the second enquiry. At the first enquiry the Panel supported the concept of a new house on this site. The Panel encouraged more robust and authentic detailing based on the existing house and asked that the Laurier elevation be further developed to appear as a "front elevation". Other elevations, and a landscape plan were not presented.

The proposal has been further evolved. Planning has already provided some comments to the enquirer. We will not support a driveway at the west property line as it runs parallel to a lane. The stone base should continue around the entirety of the house and in general a similar material composition should be applied to every elevation. The southwest deck must be better integrated into the form.

Questions to the Panel: The Director of Planning asks for your comments on the revised and new elements in this proposal.

Panel Commentary:

- The Panel supports the “firmness” and competent design. It is suitable for the location.
- Many of the Panel members commented on the following:
 - Move the garage much closer to Laurier to achieve a better back yard
 - A man gate needs to be added
 - Deck of master bedroom needs more design work and more robust detail
 - West elevation appears weak and needs further work
 - The current design would not allow for winders to be opened because of traffic noise
- Regarding the landscaping the Panel members believed conceptually all the living space is facing Granville Street with no connection to the garden. The house does not have useable garden space and is equivalent to a townhouse courtyard.

Chair Summary:

Thank you very much for taking our comments and making changes as advised. The design is very competent. You should consider further changes on the west elevation to integrate it with the rest of the house design. Landscaping needs further consideration.

Motion:

Motion for Development Permit addressing Panel comments. Seconded. All in Favor. Passed.

Meeting adjourned at 6:40. Next meeting July 21, 2011.