

First Shaughnessy Advisory Design Panel
MINUTES of Meeting
November 24, 2011 - 4:00 pm - 6:35 pm

Present:

David Cuan	Vice-Chair, Resident, SHPOA
Erika Gardener	Resident, SHPOA
Kathy Reichert	Resident, SHPOA
Linda Collins	Resident Member at Large
John Keen	AIBC
Jim Bussey	AIBC
Paul Sangha	BCSLA
Jennifer Stamp	BCSLA

Regrets/Absent:

Lori Kozub*	Chair, SHPOA
Judith Hansen*	Heritage Commission
Mamie Angus*	Resident Member at Large
Phil Yacht	Resident Member at Large
Paul Wu	Resident Member at Large
Lisa MacIntosh	Real Estate Board

*Leave of absence granted

City Staff:

Ann McLean	Development Planner, UDDPC
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Recording Secretary: David Cuan

Resident, SHPOA

AGENDA

Site visit: 1656 Laurier Avenue

Business:

1. Review of Minutes of October 13th, 2011
2. Project Updates
3. Other Business

New Business:

1. Address: 1656 Laurier Avenue
Inquirer: Formwerks Architectural
Status: Enquiry
Review: First

2. Address: 2083 West 20th Avenue
Inquirer: Loy Leyland Architect Inc.
Status: DE 41522
Review: First as Development Application

3. Address: 2088 West 17th Avenue
Inquirer: Loy Leyland Architect Inc.
Status: Enquiry
Review: First

MEETING

Site Visit, 3:30pm – 4:00pm

Panel members visited the property at 1656 Laurier Avenue, looked at the exteriors and interiors of the existing house on the site prior to the start of this meeting.

Business, 4:20pm - 4:35pm:

Acting Chair David Cuan called the meeting to order at 4:20pm and a quorum is present.

1. Review of Minutes of October 13th, 2011:

Proposed revisions:

.1 Page 5, Comments bullet 2:

Replace “element” with “development” at the end of sentence.

.2 Page 4, Comments bullet 4:

Delete “n” from first clause.

Motion was made to pass the Minutes with the noted revisions; Seconded; Passed.

2. Projects Updates:

1518 Laurier Avenue-Approved with Conditions

1351 Laurier Avenue-Approved with Conditions

1288 The Crescent-Approved with Conditions

3550 Maple Street-Application received to build addition to rear of existing 2-family home.

3490 Pine Crescent-Proposed work held until issues regarding the existing shared driveway are sorted out.

FSODP Administrative Bulletin- Senior planning has reviewed the draft and decided that the first part regarding preservation of existing pre-1940s homes needs more work. The second part that contains commentary on vehicular parking and double height spaces was approved and a bulletin on this will be issued shortly.

3. Other Business:

Concerns were expressed that some projects supported at the DP stage have significant landscape elements not fully resolved. The 3490 Pine Crescent project reviewed by the panel on Oct. 13th, 2011 is an example. Panel members should weigh the proposed building and landscape features equally in the design review before making a decision. Requests Planning to

bring back the further-developed 3490 Pine Crescent to the panel for our review before DP approval.

New Business, 4:35pm - 6:00pm:

1. 1656 Laurier Avenue

Presentation: Formwerks Architectural Ltd.

The architect, Mr. Bussey presented the project:

The existing pre-1940 house is sited far back from the front property line with its front yard used as vehicular access and parking. Although the Spanish-styled house is charming with its play of symmetry and asymmetry in building forms, the structure does not have the presence of the neighbouring homes on the block as it lacks the grandeur, stateliness, robust detail and quality of construction so desired in the First Shaughnessy. Due to the location and the interior layout of the existing house, the renovation/alteration option was not pursued. Additional information supporting this conclusion is in the Retention Rationale document submitted by the architect.

The proposed project plans to demolish the existing house and construct a new single family residence. The proposed stone-clad classical styled structure with a rusticated base is sited closer to the front property line and incorporating vehicular parking on the basement level accessible via a ramp located along the eastern side of the property. A large sunken patio off the recreation room on the basement level is also proposed.

The presenter took questions from the Panel and provided the following further information:

- Rusticated base: split-face stone blocks for a rougher looking base to “anchor” the building.
- Concerns about the existing Sequoia tree west of the house: The arborist report (not submitted) confirms that the construction area is possible without negatively impacting the root ball of this tree. The arborist will follow with specific recommendations for methods of construction in the affected areas.
- Proposed FSR within the allowed maximum of 9,541.67 sq.ft. There is no bylaw variance or relaxation requested.
- Relationship of proposed house to garden: extensive use of glazing and a wide terrace along the south facades facing the back yard and provision of a large sunken patio to provide access and light to the basement.
- Could the proposed home recall some characteristics of the demolished existing home? Difficult to do.
- Sunken patio dimensions: 20' x 40'.
- Were building addition options explored? Some initial sketches were done but quickly concluded that these were not ideal to satisfy the building program and building retention values.
- Landscape plan: None submitted for this application but the landscaping design will endeavour to keep the existing healthy trees on site.

Planning Comments and Questions to the Panel:

Planning comments:

The proposal is to demolish the existing house and construct a new single family dwelling. The planning Department encourages the retention of pre-1940's homes of architectural merit. While this home may not demonstrate the archetypal character of First Shaughnessy, its size would accommodate an addition while retaining much of the existing house.

Questions to the Panel:

The Director of Planning asks if the Panel believes the existing house to have architectural merit and your comments on the proposed design with regard to the FSODP and Design Guidelines.

Panel's Comments:

- The existing Spanish-styled home with its unique architectural flourishes adds variety to the existing streetscape and should be retained. The proposed replacement house is attractive in its use of authentic and quality finishes but there is some reservation about the proposed sunken garden at its south side.
- The existing charming house is narrower and more elegantly proportioned than its proposed replacement.
- Concerns about the proposed demolition but may consider this option if the replacement home incorporates some unique attributes of the existing such as its architectural features, street appeal and better connected to the ground plane/gardens. The vehicular access to the basement along the side yard and the proposed sunken garden/bridge connection tend to isolate the house from the ground plane. It seems that this block of Laurier Ave. is predominated by heritage wood-clad homes which makes the proposed stone-face replacement house seems incompatible with its neighbours.
- There is a minority view that although the existing house is seductive, its wood clad structure and its site layout are more akin to developments in 2nd Shaughnessy. This view prefers a replacement home that is more imposing.
- There is some sympathy that the challenges associated with retention of the existing house may not be worth the effort, but the proposed replacement as presented is not satisfactory.
- If the existing house is to be demolished, the proposed replacement must be a significant improvement in design. At present, the design shows a cramped side yard and a heavy, almost overbearing presence on the site. Major concerns about the impact of new construction on the existing Sequoia along the western property line. At least 1/4 of its root-ball will have to be removed during construction.
- The existing house should be demolished as it does not suit the requirements of the new owners. However, the architect should review the design of the vehicular access ramp along the east property line.
- Concerns about the architect's rationale for the appropriateness of the proposed replacement home. It is ironic that the architectural uniqueness (Spanish-influence) of the existing house is considered as a weakness while the architectural uniqueness of its proposed replacement is

cited as a virtue.

Panel's Comments Summary:

A majority of panel members prefer to see the retention of the existing house although they are open to the proposed demolition depending on the merits of the proposed replacement. Further studies needed. Everyone is concerned how the proposed redevelopment on the site impacts the existing Sequoia.

MOTION:

Motion to have the project come back to the Panel as another inquiry. Panel support for building demolition is subject to the merits of the proposed replacement home design and layout the site to ensure the protection of the existing Sequoia. Moved by John; Seconded; All in favour; Carried.

2. 2038 West 20th Avenue

Presentation: Loy Leyland Architect Inc., Donna Chomichuk, Landscape Architect.

The architect, Mr. Leyland presented the project:

The project came before the panel as enquiry on June 9, 2011. This presentation is first as a Development Application. The sloping project site is flanked by lanes along its north and western property lines. Vehicular access to the proposed basement level parking garage is located off the lane flanking the western property line of the site. The garage faces the backyards of the neighbouring properties due east. The existing large trees in the backyard will be retained. The existing laurel hedge along the west lane will also be retained to afford privacy to the front yard at the juncture. There are numerous street trees along west 20th to frame the proposed building.

The landscape architect, Ms. Chomichuk presented the landscape design:

Keep the existing large trees and laurel hedge along the lane. An expansive lawn and terrace feature located at the back of the house.

The presenters took questions from the Panel and provided the following further information:

- Landscape architect confirms that the cedar hedge located at the front of the house is new.

Planning Comments and Questions to the Panel:

Planning Comments:

The Panel reviewed this proposal once as an enquiry and it was generally supported. At the time of enquiry the landscape plan needed to be further developed.

Questions to the Panel:

The Director of Planning asks for your comments on the proposed design with regard to the FSODP and Guidelines.

Panel's Comments:

- Panel Members are satisfied that the proposal complies with the FSODP and design guidelines.
- To consider planting some larger scale trees at the back of the house (north property line).
- To consider more landscape layering around the property.
- To consider the use of cedar shakes for roofing.

Panel's Comments Summary:

The Panel approves the proposal but would like to see landscaping design modifications to accommodate larger-scale trees at the back of the house and a more varied use of planting specimens to achieve a layered landscape effect around the property.

MOTION:

Motion was made to support the proposal with comments addressed. Moved by Jim; Seconded; All in favour; Carried.

3. 2088 West 17th Avenue:

Presentation: Loy Leyland Architect Inc., Donna Chomichuk, Landscape Architect.

The sloped site is bounded by side and rear lanes and is adjacent to RS-1 zoned properties to the west. The proposed "Craftsman style" house replaces an existing bungalow built in the 1950's. The wall surfaces are proposed to be wood shingles and beveled siding. The roof is brought to the second floor line where possible and the large gable end form is repeated on three elevations. A rock base and a duroid roof are proposed. The garage is located on the basement level and accessed from the flanking lane. There are minimal disturbances to the existing trees and landscaping located on the site.

The presenters took questions from the Panel and provided the following further information:

- A forked vehicular access from the adjacent lane onto basement level garage is required to retain the existing hydro pole.
- The proposed removal of some existing trees along the west property line is required to provide the proposed vehicular access to the garage.
- The site slopes east and south from the northwest corner of the property. This condition is favourable to the location of the proposed vehicular access.

Planning Comments and Questions to the Panel:

Planning Comments:

This is a first enquiry. The Planning department has no significant concerns with the proposal. The City landscape inspector has visited the site and has confirmed that the elm tree (#3) at the lane is not a strong candidate for retention.

Questions to the Panel

The Director of Planning asks for your comments on the proposed design with regard to the FSODP and Guidelines.

Panel's Comments:

- Some members feel that the building elevations do not project the housing characteristics of First Shaughnessy. Suggestions of removing the “aprons” to give the house a stronger 2 storey presence and replace the proposed faceted dormer with a regular gable dormer.
- Some like the look of the building as proposed.
- Most members would like to see some small trees under the power lines at the lane and perhaps some climbing vegetation along the balcony rail over the garage entry.
- Most members not convinced that a forked driveway is required to access the basement level garage. Owner to consider moving the hydro pole or redesigning the grades to allow just one driveway off the lane.
- Security fencing along the side lane is not worked out, especially close to the proposed vehicular access to the garage. Gates should be considered.

Panel's Comments Summary:

The panel is generally in favour of the proposed house design, although there are some concerns about the use of roof aprons and faceted dormer as these motifs are not characteristics of First Shaughnessy building designs. The panel would like to see a single driveway accessing the basement level garage and additional soft/hard landscaping implemented along the side lane for privacy and security.

MOTION:

Motion to support this project with comments addressed. Also to have it proceed through the Development Process without the need for another presentation to this design panel. Moved by Paul; Seconded by Jim; All in Favour; Carried. (Linda left the meeting early and was not present for the vote)

Meeting adjourned at 6:35pm.